

# BOARD MEETING OF JULY 26, 2012

**J. Paul Ozer, Chair**



Tom Gann, Vice-Chair  
Leslie Bingham Escareño, Member  
Lowell Keig, Member  
Juan Muñoz, Member  
J. Mark McWatters, Member

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

**A G E N D A**

**8:00 a.m.  
July 26, 2012**

**This meeting may recess to continue the following day, July 27, 2012 (Tex. Gov't Code §551.0411(a))**

Capitol Extension Auditorium  
1500 North Congress Ave.  
Austin, TX

CALL TO ORDER, ROLL CALL  
CERTIFICATION OF QUORUM

J. Paul Oxer, Chairman

*Pledge of Allegiance - I pledge allegiance to the flag of the United States of America, and to the republic for which it stands, one nation under God, indivisible, with liberty and justice for all.*

*Texas Allegiance - Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.*

**CONSENT AGENDA**

Items on the Consent Agenda may be removed at the request of any Board member and considered at another appropriate time on this agenda. Placement on the Consent Agenda does not limit the possibility of any presentation, discussion or approval at this meeting. Under no circumstances does the Consent Agenda alter any requirements under Chapter 551 of the Texas Government Code, Texas Open Meetings Act.

**ITEM 1: APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS:**

***EXECUTIVE***

- a) Presentation, Discussion, and Possible Action regarding the Board Minutes Summary for June 14 2012

**Brooke Boston**  
Board Secretary

***FINANCIAL ADMINISTRATION***

- b) Presentation, Discussion, and Possible Action regarding the 2014-15 Legislative Appropriations Request

**David Cervantes**  
Dir. Financial Administration  
**Curtis Howe**  
Dir. Information Systems

***RULES***

- c) Presentation, Discussion, and Possible Action regarding approval of proposed amendments to 10 TAC Chapter 5, Subchapter H, Section 8 Housing Choice Voucher Program, §5.801, concerning the Project Access Initiative for publication and public comment in the *Texas Register*
- d) Presentation, Discussion, and Possible Action to publish for public comment in the *Texas Register* the proposal of new 10 TAC Chapter 20, §§20.1 – 20.15 regarding the Single Family Programs Umbrella Rule
- e) Presentation, Discussion, and Possible Action regarding a proposed repeal of 10 TAC Chapter 2, §§2.1 – 2.13 regarding the Texas Bootstrap Loan Program Rule and proposal of a new 10 TAC Chapter 22, §§22.1 – 22.13 regarding the Texas Bootstrap Loan Program Rule for public comment and publication in the *Texas Register*
- f) Presentation, Discussion, and Possible Action regarding a proposed repeal of Chapter 3, §§3.1-3.9 regarding the Colonia Self-Help Center Program Rule and proposal of a new 10 TAC Chapter 25, §§25.1 – 25.9 regarding the Colonia Self-Help Center Program Rule for public comment and publication in the *Texas Register*
- g) Presentation, Discussion, and Possible Action regarding the proposed repeal of 10 TAC Chapter 51, §§51.1 – 51.11 regarding the Texas Housing Trust Fund ("HTF") Program Rule and proposal of a new 10 TAC Chapter 21, §§21.1 – 21.6 regarding the Texas Housing Trust Fund ("HTF") Program Rule for public comment and publication in the *Texas Register*

**Michael DeYoung**  
Assist. DED, Network &  
Customer Service

**Homero Cabello**  
Dir. OCI/HTF

**Homero Cabello**  
Dir. OCI/HTF

**Homero Cabello**  
Dir. OCI/HTF

**Homero Cabello**  
Dir. OCI/HTF

h) Presentation, Discussion, and Possible Action regarding approval of proposed amendments to 10 TAC Chapter 9 regarding the Texas Neighborhood Stabilization Program ("NSP") Rule and a proposed new 10 TAC Chapter 29, §§29.1 - 29.8 regarding the Texas Neighborhood Stabilization Program Rule for public comment and publication in the *Texas Register* Marni Holloway  
Dir. NSP

i) Presentation, Discussion, and Possible Action regarding a proposed repeal of 10 TAC Chapter 7, §§7.1-7.9 regarding the Texas First Time Homebuyer Program Rule and proposal of a new 10 TAC Chapter 27, §§27.1-27.10 regarding the Texas First Time Homebuyer Program Rule for public comment and publication in the *Texas Register* Eric Pike  
Dir. THP

j) Presentation, Discussion, and Possible Action regarding proposed repeals of 10 TAC Chapter 53, Subchapter C, Homeowner Rehabilitation Assistance Program Activity, Subchapter D concerning Homebuyer Assistance Program Activity, Subchapter E concerning Contract For Deed Conversion Program Activity, Subchapter F concerning Tenant-Based Rental Assistance Program Activity, and Subchapter G concerning Single Family Development Program Activity, and proposal of a new 10 TAC Chapter 23, concerning HOME Single Family Program, for public comment and publication in the *Texas Register* Sara Newsom  
Dir. HOME

**TEXAS HOMEOWNERSHIP**

k) Presentation, Discussion, and Possible Action to publish a proposed new rule for the Taxable Mortgage Program, 10 TAC Chapter 28, §§28.1-28.9 for public comment and publication in the *Texas Register* Eric Pike  
Dir. THP

**COMMUNITY AFFAIRS**

l) Presentation, Discussion, and Possible Action regarding submission of the FFY 2013 Low Income Home Energy Assistance Program (LIHEAP) State Plan to US Department of Health and Human Services Michael DeYoung  
Assist. DED, Network &  
Customer Service

m) Presentation, Discussion, and Possible Action regarding the Section 8 Program 2013 Annual Public Housing Agency (PHA) Plan for the Housing Choice Voucher Program

**HOUSING TRUST FUND**

n) Presentation, Discussion, and Possible Action to approve or approve with amendments, the proposed amendment to the 2012-2013 Housing Trust Fund Plan and authorize staff to submit the Housing Trust Fund Plan Amendment to all appropriate offices Homero Cabello  
Dir. OCI/HTF

**COLONIA INITIATIVES**

o) Presentation, Discussion, and Possible Action on Colonia Self Help Center Program Awards to Hidalgo and Webb Counties through Community Development Block Grant (CDBG) Funding Homero Cabello  
Dir. OCI/HTF

**HOUSING RESOURCE CENTER**

p) Presentation, Discussion, and Possible Ratification of the Agency Strategic Plan for the Fiscal Years 2013-2017 Period Elizabeth Yevich  
Dir. Housing Resource Ctr.

**MULTIFAMILY FINANCE**

q) Presentation, Discussion, and Possible Action regarding Inducement Resolution No.12-035 for Multifamily Housing Revenue Bonds and Authorization for Filing Applications for Private Activity Bond Authority – 2012 Waiting List Cameron Dorsey  
Dir. Multifamily Finance

12605 Waters at Willows Run Austin

r) Presentation, Discussion, and Possible Action regarding approval of Qualified Investment Banking Firms to provide Underwriting or Remarketing Agent Services for Multifamily Bond Transactions

s) Presentation, Discussion, and Possible Action regarding Qualified Trustee Services for Multifamily Bond Transactions

**REPORT ITEMS**

The Board accepts the following reports:

1. Presentation and Discussion on a Status Report on the Implementation of the American Recovery and Reinvestment Act of 2009 (Recovery Act)

Brooke Boston  
DED SF, CA & Metrics

- |    |   |   |
|----|---|---|
| 2. | Presentation of the Department's 3rd Quarter Investment Report in accordance with the Public Funds Investment Act   | David Cervantes<br>Financial Administration |
| 3. | Presentation of the Department's 3rd Quarter Investment Report relating to funds held under Bond Trust Indentures   | Tim Nelson<br>Dir. Bond Finance             |
| 4. | Presentation and Discussion of the Department's selection of McCall, Parkhurst & Horton as disclosure outside counsel on single family issues and Andrews & Kurth on multifamily issues | Jeff Pender<br>Deputy General Counsel       |

**ACTION ITEMS**

**ITEM 2: APPEALS:**

Timely Filed Appeals Under any of the Department's Program or Underwriting Rules

Cameron Dorsey  
Dir. Multifamily Finance

12025	Hawk Ridge Apartments	White Settlement
12346	Merritt Hill Country	Dripping Springs
12371	Mariposa at Ranch Road 12	Wimberley

**ITEM 3: MULTIFAMILY FINANCE DIVISION:**

- a) Report on Challenges Made in Accordance with §50.10(d) of the 2012 Qualified Allocation Plan (QAP) Concerning 2012 Housing Tax Credit (HTC) Applications
- b) Presentation, Discussion, and Possible Action to Provide Policy Direction to staff regarding Allocation of Credits
- c) Presentation, Discussion, and Possible Action regarding Awards from the 2012 State Housing Credit Ceiling and Approval of the Waiting List for the 2012 Housing Tax Credit Application Round
- d) Presentation, Discussion, and Possible Action regarding Awards of HOME funds from the 2012-1 HOME Multifamily Development Program Notice of Funding Availability
- e) Presentation, Discussion, and Possible Issuance of a Determination Notice for Housing Tax Credits Associated with Multifamily Mortgage Revenue Bonds with another Issuer and Award of HOME Multifamily Development Program Funds:

Cameron Dorsey  
Dir. Multifamily Finance

12410	The Gateway Northwest	Georgetown
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PUBLIC COMMENT ON MATTERS OTHER THAN ITEMS FOR WHICH THERE WERE POSTED AGENDA ITEMS.

**EXECUTIVE SESSION**

The Board may go into Executive Session (close its meeting to the public):

J. Paul Oxeer  
Chairman

1. 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
2. Pursuant to Tex. Gov't. Code, §551.071(1) to seek the advice of its attorney about pending or contemplated litigation or a settlement offer, including:
  - a) *The Inclusive Communities Project, Inc. v. Texas Department of Housing and Community Affairs, et al filed in federal district court, Northern District of Texas*
  - b) *Heston Emergency Housing, LP and Naji Al-Fouzan vs. Texas Department of Housing and Community Affairs, Michael Gerber, Martin Rivera, Jr., Marisa Callan, and Timothy Irvine*
  - c) *Complaint of James Reedom filed with U.S. HHS/OCR ( No. 09-99008)*
  - d) *TDHCA v. William Ross & Susan Ross; Cause No. D-1-GN-11-002226, filed in district court, Travis County*
  - e) *Complaint of Ameenah Montgomery filed with U.S. HUD (No. 06-12-0779-8)*
  - f) *Harris County v. Pleasant Hill Community Development Corporation; 80th Jud. Dist., Harris Co., Texas*
  - g) *EEOC Matters;*
3. Pursuant to Tex. Gov't. Code, §551.071(2) for the purpose of seeking the advice of its attorney about a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Tex. Gov't. Code, Chapter 551:
  - a) *Attorney General Opinion Request RQ-1068-GA, Rep. Rene Oliveira;*

4. Pursuant to Tex. Gov't. Code, §551.072 to deliberate the possible purchase, sale, exchange, or lease of real estate because it would have a material detrimental effect on the Department's ability to negotiate with a third person; and/or-
5. Pursuant to Tex. Gov't. Code, §2306.039(c) the Department's internal auditor, fraud prevention coordinator or ethics advisor may meet in an executive session of the Board to discuss issues related to fraud, waste or abuse.

#### **OPEN SESSION**

If there is an Executive Session, the Board will reconvene in Open Session. Except as specifically authorized by applicable law, the Board may not take any actions in Executive Session

#### **ADJOURN**

*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, 512-475-3930; 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, 512-475-3930 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.*

1a

**BOARD ACTION REQUEST**  
**BOARD SECRETARY**  
**July 26, 2012**

Presentation, Discussion, and Possible Action regarding the Board Minutes Summary for June 14, 2012.

**RECOMMENDED ACTION**

Approve Board Meeting Minutes Summary for June 14, 2012.

**RESOLVED**, that the Board Meeting Minutes Summary for June 14, 2012, is hereby approved as presented.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS  
BOARD MEETING

JUNE 14, 2012; 10:00 A.M.

1500 NORTH CONGRESS AVE.  
CAPITOL EXTENSION, AUDITORIUM  
AUSTIN, TX

SUMMARY OF MINUTES

**CALL TO ORDER, ROLL CALL, CERTIFICATION OF QUORUM**

THE BOARD MEETING OF THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS OF JUNE 14, 2012, WAS CALLED TO ORDER BY J. PAUL OXER, CHAIR, AT 10:16 A.M. IT WAS HELD AT THE CAPITOL EXTENSION AUDITORIUM, 1500 NORTH CONGRESS AVE, AUSTIN, TEXAS. ROLL CALL CERTIFIED A QUORUM WAS PRESENT.

**MEMBERS PRESENT:**

J. PAUL OXER, CHAIR  
TOM H. GANN, VICE CHAIR  
LOWELL KEIG  
LESLIE BINGHAM-ESCARREÑO  
J. MARK MCWATTERS

CHAIRMAN OXER FORMALLY RECOGNIZED JUNE AS HOME OWNERSHIP MONTH AND MR. IRVINE READ INTO RECORD A RESOLUTION BY THE BOARD AND PROCLAMATION FROM THE HONORABLE GOVERNOR PERRY DECLARING JUNE AS HOME OWNERSHIP MONTH.

CHAIRMAN OXER ANNOUNCED THE LENDERS OF THE YEAR.

**CONSENT AGENDA**

ITEMS ON THE CONSENT AGENDA MAY BE REMOVED AT THE REQUEST OF ANY BOARD MEMBER AND CONSIDERED AT ANOTHER APPROPRIATE TIME ON THIS AGENDA. PLACEMENT ON THE CONSENT AGENDA DOES NOT LIMIT THE POSSIBILITY OF ANY PRESENTATION, DISCUSSION OR APPROVAL AT THIS MEETING. UNDER NO CIRCUMSTANCES DOES THE CONSENT AGENDA ALTER ANY REQUIREMENTS UNDER CHAPTER 551 OF THE TEXAS GOVERNMENT CODE, TEXAS OPEN MEETINGS ACT.

**AGENDA ITEM 1: APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS:**

***EXECUTIVE***

- a) PRESENTATION, DISCUSSION, AND POSSIBLE ACTION REGARDING THE BOARD MINUTES SUMMARY FOR MAY 10, 2012

***LEGAL***

- b) PRESENTATION, DISCUSSION, AND POSSIBLE ACTION ON A REQUEST FOR QUALIFICATIONS (RFQ) FOR BOND/SECURITIES DISCLOSURE COUNSEL(S) FOR PUBLICATION IN THE TEXAS STATE BUSINESS DAILY

***TEXAS HOMEOWNERSHIP***

- c) PRESENTATION, DISCUSSION, AND POSSIBLE ACTION TO APPROVE THE SINGLE FAMILY MORTGAGE REVENUE BOND (MRB) AND MORTGAGE CREDIT CERTIFICATE (MCC) PARTICIPATING LENDER LIST

***BOND FINANCE***

- d) PRESENTATION, DISCUSSION AND POSSIBLE ACTION ON RESOLUTION 12-031 AUTHORIZING THE INCREASE OF PROGRAM 77 FROM \$500 MILLION TO \$600 MILLION
- e) PRESENTATION, DISCUSSION, AND POSSIBLE ACTION ON RESOLUTION No. 12-032 AUTHORIZING THE INVESTMENT OF THE ESCROW FUNDS IN MORTGAGE BACKED SECURITIES

***COMMUNITY AFFAIRS***

- f) PRESENTATION, DISCUSSION, AND POSSIBLE ACTION ON APPROVAL OF AWARDS FROM THE NOTICE OF FUNDING AVAILABILITY (NOFA) FOR THE FISCAL YEAR 2012 EMERGENCY SOLUTIONS GRANTS PROGRAM (ESG)
- g) PRESENTATION, DISCUSSION, AND POSSIBLE ACTION ON APPROVAL OF THE DRAFT FFY 2013 LOW INCOME HOME ENERGY ASSISTANCE PROGRAM (LIHEAP) STATE PLAN FOR PUBLIC COMMENT
- h) PRESENTATION, DISCUSSION, AND POSSIBLE ACTION ON APPROVAL OF THE AWARD OF A TEMPORARY COMPREHENSIVE ENERGY ASSISTANCE PROGRAM CONTRACT TO COMMUNITY COUNCIL OF SOUTH CENTRAL TEXAS
- i) PRESENTATION, DISCUSSION, AND POSSIBLE ACTION ON APPROVAL OF AUTHORIZATION TO RELEASE A REQUEST FOR APPLICATIONS (RFA) FOR MAVERICK, DIMMIT, LASALLE, EDWARDS, KINNEY, REAL, UVALDE, VAL VERDE AND ZAVALA COUNTIES



### **COMPLIANCE**

- j) PRESENTATION, DISCUSSION, AND POSSIBLE ACTION REGARDING A REINSTATEMENT OF REQUEST FOR OWNERSHIP TRANSFER OF PORT ARTHUR TOWNHOMES, AND HOUSING TAX CREDIT APPLICATIONS 12310, 12317 AND 12318

### **HOUSING RESOURCE CENTER**

- k) PRESENTATION, DISCUSSION, AND POSSIBLE ACTION ON A REQUEST FOR PROPOSALS (RFP) FOR A COMPREHENSIVE ANALYSIS OF SERVICE-ENRICHED HOUSING FINANCING PRACTICES

### **MULTIFAMILY DIVISION**

- l) PRESENTATION, DISCUSSION, AND POSSIBLE ACTION REGARDING APPROVAL FOR PUBLICATION IN THE TEXAS REGISTER OF THE 2012-1 HOME MULTIFAMILY DEVELOPMENT PROGRAM NOTICE OF FUNDING AVAILABILITY
- m) PRESENTATION, DISCUSSION, AND POSSIBLE ACTION REGARDING APPROVAL OF QUALIFIED INVESTMENT BANKING FIRMS TO PROVIDE UNDERWRITING OR REMARKETING AGENT SERVICES FOR MULTIFAMILY BOND TRANSACTIONS
- n) PRESENTATION, DISCUSSION, AND POSSIBLE ACTION REGARDING APPROVAL FOR PUBLICATION IN THE TEXAS REGISTER NOTICE OF REVISIONS TO THE NSP1-PI NOTICE OF FUNDING AVAILABILITY

### **RULES**

- o) PRESENTATION, DISCUSSION, AND POSSIBLE ACTION TO PUBLISH IN THE TEXAS REGISTER PROPOSED AMENDMENTS TO 10 TAC CHAPTER 5, SUBCHAPTER A, GENERAL PROVISIONS §§5.4, 5.8, 5.10, 5.13, 5.15 - 5.17, 5.19, AND 5.20, CONCERNING REFERENCES TO THE EMERGENCY SOLUTIONS GRANTS (ESG) AND THE HOMELESS HOUSING AND SERVICES PROGRAM (HHSP); THE REPEALS OF §5.2 CONCERNING COST PRINCIPALS AND ADMINISTRATIVE COSTS, AND §5.3 CONCERNING DEFINITIONS; AND NEW §5.2 CONCERNING DEFINITIONS AND §5.3 COST PRINCIPALS AND ADMINISTRATIVE COSTS
- p) PRESENTATION, DISCUSSION, AND POSSIBLE ACTION TO PUBLISH IN THE TEXAS REGISTER THE PROPOSED NEW 10 TAC CHAPTER 5, SUBCHAPTER K, §§5.2001 – 5.2017 REGARDING THE EMERGENCY SOLUTIONS GRANTS (ESG)
- q) PRESENTATION, DISCUSSION, AND POSSIBLE ACTION TO APPROVE THE FINAL ORDERS ADOPTING THE REPEAL OF 10 TAC §§60.301-.306, CONCERNING ASSESSMENT OF ADMINISTRATIVE PENALTIES WITH REGARD TO COMPLIANCE ADMINISTRATION; AND NEW 10 TAC §1.13, CONCERNING ADJUDICATIVE HEARING PROCEDURES; AND NEW 10 TAC §1.14, CONCERNING ADMINISTRATIVE PENALTIES

BROOKE BOSTON, TDHCA DEPUTY EXECUTIVE DIRECTOR, READ INTO RECORD TWO CLARIFICATIONS WITH REGARD TO BOARD ITEMS. ITEM 10 SHOULD SAY "CHILDREN" IS DEFINED AS HOUSEHOLD DEPENDENTS UNDER THE AGE OF 18, EXCEPT FOR DOE WEATHERIZATION, WHERE IT IS UNDER THE AGE OF 19. THIS IS A CHANGE FROM WHAT WAS IN THE ORIGINAL BOARD BOOK. SECONDLY, THE SMALL PURCHASE THRESHOLD FOR PROCUREMENT SHOULD BE \$5,000 NOT \$500. UNDER ITEM 1i, MS. BOSTON CLARIFIED THAT MAVERICK COUNTY IS ONLY LISTED IN THE RFA FOR CEAP, BUT IS NOT PART OF THE RFA FOR CSBG. THEY HAVE A CSBG-ELIGIBLE ENTITY AND STAFF WOULD NOT BE PUTTING THAT OUT FOR RFA.

### **REPORT ITEMS**

THE BOARD ACCEPTS THE FOLLOWING REPORTS:

1. PRESENTATION AND DISCUSSION ON A STATUS REPORT ON THE IMPLEMENTATION OF THE AMERICAN RECOVERY AND REINVESTMENT ACT OF 2009 (RECOVERY ACT)
2. REPORT ON THE OBLIGATION OF THE WEATHERIZATION ASSISTANCE PROGRAM (WAP) PORTION OF THE PY 2012 LOW INCOME HOME ENERGY ASSISTANCE PROGRAM (LIHEAP) AWARD
3. STATUS REPORT ON THE HOME PROGRAM CONTRACTS AND RESERVATION SYSTEM PARTICIPANTS
4. STATUS REPORT ON THE REPORT ON CUSTOMER SERVICE AS REQUIRED BY CHAPTER 2114 OF THE TEXAS GOVERNMENT CODE
5. TDHCA OUTREACH ACTIVITIES, MAY 2012

CHAIRMAN OXER CLARIFIED THAT STAFF CORRECTIONS ON ITEM 10 AND 1i BELOW ARE INCLUDED.

MOTION BY MR. KEIG TO APPROVE THE CONSENT AGENDA AS PRESENTED; DULY SECONDED BY MR. GANN; PASSED UNANIMOUSLY.

CHAIRMAN OXER MOVED THE APPEALS ITEM UP EARLIER ON THE AGENDA.

### **ACTION ITEMS**

#### **AGENDA ITEM 2: PROGRAM SERVICES:**

PRESENTATION BY BBC ON THE STATUS OF THE PREPARATION OF THE STATE OF TEXAS PLAN FOR FAIR HOUSING CHOICE: ANALYSIS OF IMPEDIMENTS

SHERRY HOLLAND, REPORTED ON THE ANALYSIS OF IMPEDIMENTS, PHASE II DEVELOPMENT AND A HIGHLIGHT OF ACTIVITIES WITH REGARD TO FAIR HOUSING MONTH, STAKEHOLDER ACTIVITIES AND NEXT STEPS.

#### **NO ACTION TAKEN**

AT THE DISCRETION OF CHAIRMAN OXER, THE BOARD ITEMS WERE MOVED OUT OF SEQUENCE TO ACCOMMODATE THE POSSIBILITY OF A LOSS OF QUORUM.

#### **AGENDA ITEM 7: APPEALS:**

TIMELY FILED APPEALS UNDER ANY OF THE DEPARTMENT'S PROGRAM OR UNDERWRITING RULES

12062 CADILLAC APARTMENTS

DALLAS

**MOTION BY Ms. BINGHAM-ESCARREÑO TO APPROVE STAFF'S RECOMMENDATION TO DENY THE APPEAL; DULY SECONDED BY Mr. McWATTERS**

CRAIG ENOCH, PROVIDED TESTIMONY IN SUPPORT OF CADILLAC APARTMENTS.

LINDA BROWN, 1400 BELLEVIEW, PROVIDED TESTIMONY IN SUPPORT OF STAFF'S RECOMMENDATION TO DENY THE APPEAL FOR CADILLAC APARTMENTS.

TAMEA DULA, 1400 BELLEVIEW, PROVIDED TESTIMONY IN SUPPORT OF STAFF'S RECOMMENDATION TO DENY THE APPEAL FOR CADILLAC APARTMENTS.

**MOTION PASSED UNANIMOUSLY.**

12066 BARRON'S BRANCH

WACO

**MOTION BY Mr. KEIG TO APPROVE STAFF'S RECOMMENDATION TO DENY THE APPEAL; DULY SECONDED BY Mr. McWATTERS**

SARA ANDRE, PROVIDED TESTIMONY IN SUPPORT OF BARRON'S BRANCH.

TONI JACKSON, COATES ROSE, PROVIDED TESTIMONY IN SUPPORT OF BARRON'S BRANCH.

**MOTION PASSED UNANIMOUSLY.**

12112 INEZ TIMS

LUFKIN

**Mr. GANN RECUSED HIMSELF FROM THIS ITEM. MOTION BY Mr. KEIG TO APPROVE STAFF'S RECOMMENDATION TO DENY THE APPEAL; DULY SECONDED BY Ms. BINGHAM-ESCARREÑO**

BARRY PALMER, COATES ROSE, PROVIDED TESTIMONY IN SUPPORT OF INEZ TIMS.

IKE AKBARI, PROVIDED TESTIMONY IN SUPPORT OF INEZ TIMS.

**MOTION PASSED UNANIMOUSLY.**

**EXECUTIVE SESSION**

AT 11:49 A.M. P.M. CHAIRMAN OXER CONVENED THE EXECUTIVE SESSION.

1. 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
2. PURSUANT TO TEX. GOV'T. CODE, §551.071(1) TO SEEK THE ADVICE OF ITS ATTORNEY ABOUT PENDING OR CONTEMPLATED LITIGATION OR A SETTLEMENT OFFER, INCLUDING:
  - a) *THE INCLUSIVE COMMUNITIES PROJECT, INC. v. TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS, ET AL FILED IN FEDERAL DISTRICT COURT, NORTHERN DISTRICT OF TEXAS*
  - b) *HESTON EMERGENCY HOUSING, LP AND NAJI AL-FOUZAN VS. TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS, MICHAEL GERBER, MARTIN RIVERA, JR., MARISA CALLAN, AND TIMOTHY IRVINE*
  - c) *COMPLAINT OF JAMES REEDOM FILED WITH U.S. HHS/OCR (No. 09-99008)*
  - d) *TDHCA v. WILLIAM ROSS & SUSAN ROSS; CAUSE No. D-1-GN-11-002226, FILED IN DISTRICT COURT, TRAVIS COUNTY*
  - e) *COMPLAINT OF AMEENAH MONTGOMERY FILED WITH U.S. HUD (No. 06-12-0779-8)*
  - f) *GOLDSBERRY & ASSOCIATES*
3. PURSUANT TO TEX. GOV'T. CODE, §551.071(2) FOR THE PURPOSE OF SEEKING THE ADVICE OF ITS ATTORNEY ABOUT A MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE GOVERNMENTAL BODY UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH TEX. GOV'T. CODE, CHAPTER 551; OR
4. PURSUANT TO TEX. GOV'T. CODE, §551.072 TO DELIBERATE THE POSSIBLE PURCHASE, SALE, EXCHANGE, OR LEASE OF REAL ESTATE BECAUSE IT WOULD HAVE A MATERIAL DETRIMENTAL EFFECT ON THE DEPARTMENT'S ABILITY TO NEGOTIATE WITH A THIRD PERSON; AND/OR-
5. PURSUANT TO TEX. GOV'T. CODE, §2306.039(c) THE DEPARTMENT'S INTERNAL AUDITOR, FRAUD PREVENTION COORDINATOR OR ETHICS ADVISOR MAY MEET IN AN EXECUTIVE SESSION OF THE BOARD TO DISCUSS ISSUES RELATED TO FRAUD, WASTE OR ABUSE.

**OPEN SESSION**

AT 1:18 P.M. CHAIRMAN OXER RECONVENED THE OPEN SESSION AND ANNOUNCED THAT NO ACTION HAD BEEN TAKEN DURING THE EXECUTIVE SESSION AND CERTIFIED THAT THE POSTED AGENDA HAD BEEN FOLLOWED.

**AGENDA ITEM 5: HOUSING RESOURCE CENTER:**

PRESENTATION, DISCUSSION, AND POSSIBLE ACTION ON SUBMITTING AN APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR SECTION 811 PROJECT RENTAL ASSISTANCE DEMONSTRATION PROGRAM

**MOTION BY Mr. KEIG TO APPROVE STAFF'S RECOMMENDATION TO APPROVE A RESOLUTION TO PURSUE THE GRANT; DULY SECONDED BY Ms. BINGHAM-ESCARREÑO; PASSED UNANIMOUSLY.**

**AGENDA ITEM 6: MULTIFAMILY FINANCE DIVISION:**

PRESENTATION, DISCUSSION, AND POSSIBLE ACTION TO ISSUE A LIST OF APPROVED APPLICATIONS FOR HOUSING TAX CREDITS ("HTC") IN ACCORDANCE WITH §2306.6724(e) OF TEXAS GOVERNMENT CODE

12020	PALISADES OF INWOOD	HOUSTON
12022	GALVESTON INITIATIVE I	GALVESTON
12024	ARTISAN AT TWIN CREEKS	ALLEN
12025	HAWK RIDGE APARTMENTS	WHITE SETTLEMENT
12028	HERITAGE OAK HILL	AUSTIN
12031	MESQUITE TERRACE	MIDLAND
12032	HEARTLAND VILLAGE APARTMENTS	SULPHUR SPRINGS
12034	MEADOW PLACE APARTMENTS	WICHITA FALLS
12038	COLONIAL RIDGE APARTMENTS	HOUSTON
12042	BRENTWOOD APARTMENTS	WEST COLUMBIA
12045	ELMWOOD APARTMENTS	BUFFALO
12048	COTTONWOOD APARTMENTS	TAFT
12049	BROWNSTONES MIDLAND	MIDLAND
12051	BROWNSTONES TYLER	TYLER
12053	THE MANOR AT HANCOCK PARK	LAMPASAS
12060	THE RESERVES AT HIGH PLAINS	DUMAS
12061	LOST CREEK	MOUNT PLEASANT
12062	CADILLAC APARTMENTS	DALLAS
12063	STOCKBAUER LANDINGS APARTMENTS	VICTORIA
12065	LA VENTANA APARTMENTS	ABILENE
12066	BARRON'S BRANCH	WACO
12067	AMBERWOOD PLACE	LONGVIEW
12069	EVERGREEN AT ROWLETT	ROWLETT
12074	ACADIANA VILLAGE	BRIDGE CITY
12075	SADDLEBROOK APARTMENTS	BURKBURNETT
12077	SOLANA APARTMENTS	BENBROOK
12080	PLACE OF GRACE	BEAUMONT
12083	HARMON VILLAS	FORT WORTH
12084	SAN GABRIEL APARTMENTS	GEORGETOWN
12088	THE HUNTINGTON AT BRYAN	BRYAN
12089	BRIARBEND	BEAUMONT
12092	THE HUNTINGTON	MISSOURI CITY
12098	1400 BELLEVIEW	DALLAS
12100	PINEWOOD PARK	LUFKIN
12104	EVERGREEN AT EULESS	EULESS
12105	NEW HAVEN	ATHENS
12107	CALHOUN STREET SENIORS	HOUSTON
12109	MONTGOMERY COUNTY LIVING COMMUNITY	CONROE
12112	INEZ TIMS	LUFKIN
12113	CHURCHILL AT NORTHLAKE	NORTHLAKE
12114	TIMBEREDGE VILLAGE	MAGNOLIA
12118	SPRING TRACE	SPRING
12120	VILLAS AT THE ORCHARD	PEÑITAS
12121	MEMORIAL APARTMENTS	MCALLEN
12123	TOEPPERWEIN SENIOR	SAN ANTONIO
12125	MONARCH MEADOWS	WOLFFORTH
12126	SAN ELIZARIO PALMS II	SAN ELIZARIO
12127	CLINT PALMS	CLINT
12132	MONTE VIEJO	SAN ANTONIO
12134	CHRISTIE'S COVE	HARLINGEN
12136	SIERRA COVE	EDINBURG
12140	KIRON AT MESQUITE LANE	GEORGETOWN
12145	COMFORT PLACE	COMFORT
12146	SEASIDE MANOR	INGLESIDE
12147	SUNFLOWER GARDENS	CARRIZO SPRINGS
12149	NORTH DESERT PALMS	EL PASO
12150	WHITETAIL RIDGE APARTMENTS	HEMPHILL
12152	EASTSIDE CROSSINGS	EL PASO
12153	EASTPOINTE ESTATES	EL PASO
12154	VILLAS AT WEST MOUNTAIN	EL PASO
12155	LAURELES DEL ESTE	FABENS
12159	HATCHER SQUARE	DALLAS

12160	RESIDENCES OF GREENVILLE	GREENVILLE
12165	GARDENWALK OF LA GRANGE, SCHULENBURG AND WEIMAR	LA GRANGE, SCHULENBURG, WEIMER
12166	VILLA BRAZOS	FREERPORT
12168	ROBBINS VILLAS	ATHENS
12170	FAIRFIELD CREEK ESTATES	CYPRESS
12174	ROYAL GARDEN MINERAL WELLS	MINERAL WELLS
12175	ROYAL GARDEN SULPHUR SPRINGS	SULPHUR SPRINGS
12177	ROYAL GARDENS RIO GRANDE CITY	RIO GRANDE CITY
12179	RIVER TERRACE	BASTROP
12180	RESIDENCES OF DECATUR	DECATUR
12182	1701 CANTON - EVERGREEN RESIDENCES	DALLAS
12184	SILVERLEAF AT QUAIL CREEK	AMARILLO
12188	INDEPENDENT MISSIONARY VILLAGE	HITCHCOCK
12191	RIVERWOOD COMMONS PHASE II	BASTROP
12192	THE HAMILTON	HOUSTON
12202	PARK LAUREATE	HARLINGEN
12204	VENETIAN GARDENS	JOSHUA
12206	SPRING HILLS APARTMENTS	HUNTSVILLE
12210	PARK HUDSON SENIOR DEVELOPMENT	BRYAN
12212	PALM GARDENS	CORPUS CHRISTI
12216	COLLEGE STATION SENIOR	COLLEGE STATION
12218	THE RESERVE AT ROSHARON	ROSHARON
12221	RIVERSTONE TRAILS	SUNNYVALE
12222	PLAYA LAKE APARTMENTS	LUBBOCK
12223	HIDDEN HOLLOW	DUMAS
12225	CYPRESS LAKE APARTMENTS	WOLFFORTH
12228	IOWA PARK HOMES	IOWA PARK
12243	DUNES APARTMENTS	SEMINOLE
12244	MONAHANS APARTMENTS	MONAHANS
12245	PERRYTON APARTMENTS	PERRYTON
12246	THE GROVE AT ELM PARK	LUBBOCK
12248	LEXINGTON MANOR APARTMENTS	CORPUS CHRISTI
12249	GRAND MANOR APARTMENTS	TYLER
12252	GULF COAST ARMS	HOUSTON
12254	THE PALMS AT LEOPARD	CORPUS CHRISTI
12260	WICHITA HOMES	WICHITA FALLS
12262	GEORGETOWN SENIOR	GEORGETOWN
12264	LULAC HACIENDA APARTMENTS	CORPUS CHRISTI
12267	CORNERSTONE APARTMENTS	BROWNSVILLE
12268	STONEBRIDGE OF PLAINVIEW	PLAINVIEW
12269	STONEBRIDGE OF KELSEY PARK	LUBBOCK
12271	THE RESERVE AT WESTERN CENTER	FORT WORTH
12274	AT VILLAGES AT ELK RIVER	DENTON
12276	AT VILLAGES AT CYPRESS	HOUSTON
12277	TGO VILLAGES AT RIDGE	SAN JUAN
12278	TGO INDEPENDENCE VILLAGE	PORT LAVACA
12288	CEDARWOOD APARTMENTS	CEDAR HILLS
12289	KIRON AT WILSHIRE BOULEVARD	BURLESON
12290	WOODBIDGE OF LUBBOCK	LUBBOCK
12297	ABBINGTON COMMONS	KAUFMAN
12300	CAPITAL STUDIOS	AUSTIN
12302	FARM LABOR APARTMENTS	LAREDO
12303	PINEDALE VILLAGE	LUFKIN
12306	STARDUST APARTMENTS	UVALDE
12308	NORTH BARTLETT AVE APARTMENTS	LAREDO
12309	ANA M LOZANO APARTMENTS	LAREDO
12310	THE MONARCH AT BAY PRAIRIE	BAY CITY
12314	PARKVIEW PLACE	HUNTSVILLE
12317	THE SIERRA ON PIONEER ROAD	MESQUITE
12318	COTTONWOOD SQUARE	HUTTO
12323	LEXINGTON COURT PHASE III	KILGORE
12326	SUMMERSTONE SENIOR VILLAGE	ENNIS

12327	WEST PARK SENIOR HOUSING	CORSICANA
12328	WINDVALE PARK PHASE II	CORSICANA
12329	STONEBRIDGE PLACE	PALESTINE
12332	APPLE GROVE VILLAS	MESQUITE
12334	THE OVERLOOK AT LINHEIR FARM	BRENHAM
12336	THE RESIDENCES OF SOLMS VILLAGE	NEW BRAUNFELS
12339	HACIENDA DEL SOL	SAN BENITO
12345	MERRITT LEGACY	LEANDER
12346	MERRITT HILL COUNTRY	DRIPPING SPRINGS
12347	MERRITT ESTATES	LEANDER
12356	SUNRISE VILLAS APARTMENTS	ODEM
12359	THE VILLAS AT WOODBEND	CORPUS CHRISTI
12361	EL CAMPO VILLAGE	EL CAMPO
12362	VILLAS AT HENDERSON	HENDERSON
12365	STEPPING STONE & TAYLOR SQUARE APARTMENTS	TAYLOR
12366	PECAN GROVE & PECAN CREEK VILLAGE APARTMENTS	LAMPASAS
12367	JUSTICE PARK SENIOR VILLAS	HOUSTON
12368	HERITAGE PLAZA	MONTGOMERY
12371	MARIPOSA AT RANCH ROAD 12	WIMBERLEY
12372	MARIPOSA AT WOODBRIDGE	WYLIE
12379	SUNRISE TERRACE	LA FERIA
12382	STEVENSON RANCH	STEPHENVILLE
12383	CLEAR SPRINGS	ATASCOCITA
12388	PASEO POINTE	LOS FRESNOS
12389	RIVERSTONE RANCH	MANSFIELD
12393	HIGHLAND VILLAS	BRYAN
12395	COLONIAL POINT APARTMENTS	GATESVILLE
12397	COTTON WOOD II	RAYMONDVILLE

MICHAEL LYTTLE, TDHCA DIRECTOR OF EXTERNAL AFFAIRS, READ INTO RECORD A LETTER FROM THE HONORABLE STATE REPRESENTATIVE CHARLIE GEREN IN SUPPORT OF RESERVE AT WESTERN CENTER

**MOTION BY Ms. BINGHAM-ESCARREÑO TO APPROVE STAFF'S RECOMMENDATION WITH THE EXCEPTION OF BARRON'S BRANCH TO BE REMOVED AND PENDING THE RESULT OF THE DECISIONS WITH RESPECT TO APPEALS;**

BARBARA DEANE, TDHCA GENERAL COUNSEL, CLARIFIED THAT THE MOTION SHOULD BE TO APPROVE THE LIST CONTINGENT UPON AND SUBJECT TO ANY APPEALS, TERMINATIONS AND SO FORTH.

**REVISED MOTION BY Ms. BINGHAM-ESCARREÑO TO APPROVE STAFF'S RECOMMENDATION TO APPROVE THE ENTIRE LIST AS SUBMITTED, SUBJECT TO OTHER MATTERS AS THEY OCCUR; DULY SECONDED BY Mr. KEIG; PASSED UNANIMOUSLY.**

**AGENDA ITEM 4: STRATEGIC PLANNING & BUDGETING:**

- a) REPORT FROM THE STRATEGIC PLANNING & BUDGETING COMMITTEE MEETING

**Mr. GANN REQUESTED THAT THE BOARD APPROVE THE MAY 10, 2012 MINUTES. NO SECOND. Mr. OXER CALLED TO QUESTION; PASSED UNANIMOUSLY.**

- b) PRESENTATION, DISCUSSION, AND POSSIBLE ACTION ON THE AGENCY STRATEGIC PLAN FOR THE FISCAL YEARS 2013-2017 PERIOD

**MOTION BY Mr. GANN TO APPROVE STAFF'S RECOMMENDATION TO APPROVE THE STRATEGIC PLAN; DULY SECONDED BY Ms. BINGHAM-ESCARREÑO; PASSED UNANIMOUSLY.**

**ITEM 7 CONTINUED**

12192 THE HAMILTON HOUSTON

**MOTION BY Ms. BINGHAM-ESCARREÑO TO APPROVE STAFF'S RECOMMENDATION TO DENY THE APPEAL; DULY SECONDED BY Mr. GANN**

BARRY PALMER, COATES ROSE, PROVIDED TESTIMONY IN SUPPORT OF HAMILTON PLACE APARTMENTS.

NEAL RATCLIFF, DIRECTOR, HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT, CITY OF HOUSTON, PROVIDED TESTIMONY IN SUPPORT OF HAMILTON PLACE APARTMENTS.

STEVE FORD, PROVIDED TESTIMONY IN SUPPORT OF HAMILTON PLACE APARTMENTS.

**OPPOSING VOTE BY Mr. KEIG. MOTION PASSED.**

12174 ROYAL GARDEN MINERAL WELLS

**MOTION BY Mr. KEIG TO APPROVE STAFF'S RECOMMENDATION TO DENY THE APPEAL; DULY SECONDED BY Ms. BINGHAM-ESCARREÑO;**

CLAIRE PALMER, PROVIDED TESTIMONY IN SUPPORT OF ROYAL GARDEN.

NOORA JOOMA, PROVIDED TESTIMONY IN SUPPORT OF ROYAL GARDEN.

**MOTION PASSED UNANIMOUSLY.**

MOTION BY MR. KEIG TO DENY STAFF’S RECOMMENDATION AND APPROVE THE APPEAL; MOTION FAILED TO OBTAIN A SECOND. MOTION BY MS. BINGHAM-ESCARENO TO APPROVE STAFF’S RECOMMENDATION TO DENY THE APPEAL; DULY SECONDED BY MR. GANN  
JILL HERZ, BOARD CHAIR, FAMILY GATEWAY IN DALLAS, PROVIDED TESTIMONY IN SUPPORT OF 1701 CANTON-EVERGREEN.  
BERNADETTE MITCHELL, CITY OF DALLAS, PROVIDED TESTIMONY IN SUPPORT OF 1701 CANTON-EVERGREEN.  
JANINE SISAK, DIANA McIVER AND ASSOCIATES, PROVIDED TESTIMONY IN SUPPORT OF 1701 CANTON-EVERGREEN.  
LINDA BROWN, PROVIDED TESTIMONY IN OPPOSITION OF 1701 CANTON-EVERGREEN.  
TAMEA DULA, PROVIDED TESTIMONY IN OPPOSITION OF 1701 CANTON-EVERGREEN.  
JOHN GREEN, CENTRAL DALLAS COMMUNITY DEVELOPMENT CORPORATION, PROVIDED TESTIMONY IN OPPOSITION OF 1701 CANTON-EVERGREEN.  
DIANA McIVER, DIANA McIVER AND ASSOCIATES, PROVIDED TESTIMONY IN SUPPORT OF 1701 CANTON-EVERGREEN.  
MICHELE ATKINS, TDHCA ASSISTANT BOARD SECRETARY, READ INTO RECORD REGISTERED OPPOSITION OF 1701 CANTON-EVERGREEN BY ROBERT ALBERTS, KRISTY BOWEN, BUDDY JORDAN, CLAIRE PALMER, MIKE SUGRUE AND VICTORIA SUGRUE.  
DUE TO THE FACT THAT THE ORIGINAL MOTION WAS MADE BY MS. BINGHAM-ESCARENO AND SHE HAD TO LEAVE THE MEETING BEFORE THE VOTE, MR. GANN WITHDREW HIS SECOND. MOTION BY MR. GANN TO DENY THE APPEAL FOR THE POINTS, WITH THE EFFECT OF LEAVING THE APPLICATION IN THE ROUND. IF, ON FURTHER REVIEW OF STAFF, COST PER SQUARE FOOT ISSUE IS FOUND TO BE INCONSISTENT BY STAFF REVIEW, THEN THE ISSUE COULD BE BROUGHT BACK BEFORE THE BOARD. HOWEVER, UNDER THAT DETERMINATION, IF STAFF FOUND THIS TO BE CONSISTENT THEN THE DENIAL OF THE APPEAL WOULD STAND. MR. KEIG MOVED TO DENY STAFF’S RECOMMENDATION AND APPROVE THE APPEAL; NO SECOND, MR. GANN WITHDREW HIS MOTION. MOTION BY MR. KEIG TO TABLE THIS ITEM FOR FURTHER REVIEW; DULY SECONDED BY PROFESSOR McWATTERS. MOTION PASSED UNANIMOUSLY.

Ms. BINGHAM-ESCARENO LEFT THE MEETING AT 4:00.

THE BOARD TOOK A BRIEF RECESS AT 4:10 P.M.

MOTION BY MR. KEIG TO APPROVE STAFF’S RECOMMENDATION TO DENY THE APPEAL; DULY SECONDED BY PROFESSOR McWATTERS;  
PAUL HOLDEN, PROVIDED TESTIMONY IN SUPPORT OF CYPRESS LAKE APARTMENTS. MR. HOLDEN ALSO READ INTO RECORD A LETTER FROM THE HONORABLE STATE REPRESENTATIVE CHARLES PERRY IN SUPPORT OF CYPRESS LAKE.  
MOTION PASSED UNANIMOUSLY.

ITEM WAS TABLED BY THE APPLICANT UNTIL THE JULY 10, 2012 TDHCA BOARD MEETING.

MOTION BY MR. KEIG TO APPROVE STAFF’S RECOMMENDATION TO DENY THE APPEAL; DULY SECONDED BY MR. GANN  
DOAK BROWN, BROWNSTONE AFFORDABLE HOUSING, PROVIDED TESTIMONY IN SUPPORT OF FARM LABOR APARTMENTS.  
MOTION PASSED UNANIMOUSLY.

MOTION BY MR. GANN TO APPROVE STAFF’S RECOMMENDATION TO DENY THE APPEAL; DULY SECONDED BY PROFESSOR McWATTERS  
ERIC OPIELA, TEJAS HOUSING, PROVIDED TESTIMONY IN SUPPORT OF VILLAS AT HENDERSON  
MICHAEL HARTMAN, PROVIDED TESTIMONY IN SUPPORT OF VILLAS AT HENDERSON  
CYNTHIA BAST, LOCKE LORD, PROVIDED TESTIMONY IN OPPOSITION OF VILLAS AT HENDERSON  
TIM LANG, TEJAS HOUSING, PROVIDED TESTIMONY IN SUPPORT OF VILLAS AT HENDERSON  
MICHELE ATKINS, TDHCA ASSISTANT BOARD SECRETARY, READ INTO RECORD REGISTERED OPPOSITION OF VILLAS AT HENDERSON BY RICK DEYOE, REAL TEX DEVELOPMENT AND JULIE GONZALES WITH REAL TEX DEVELOPMENT.  
MOTION TO DENY THE APPEAL PASSED WITH OPPOSING VOTE BY MR. KEIG.

AGENDA ITEM 3: INTERNAL AUDIT:  
REPORT FROM THE AUDIT COMMITTEE MEETING  
NO ACTION REQUIRED.

PUBLIC COMMENT ON MATTERS OTHER THAN ITEMS FOR WHICH THERE WERE POSTED AGENDA ITEMS.  
ASHLEY SCHWEICKART, TDHCA HOUSING RESOURCE CENTER, PROVIDED AN UPDATE AND READ INTO RECORD A LETTER FROM THE HOUSING AND HEALTH SERVICES COORDINATION COUNCIL REQUESTING THE TDHCA BOARD TO SUBMIT AN EXCEPTIONAL ITEM WITHIN THE AGENCY’S LEGISLATIVE APPROPRIATIONS REQUEST FOR FY 2014-15 THAT 1), ESTABLISHES A SEPARATE SERVICE-ENRICHED HOUSING FUND FOR THE PURPOSE OF PRODUCING NEW UNITS OF SERVICE-ENRICHED HOUSING ON AN ANNUAL BASIS, AND 2), PROVIDES FOR ANNUALLY FUNDING THE SERVICE-ENRICHED HOUSING FUND AT A LEVEL AND THROUGH A FUNDING SOURCE DETERMINED BY THE AGENCY.  
BILL FISHER, PROVIDED TESTIMONY ON FOUR PERCENT TAX EXEMPT BOND DEALS.  
LOWELL KEIG, TDHCA BOARD MEMBER, THANKED THE PUBLIC FOR COMING FROM OUT OF TOWN FOR THE MEETING.

**ADJOURN**

**MOTION BY MR. KEIG TO ADJOURN; DULY SECONDED BY MR. GANN; PASSED UNANIMOUSLY.**

SINCE THERE WAS NO OTHER BUSINESS TO COME BEFORE THE BOARD, THE MEETING WAS ADJOURNED AT 6:10 P.M. ON JUNE 14, 2012.

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**BROOKE BOSTON, BOARD SECRETARY**

FOR A FULL TRANSCRIPT OF THIS MEETING, PLEASE VISIT THE TDHCA WEBSITE AT [WWW.TDHCA.STATE.TX.US](http://WWW.TDHCA.STATE.TX.US)

1b



<p style="text-align:center"><b>BOARD ACTION REQUEST</b> <b>FINANCIAL ADMINISTRATION DIVISION</b> <b>July 26, 2012</b></p>
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Presentation, Discussion, and Possible Action regarding the SFY 2014-15 Legislative Appropriations Request (LAR)

**Recommended Action**

Approve the Legislative Appropriations Request (LAR) as presented.

**RESOLVED**, that the SFY 2014-15 Legislative Appropriations Request as presented in this meeting is hereby approved and is to be submitted to the Governor and the Legislative Budget Board (LBB) no later than August 16, 2012.

**Background**

***Legislative Appropriations Request (LAR)***

Every biennium, each state agency is required to develop and submit to the Governor's Office of Budget, Planning and Policy (GOBPP) and the Legislative Budget Board (LBB) a Legislative Appropriations Request (LAR). The LAR is used by the LBB, the Senate Committee on Finance, and the House Committee on Appropriations to determine appropriate funding levels for each state agency.

The LAR lays out a state agency's historic and requested funding as well as associated performance measures such as households served. During the fall, the GOBPP and LBB will hold a public hearing on the agency's LAR and study the request. At the beginning of the 83<sup>rd</sup> Legislative Session, the LBB will develop the first draft of the General Appropriations Act, reflecting their recommendations for the baseline budget for each agency. Thereafter, the Senate Committee on Finance and House Committee on Appropriations will hold hearings with each state agency, taking into consideration each agency's Exceptional Item and Rider Change requests. The General Appropriations Act is the end product of the budgeting process.

## Summary of Proposed LAR Considerations

### ***Baseline Funding and 10% Reduction***

Within the LAR, each agency communicates to the Governor's Office and Legislature the "baseline" funding needed to continue its current operations. The GOBPP and LBB provide guidance to state agencies in developing their LARs and may direct state agencies to calculate their baseline funding with reduced General Revenue appropriations. For the 2014-15 biennium, state agencies may be asked to reduce their budgets should state fiscal conditions warrant it. Agencies have also been asked to include a supplemental schedule detailing how they would reduce their baseline by an additional 10% in General Revenue and General Revenue Dedicated Funds. The attached Strategic Planning & Budgeting report includes a LAR 10% reduction summary (Page 1), a proposed 10% option schedule & calculation (Page 2) and the suggested list of recommendations (Page 3).

### ***Exceptional Items***

State agencies can also request funding over and above baseline, including requests for increased staff. These are referred to as Exceptional Items. State agencies may also request changes to the Riders found within their "bill pattern" or appropriations as found in the General Appropriations Act. Riders may direct how agencies use their appropriations. Staff does not recommend Exceptional Items for the 2014-15 LAR.

At the TDHCA Governing Board Strategic Planning and Budgeting Committee meeting on July 9, 2012, the committee examined two potential items for consideration; first was a biennial request for funding for the Housing and Homeless Services Program (HHSP) which provides citizens with poverty-related and homeless related assistance and the second was the Service-Enriched Housing Fund which would produce new units of service-enriched housing on an annual basis. Public comment was provided by Belinda Carlton, a Public Policy Specialist with the Texas Council for Developmental Disabilities in support of the Housing Trust Fund and, more specifically, the Amy Young Barrier Removal Program, and the potential Exceptional Item for a Service-Enriched Housing Fund. After lengthy deliberation, the Committee recognized the value of these proposed Exceptional Items but elected not to pursue them due to significant concerns about the reported state budget shortfall. The Committee also indicated in its discussion that the absence of these items as Exceptional Items was in no way a reflection regarding a lack of need in these areas.

### ***Information Technology Detail (ITD)***

The information technology (IT) planning component associated with the LAR is the Information Technology Detail (ITD). The primary purpose of the ITD is to provide the supporting detail and justification for the agency's IT operating budget and any capital budget requests. In the ITD for each biennium, the IT staffing, operational activities, and hardware and software maintenance expenses are described in a project called Daily Operations. Any additional projects submitted in the ITD are capital budget projects. For the past four ITDs, TDHCA's capital budget projects have been funded by a mix of appropriated receipts and

federal funds, but no general revenue has been used for such projects. We will continue this funding model for the FY 2014-2015 biennium and future biennia. State agencies submit the ITD along with the LAR in the Legislative Budget Board's Automated Budget and Evaluation System of Texas (ABEST). In the FY 2014-2015 ITD, staff offers for consideration by the committee and ultimately the board the required Daily Operations project and three capital budget projects: IT Hardware and Software Refresh, Texas Homeless Management Information System (HMIS) and the TDHCA HR System Migration to CAPPS (\$741,019 option). Included within this packet are Projects 1 and 2 descriptions and budgets that were presented in the June 13th Strategic Planning & Budgeting Committee (SPBC) meeting and Projects 3 and 4 that have been updated with more firm estimates. The SPBC recommends pursuing all four projects in the order as listed. The funding for Capital Projects includes Appropriated Receipts and Federal Funds.

### ***Attachments***

- #1 - Strategic Planning & Budget Report (3 Pages)
- #2 - Information Technology Detail (ITD) Projects 1 through 4

### **RECOMMENDATIONS**

1. Approve the Recommended Reduction Options (Page 3);
2. And approve the required Daily Operations project and three capital budget projects: IT Hardware and Software Refresh, Texas Homeless Management Information System (HMIS) and the TDHCA HR System Migration to CAPPS.

**Strategic Planning & Budgeting Committee - July 9, 2012**  
**Legislative Appropriations Request -**  
**Ten Percent General Revenue Reduction Schedule**

Attached for discussion is a recommended Summary of State Fiscal Year (SFY) 2014-15 Ten Percent Biennial Base Reduction Options to be included as part of the Department's SFY 2014-15 Legislative Appropriations Request (LAR).

***Background***

When the Legislative Budget Board (LBB) and Governor's Office of Budget, Planning, and Policy (GOBPP) released instructions for the SFY 2014-15 LAR, they also released a memorandum – referred to as the “policy letter” – limiting “baseline” 2014-15 General Revenue to the sum of amounts expended in fiscal year 2012 and 2013 and directing state agencies to submit a supplemental schedule indicating how each agency would reduce its General Revenue appropriations by an additional ten percent. Agencies are to provide the schedule in increments of five percent and indicate the impact of each reduction.

Policy letters directing agencies to identify General Revenue reductions have been a staple of the state's budget process for a number of sessions. Since the SFY 2008-09 biennium, the reduction target has been ten percent. The schedules provide leadership an alternative to across the board cuts and allow the state to set priorities in use of state General Revenue. Typically leadership reduces General Revenue less than the targeted amount. Once this reduction is taken, it is often a permanent reduction in General Revenue, carrying forward to the next biennium.

***TDHCA General Revenue***

The majority of TDHCA funding derives from Federal Funds or Appropriated Receipts associated with federally authorized programs. General Revenue constitutes a relatively small but important portion of TDHCA's total budget. Of TDHCA's \$16 million in General Revenue over the SFY 12-13 biennium, almost \$12 million is associated with the Housing Trust Fund. Approximately \$800,000 is associated with disparate initiatives that seek to use flexible state revenue to understand the needs and develop strategies for difficult to serve populations such as the homeless, persons with disabilities, and migrant workers. The majority of the remaining funds provide funding for administrative support. General Revenue applied to central administrative support derive from Earned Federal Funds. These are part of administrative funds TDHCA receives through its federal grant funding and can be applied to indirect administrative support provided by TDHCA or another state agency. TDHCA anticipates that its Ten Percent Reduction Target will be \$1.5 million. (While 10% of TDHCA's General Revenue appropriations for SFY 2012-13 is \$1.6 million, it is anticipated that Housing Trust Fund appropriations transferred to the Texas Veterans Commission will not be included in this calculation.)

***Considerations in Developing Reduction Options***

In developing the Ten Percent Reduction Schedule, staff sought to minimize the impact on direct services. In particular, staff sought to preserve SFY 2012-13 funding levels for the Texas Bootstrap Program and the Amy Young Barrier Removal Program. Both of these highly successful programs rely on the Housing Trust Fund to meet needs difficult to address through federal funding sources. Staff also sought to preserve the SFY 2012-13 funding available for the provision of technical assistance to rural homeless coalitions in their efforts to access federal Continuum of Care funds. This funding is consistent with TDHCA's role as the lead agency on Texas Interagency Council on the Homeless and helps communities leverage federal funds. Originally funded at \$109,000 per year, this program has been reduced to \$50,000 per year through previous General Revenue reductions; further reductions could jeopardize the effectiveness of this program. Also taken into consideration in identifying areas of reduction were anticipated needs for SFY 2014-15.

**Proposed Ten Percent Biennial Baseline  
Reduction Options and Calculation  
State Fiscal Years 2014-15**

**Calculation of 10% Reduction**

Strategy A.1.1. - Housing Trust Fund	11,700,000
Strategy B.1.1. - Information Assistance/Housing Resource Center	
<i>Housing and Health Services Coordination Council</i>	484,420
<i>Affordable Housing Research and Information Program</i>	240,000
Strategy C.1.1. - Poverty and Homeless Services	
<i>Balance of State Continuum of Care Technical Assistance</i>	100,000
Strategy E.1.4. - Texas Online Fees (Manufactured Housing)	38,240
Strategies F.1.1-3 - Central Support and Administration	3,724,750
<b>Total 2012-13 General Revenue Funding Appropriations</b>	<b>16,287,410</b>
Transfer to Texas Veteran's Commission per Rider 19 of GAA (2012-13)	(1,170,000)
<b>Base amount subject to 10% reduction</b>	<b>15,117,410</b>
<b>Estimated 10% Reduction</b>	<b>(1,511,741)</b>
Amount available for 2014-15 General Fund Appropriations	13,605,669

## Recommended Reduction Options

*Items are in reverse order of impact to TDHCA Goals and Programs. As directed, options are provided in 5% increments.*

Fiscal Year/ Priority	Strategy	Amount	Impact
<b>First 5%</b>			
2014/#1	F.1.1 Indirect Administration and Support costs	\$186,874	This would reduce General Revenue available for TDHCA central administration. This reduction would be consistent with ongoing reductions in central administrative functions as federal funds contract with the completion of federal stimulus programs. In implementing this reduction, TDHCA must ensure that adequate central support remains available for important program close-out functions such as external audits. <i>NOTE: General Revenue applied to central administrative support derives from Earned Federal Funds (EFF). EFF are essentially a portion of the administrative funds TDHCA receives from its federal grant funding sources. EFF can be utilized to fund indirect support of federal activity, such as TDHCA Central Administration and support provided by other state agencies.</i>
2014/#2	B.1.1 – Information Assistance/Housing Resource Center (Affordable Housing Research and Information Program)	\$120,000	This would eliminate SFY 2014 funding for this program. Typically this funding has been utilized for market studies and other types of needs survey. TDHCA anticipates that it will be able utilize studies under taken in SFY 2012-13 and previous biennium in developing program policies.
2014/#3	B.1.1 – Information Assistance/Housing Resource Center Housing and Health Services Coordination Council (HHSC)	\$149,497	This would reduce funding for the Council without jeopardizing the overall objective of the Council’s mission. Funding for professional services under this program would be eliminated but sufficient funding would remain for TDHCA staff support and Council travel.
2014/#4	A.1.1. – Affordable Housing/Housing Trust Fund	\$299,500	This would reduce funding available to the Housing Trust Fund Program. To achieve this reduction, TDHCA would decrease General Revenue applied to TDHCA administration by \$69,000; replacing these funds with Appropriated Receipts. As TDHCA would seek to preserve the Texas Bootstrap Program and the Amy Young Barrier Removal Program at SFY 2012-13 funding levels, the remaining \$230,500 would result in reductions from other Housing Trust Fund activities such as Homebuyer Assistance. Based on the maximum Homebuyer Assistance subsidy, TDHCA anticipates that 23 fewer households would be served through the Housing Trust Fund as a result of this reduction.
<b>Second 5%</b>			
2015/#1	Goal F. – Indirect Admin and Support costs	\$186,874	This would reduce General Revenue available for TDHCA central administration. This reduction would be consistent with ongoing reductions in central administrative functions as federal funds contract with the completion of federal stimulus programs. In implementing this reduction, TDHCA must ensure that adequate central support remains available for important program close-out functions such as external audits. <i>NOTE: General Revenue applied to central administrative support derives from Earned Federal Funds (EFF). EFF are essentially a portion of the administrative funds TDHCA receives from its federal grant funding sources. EFF can be utilized to fund indirect support of federal activity, such as TDHCA Central Administration and support provided by other state agencies.</i>
2015/#2	B.1.1 – Information Assistance/Housing Resource Center (Affordable Housing Research and Information Program)	\$120,000	This would eliminate SFY 2015 funding for this program. Typically this funding has been utilized for market studies and other types of needs survey. TDHCA anticipates that it will be able utilize studies under taken in SFY 2012-13 and previous biennium in developing program policies.
2015/#3	B.1.1 – Information Assistance/Housing Resource Center Housing and Health Services Coordination Council (HHSC)	\$103,341	This would reduce funding for the Council without jeopardizing the overall objective of the Council’s mission. Funding for professional services under this program eliminated but sufficient funding would remain for TDHCA staff support and Council travel.  <i>Note: Because TDHCA does not receive level funding for this program over each of the biennium, the SFY 2015 reduction is less than the SFY 2014 reduction</i>
2015/#4	A.1.1. – Affordable Housing/Housing Trust Fund	\$345,655	This would reduce funding available to the Housing Trust Fund Program. To achieve this reduction, TDHCA would decrease General Revenue applied to TDHCA administration by \$69,000; replacing these funds with Appropriated Receipts. As TDHCA would seek to preserve the Texas Bootstrap Program and the Amy Young Barrier Removal Program at SFY 2012-13 funding levels, the remaining \$276,655 would result in reductions from other Housing Trust Fund activities such as Homebuyer Assistance. Based on the maximum Homebuyer Assistance subsidy, TDHCA anticipates that 28 fewer households would be served through the Housing Trust Fund as a result of this reduction.
<b>TOTAL</b>		<b>\$1,511,741</b>	

## Information Technology Detail (ITD)

### ***Project 1: Daily Operations***

The Daily Operations project budget is made up of the following categories of operational expenses: Information Systems Division (ISD) staff salaries and operating costs, annual hardware and software maintenance, and agency-wide IT services. Through this budget, ISD provides a wide range of services to the agency, including 1) designing, developing, and maintaining major custom software applications that support TDHCA business; 2) supporting off-the-shelf financial and contract systems, including the Mitas Accounting/Loan Servicing System, PeopleSoft Financials, and the Housing Pro Section 8 System; 3) providing network, IT security, website, and technical support services; and 4) managing the agency's data center.

The planned FY 2014 Daily Operations budget of \$2,393,434 consists of:

ISD staff salaries -- \$1,315,328

ISD operating costs -- \$214,756

Hardware maintenance -- \$82,000

Software maintenance -- \$234,350

IT services -- \$547,000

The FY 2015 Daily Operations budget of \$2,419,434 consists of:

ISD staff salaries -- \$1,315,328

ISD operating costs -- \$214,756

Hardware maintenance -- \$82,000

Software maintenance -- \$260,350

IT services -- \$547,000

### ***Project 2: IT Hardware and Software Refresh***

The IT Hardware and Software Refresh project for FY 2014-2015 will achieve the goals of 1) providing desktop software, 2) delivering suitable PCs and laptops, 3) performing server hardware and software upgrades, and 4) performing network hardware replacements. This project is the equivalent of the FY 2012-2013 Purchase of Information Resources capital budget project. Because the budget for the FY 2012-2013 project was reduced from \$703,000 to \$190,000 during the 82nd legislative session, TDHCA removed all planned end-user hardware and software purchases from the project. The FY 2014-2015 IT Hardware Software Refresh project will include many critical IT purchases that have been deferred from the FY 2012-2013 biennium.

The planned FY 2014 IT Hardware and Software Refresh budget of \$374,500 consists of:

PCs and laptops -- \$108,000

Desktop software (Office upgrade) -- \$56,500

Server and network hardware and software -- \$210,000

The planned FY 2015 IT Hardware and Software Refresh budget of \$213,500 consists of:

PCs and laptops -- \$57,000

Desktop software (Office upgrade) -- \$56,500

Server and network hardware and software -- \$100,000

***Project 3: Texas Homeless Management Information System (HMIS)***

June 13 Strategic Planning & Budgeting Committee (SPBC) narrative: Texas Government Code §2306.001(6) assigns TDHCA the responsibility of serving as the lead agency for addressing the problem of homelessness in Texas at the state level and coordinating interagency efforts to address any problem associated with homelessness, including hunger. To act on this charge, the Department and the other agencies with which it must coordinate need adequate data on the scale, composition, and geography of Texas's homeless population, the performance of programs designed to address homelessness, and the intersection of populations experiencing homelessness with populations served by other state agencies. Currently, accurate statewide data of this nature does not exist. A Texas Homeless Management Information System (HMIS) data warehouse offers Texas's best option for gathering sophisticated data on homelessness. The proposed data warehouse will integrate client-level data from fifteen existing, local HMIS implementations. A different Continuum of Care (CoC) manages each HMIS implementation; no entity, including HUD, gathers this data in a single database. TDHCA's case for expending funds to procure an HMIS data warehouse rests on the following assumptions: 1) 12 to 15 CoCs will commit to submitting client-level data to the warehouse; 2) CoCs will submit sensitive data elements which are required for more sophisticated analysis, including location where a record originates and disability status of client; 3) TDHCA will have sufficient funds to sustain the project beyond FY 2015. The data warehouse will cost between \$200,000 and \$500,000 in FY 2014, \$110,000 in FY 2015, and \$110,000 in each following fiscal year. TDHCA proposes using discretionary funds from the Community Service Block Grant (CSBG) to cover startup costs in FY 2014. The U.S. Department of Health and Human Services (HHS) confirmed the data warehouse is an allowable expenditure under CSBG. TDHCA is inquiring with HUD to see if sustainment of the data warehouse is an allowable expense for ESG.

July 9 SPBC update: Based on a review of vendor responses to TDHCA's HMIS request for information (RFI) and estimates provided by HUD technical assistance consultants, we recommend a project budget of \$500,000 in FY 2014 for implementation, and \$110,000 in each following fiscal year for ongoing hosting services and maintenance.

***Project 4: TDHCA HR System Migration to CAPPS***

June 13 SPBC narrative: In the summer of 2008, TDHCA prepared an FY 2010-2011 ITD project request to replace its legacy, character-based Human Resources (HR) System with an upgraded web-enabled system. During this same time period, the Office of the Comptroller of Public Accounts (CPA) was in the process of creating a report for the 81st Texas Legislature titled *A Plan for the Implementation of Enterprise Resource Planning (ERP) for the State of Texas*. This report is still available on CPA's Project One website: <http://www.txprojectone.org/index.php>.

The Legislature granted CPA authority to review and approve or disapprove ERP project requests. We submitted TDHCA's proposed HR System project to CPA, which disapproved the request at that



time because of the plan to consolidate almost all state agency ERP systems into a central implementation managed by CPA.

TDHCA's current HR System is a custom-built application that has been in use for over 16 years and is maintained and developed entirely by TDHCA information technology staff. It supports the following HR functions: 1) personnel records management, including position and applicant tracking, and 5) training records management.

Although it meets the above HR needs, it is lacking in important areas, including the following: 1) a consolidated payroll entry system is not available, 2) the time and leave features have significant limitations in associating grant or activity codes to employee hours, and 3) the system lacks features such as integrated performance evaluations, personnel actions, and online applicant tracking. Additionally, the legacy software development platform (APPX) in which the HR System is coded represents an ongoing support risk because there are few programmers trained in it.

Since the winter of this fiscal year, TDHCA has been working with CPA management responsible for implementation of the statewide ERP system (now called the Centralized Accounting and Payroll/Personnel System, or CAPPs) to determine if it will be possible for TDHCA to migrate to CAPPs in FY 2014-2015 and to develop an estimated cost for this migration.

In May, CPA provided TDHCA an initial estimate of \$1,663,752 for implementation/migration of HR/payroll to CAPPs and \$270,000 for annual maintenance in subsequent years. We have scheduled a June 15 meeting with CPA to discuss possibilities for lowering these costs. At the next Strategic Planning & Budgeting Committee meeting we will report on the results of these discussions and make a recommendation to the committee regarding whether TDHCA should join the state of Texas ERP system, submit a project request to CPA to rebuild our internal HR System, or continue maintaining the current system.

July 9 SPBC update: TDHCA met with the Office of the Comptroller of Public Accounts (CPA) on June 15 to discuss options for lowering the cost estimate, given that TDHCA would be using CAPPs HR/Payroll out of the box, with no agency-specific customizations. After the meeting, CPA provided the following updated estimates for implementation costs:

Option 1: CAPPs HR/Payroll reduced scope (HR, Payroll, Position Control, and Time & Labor)

- Going forward without another agency: \$790,000
- Going forward with another agency: \$590,000

Option 2: CAPPs HR/Payroll full implementation (above modules plus Enterprise Learning Management, Performance Management, and Talent Acquisition Manager)

- Going forward without another agency: \$988,026
- Going forward with another agency: \$741,019

Regardless of the option chosen, the annual maintenance cost, which would begin after implementation is complete, remains \$270,000 per year.

TDHCA staff recommends including the TDHCA HR System Migration to CAPPs project in the agency's FY 2014-2015 capital budget, with a project implementation budget of \$741,019 (full

implementation/going forward with another agency) and an ongoing annual maintenance budget of \$270,000. The two main reasons for this recommendation are 1) CAPPS is the established system for State of Texas ERP and 2) the \$741,019 option offers the best value of the four options proposed by CPA.

However, we also recommend including language in the project submission that describes a second option of rebuilding TDHCA's custom HR System using contract programmer support at lower implementation and ongoing support costs. This second option, which is subject to CPA approval, would be exercised in the event that the Legislature approves the project, but with a budget that is significantly below CPA's estimates.

1c

**HOUSING RESOURCE CENTER**

**BOARD ACTION REQUEST**

**July 26, 2012**

Presentation, Discussion, and Possible Action regarding approval of proposed amendments to 10 TAC Chapter 5, Subchapter H, Section 8 Housing Choice Voucher Program, §5.801, concerning the Project Access Initiative for publication and public comment in the *Texas Register*

**RECOMMENDED ACTION**

**WHEREAS**, the Department met with the Disability Advisory Workgroup, in an open meeting, to discuss and receive recommendations regarding the Project Access Program and rules; and

**WHEREAS**, the Department believes that this program, is an important component in the State of Texas' overall effort to meet the requirements of Texas' Promoting Independence Plan which is called for as a response to the U.S. Supreme Court ruling in *Olmstead v. L.C.*, 119 S.Ct 2176 (1999), and which allows individuals in institutional settings expedited access to community Medicaid waiver services; and

**WHEREAS**, the Disability Advisory Workgroup recommended that the rule be updated to maintain a pilot program with the Texas Department of State Health Services (DSHS) to assist persons with disabilities transitioning out of State Psychiatric Hospitals; remove set asides for those over and under the age of 62 that will allow both age groups to access the same group of vouchers; and to add persons with disabilities transitioning out of State Psychiatric Hospitals to the list that can access the larger pool of vouchers if those set aside for the pilot program are fully utilized; and

**WHEREAS**, staff agrees with these recommendations, it is hereby,

**RESOLVED**, that the Executive Director and his designees be and each of them is hereby authorized, empowered and directed, for and on behalf of the Department, to cause the proposed amendments, in the form presented to this meeting, to be published in the *Texas Register* for public comment, and in connection therewith, to make such non-substantive corrections as they may deem necessary to effectuate the foregoing.

**Background**

Project Access was originally a housing voucher pilot program developed by the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Health and Human Services (HHS), and the Institute on Disability at the University of New Hampshire. The goal of the pilot program was to assist low-income non-elderly persons with disabilities to transition from institutions into the community by providing access to affordable housing and necessary supportive services. The

Department applied for the pilot program and received 35 Section 8 housing vouchers from HUD in 2001. After the expiration of the HUD pilot program in 2003, the Department elected to continue the program in recognition of housing need and expressed public interest and has continued to operate the program since that time with periodic increases in the number of Project Access vouchers. Currently, the Department works closely with the Texas Department of Aging and Disability Services in outreach and identification of program participants. Based on increased demand, the number of Project Access vouchers administered by the Department increased from 50 to 60 in 2010, from 60 to 100 in January 2011, and from 100 to 120 in 2012. In January 2011, the Department made a change to the Project Access program that reserved 20 percent of the Project Access vouchers for persons with disabilities over the age of 62. The PHA Plan presented to the Board of Directors today proposes an increase for the 2012 Annual Public Housing Agency (PHA) Plan from 120 to 140 vouchers.

In January 2012, the Board expanded the Project Access program to reserve up to 10 percent of the vouchers for a pilot program for persons exiting state psychiatric health hospitals. This “State Hospital Pilot” program is a partnership with the Texas Department of State Health Services (DSHS) who provides supportive services to ensure a successful transition into the community.

The proposed rule proposes the following changes to the Project Access program, based on feedback from the Disability Advisory Workgroup:

- Maintains a pilot program with the DSHS to assist persons with disabilities transitioning out of State Psychiatric Hospitals,
- Removes set asides for those over and under the age of 62 that will allow both age groups to access the same group of vouchers, and
- Adds persons with disabilities transitioning out of State Psychiatric Hospitals to the list that can access the larger pool of vouchers if those set aside for the pilot program fill up.

Upon approval by the Board, the draft proposed rules will be published in the *Texas Register* and released to the public for comment. The public comment period will extend from approximately August 31, 2012 through October 1, 2012. A final recommendation for the adoption of the proposed rules will be presented to the Board in November 2012.

**Attachment A - §5.801 Project Access Initiative; Preamble and Rule**

Texas Department of Housing and Community Affairs (the "Department") proposes [to repeal/new/amendments to] 10 TAC Chapter 5, Subchapter H §8.801 concerning **Project Access Initiative**. The purpose of the proposed amendments is to make several changes to the Project Access program, based on feedback from the Disability Advisory Workgroup to maintain a pilot program with the Texas Department of State Health Services (DSHS) to assist persons with disabilities to transition out of State Psychiatric Hospitals, remove set asides for those over and under the age of 62 that will allow both age groups to access the same group of vouchers, and adds persons with disabilities transitioning out of State Psychiatric Hospitals to the list that can access the larger pool of vouchers if those set aside for the pilot program fill up.

Project Access was originally a housing voucher pilot program developed by the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Health and Human Services (HHS), and the Institute on Disability at the University of New Hampshire. The original goal of the pilot program was to assist low-income non-elderly persons with disabilities to transition from institutions into the community by providing access to affordable housing and necessary supportive services.

FISCAL NOTE. Timothy K. Irvine, Executive Director, has determined that, for each year of the first five years the amended rule will be in effect, enforcing or administering the amended rule does not have any foreseeable implications related to costs or revenues of the state or local governments.

PUBLIC BENEFIT/COST NOTE. Mr. Irvine also has determined that, for each year of the first five years the amended rule will be in effect, the public benefit anticipated as a result of the amended rule will be a program that better meets the needs of persons with disabilities. There will not be any economic cost to any individuals required to comply with the amended rule.

ADVERSE IMPACT ON SMALL OR MICRO-BUSINESSES. The Department has determined that there will be no economic effect on small or micro-businesses.

REQUEST FOR PUBLIC COMMENT. Written comments may be submitted to the Texas Department of Housing and Community Affairs, Kate Moore, Rule Comments, P.O. Box 13941, Austin, Texas 78711-3941, or by fax to (512) 475-0070. ALL COMMENTS MUST BE RECEIVED BY 5:00 pm October 1, 2012.

STATUTORY AUTHORITY. The amendments are proposed pursuant to §2306.053 of the Texas Government Code, which authorizes the Department to adopt rules. Additionally, the amended rule is proposed pursuant to Texas Government Code §2306.141 which specifically authorizes the Department to adopt rules governing the administration of the Department's housing programs. The proposed amended rule affects no other code, article, or statute.

**§5.801. Project Access Initiative.**

(a) Purpose. Project Access is a program that utilizes federal Section 8 Housing Choice Vouchers administered by the Texas Department of Housing and Community Affairs (the "Department") to assist low-income persons with disabilities in transitioning from institutions into the community by providing access to affordable housing.

(b) Definitions.

(1) Section 8--The U.S. United States Department of Housing and Urban Development Section 8 Housing Choice Voucher Program administered by the Department.

(2) At-Risk Applicant--Applicant that meets the criteria in subparagraphs (A) and (B) of this paragraph:

(A) current recipient of Tenant-Based Rental Assistance from the Department's HOME Investments Partnership Program; and

(B) within (6) months~~one hundred twenty (120) days~~ prior to expiration of assistance.

(c) Regulations Governing Program. All Section 8 Program rules and regulations apply to the program.

(d) Program Design.

(1) At least 90 ~~[70]~~ percent of Project Access Vouchers will be reserved for persons ~~under the age of sixty two (62) at the time of voucher issuance~~ that meet the eligibility criteria of subsection (e)(1) and (2) of this section.

~~[(2) No more than 20 percent of Project Access Vouchers will be reserved for persons at or over the age of sixty two (62) at the time of voucher issuance, meeting the Project Access eligibility criteria in subsection (e)(1) and (2) of this section.]~~

(2)~~[(3)]~~ No more than 10 percent of Project Access Vouchers will be reserved for individuals eligible for a pilot program in partnership with the Department of State Health Services (DSHS) and the Department for ~~[current residents of]~~ Texas state psychiatric hospitals that meet the criteria of subsection (e)(1) and (3) of this section at the time of voucher issuance.

(3)~~[(4)]~~ The total number of Project Access Vouchers will be determined each year in the Departmental Annual Public Housing Agency (PHA) Plan. The number of vouchers allocated to each sub-population listed in paragraphs (1) - (2)~~[(3)]~~ of this subsection will be determined by the Department.

(e) Project Access Eligibility Criteria. A Project Access voucher recipient must meet all Section 8 eligibility criteria as well as meet all of the eligibility criteria in paragraph (1) of this subsection and either paragraph (2) or (3) of this subsection:

(1) have a permanent disability as defined in §223 of the Social Security Code or be determined to have a physical, mental, or emotional disability that is expected to be of long-continued and indefinite duration that impedes one's ability to live independently;

(2) meet one of the criteria in subparagraphs (A) and (B) of this paragraph:

(A) be an At-Risk Applicant and a previous resident of a nursing facility, Texas state psychiatric hospital, intermediate care facility, or board and care facility as defined by the U.S. Department of Housing and Urban Development (HUD); or

(B) be a current resident of a nursing facility, Texas state psychiatric hospital, intermediate care facility, or board and care facility at the time of voucher issuance as defined by HUD;

(3) be eligible for the DSHS pilot program for ~~residents of~~ Texas state psychiatric hospitals at the time of voucher issuance as described in subsection (d)(2) of this section.



1d

**BOARD ACTION REQUEST**  
**SINGLE FAMILY PROGRAMS**  
**July 26, 2012**

Presentation, Discussion, and Possible Action to publish for public comment in the *Texas Register* the proposal of new 10 TAC Chapter 20, §§20.1 – 20.15 regarding the Single Family Programs Umbrella Rule.

**RECOMMENDED ACTION**

**WHEREAS**, the Department's Governing Board approved organizational changes on April 12, 2012, of which, a key component was a new Single Family business model that established consistency and coordination among all Single Family Programs and provided a basis for improving efficiency, and

**WHEREAS**, staff has identified the need to publish rules to implement processes that increase efficiency and consistency among the Department's Single Family Programs. It is hereby

**RESOLVED**, that the Executive Director and his designees be and each of them hereby are authorized, empowered, and directed, for and on behalf of the Department, to cause the proposed new rule, in the form presented to this meeting to be published in the *Texas Register* for review and public comment, and in connection therewith, to make such non-substantive technical corrections as they may deem necessary to effectuate the foregoing.

**BACKGROUND**

The Texas Department of Housing and Community Affairs ("Department") previously announced the design and implementation of a new Single Family business model. This new model is a key objective of the organizational changes that were approved by the Governing Board of the Department on April 12, 2012. This new model is intended to promote consistency and improve efficiency and coordination among single family programs, thereby enabling persons served to access and obtain an array of single family products, assisting subrecipients in delivering those products more rapidly and smoothly, and supporting Department staff as it seeks to ensure full compliance, expeditious distribution of program resources, and more efficient operations. Programs included in this effort are the Department's HOME Investments Partnership Program (HOME), Housing Trust Fund (HTF), Bond/First Time Homebuyer (FTHB), Taxable Mortgage Program (TMP), Neighborhood Stabilization Program (NSP) and the Office of Colonia Initiatives (OCI).

In order to ensure that stakeholder groups have ample opportunity to provide input and feedback on the new model, the Department provided several public input opportunities through a variety

of mediums. An in-person stakeholder roundtable was held on Tuesday, April 17, 2012 in Austin and the Department hosted an online webinar April 19, 2012. Additionally, an online public forum was established to provide further communication opportunities through July 2, 2012. A public hearing regarding the draft rules has been scheduled for August 8, 2012 in Austin, TX.

All Single Family programs must adhere to both the Single Family Umbrella Rules and the individual program rules applicable to specific single family programs. A brief overview of the Single Family Umbrella Rule is provided below.

#### **§20.1. Purpose**

This section outlines which Department programs are included in the Single Family Programs Umbrella Rule.

#### **§20.2. Applicability**

Indicates that this section only applies to Single Family Programs unless otherwise noted.

#### **§20.3 Definitions**

Similar definitions and terms from the various Single Family Program rules were consolidated where possible in order to streamline and better ensure consistency. Any references to terms defined in Chapter 2306 or other superseding federal regulations or state statutes were removed to eliminate duplication.

#### **§20.4 Eligible Single Family Activities**

This section clarifies which activities are generally eligible uses of Single Family Program funds. The rehabilitation of a Manufacturing Housing Unit is not an eligible use.

#### **§20.5 Funding Notices**

This section describes how funds will be made available to program administrators.

#### **§20.6 Applicant Eligibility**

This section outlines entities that are eligible to apply for Single Family Program funds and related application requirements.

#### **§20.7 Household Eligibility Requirements**

This section clarifies basic guidelines for household eligibility.

#### **§20.8 Property Requirements**

This section outlines basic requirements for a Single Family housing unit that receives funding through the Department, which includes having a marketable title, being current on property taxes and not having encumbrances that affect the marketability of the title.

### **§20.9 General Administration and Program Requirements**

This section requires administrators to utilize the General Services Administration (GSA) guidelines for travel and lodging costs, applicability of other statutes, federal laws and regulations, and the inability for an administrator to retain program income from the operation of a Single Family Program Activity.

### **§20.10 Inspection Requirements for Construction Activities**

This section outlines the requirements for the use of Texas Real Estate Commission (TREC) professional inspectors or qualified inspector individuals for initial and final inspections. Construction completion requirements include the submission of plans and specs for reconstruction and construction units, certificate of occupancies or similar documents from the local government, and correction of deficiencies outlined on the final inspection report.

### **§20.11 Survey Requirements for Construction Activities**

This section outlines lot survey requirements for rehabilitation, construction and mortgage loans from the Department.

### **§20.12 Insurance Requirements for Acquisition Activities**

This section outlines insurance requirements such as title insurance, title reports, builder's risk, hazard insurance and flood insurance.

### **§20.13 Loan, Lien and Mortgage Requirements for Acquisition Activities Only**

This section outlines requirements for Single Family activities that include non-conforming loans. This includes allowable expenses and fees charged to the borrower by a third party lender, maximum debt-to-income ratios, non-purchasing spouses, lien position requirements, and provisions for escrow accounts held by the Department.

### **§20.14 Amendments and Modifications to Written Agreements and Contracts**

This section clarifies when the Executive Director or designees may authorize or execute an amendment and modification for written agreements and contracts. This includes time extensions, award or contract reductions, changes in beneficiaries, award or contract increases, budget changes and termination.

### **§20.15 Sanctions and Deobligation.**

This section states that all sanctions (except debarment) and deobligation remedies identified under other provisions of the Texas Administrative Code will apply to all Single Family Program activities.

## **Attachment 1: Preamble and proposed new 10 TAC Chapter 20**

The Texas Department of Housing and Community Affairs (the “Department”) proposes new 10 TAC Chapter 20, §§20.1 – 20.15, concerning the **Single Family Programs Umbrella Rule**. The purpose of the proposed section(s) is to set forth policies and procedures governing the administration of the Department’s Single Family Programs.

**FISCAL NOTE.** Timothy K. Irvine, Executive Director, has determined that, for each year of the first five years the new rule will be in effect, enforcing or administering the new rule does not have any foreseeable implications related to costs or revenues of the state or local governments.

**PUBLIC BENEFIT/COST NOTE.** Mr. Irvine also has determined that, for each year of the first five years the new rule will be in effect, the public benefit anticipated as a result of the new rule will be to increase efficiency and consistency among the Department’s Single Family Programs. There will not be any economic cost to any individuals required to comply with the new rule.

**ADVERSE IMPACT ON SMALL OR MICRO-BUSINESSES.** The Department has determined that there will be no economic effect on small or micro-businesses.

**REQUEST FOR PUBLIC COMMENT.** The public comment period will be held August 10, 2012 to September 10, 2012 to receive input on the new sections. Written comments may be submitted to Texas Department of Housing and Community Affairs, Rule Comments, P.O. Box 13941, Austin, Texas 78711-3941, by email to the following address: [dee.patience@tdhca.state.tx.us](mailto:dee.patience@tdhca.state.tx.us), or by fax to (512) 475-1162. **ALL COMMENTS MUST BE RECEIVED BY 5:00 P.M. September 10, 2012.**

**STATUTORY AUTHORITY.** The new section is proposed pursuant to Texas Government Code §2306.053, which authorizes the Department to adopt rules. The proposed new rule affects no other code, article, or statute.

### **§20.1. Purpose.**

This chapter sets forth the common elements of the Texas Department of Housing and Community Affairs’ (the “Department”) single family programs, which includes the Department’s HOME Investments Partnership Program (HOME), Housing Trust Fund (HTF), Bond/First Time Homebuyer (FTHB), Taxable Mortgage Program (TMP), Neighborhood Stabilization (NSP), and Office of Colonia Initiatives (OCI) Programs and other Single Family Programs as developed by the Department. Single family programs are designed to improve and provide affordable housing opportunities to low-income individuals and families in Texas and in accordance with Chapter 2306 of the Texas Government Code, and any applicable statutes and federal regulations.

## **§20.2. Applicability.**

Unless otherwise noted, this chapter only applies to single family programs. Program Rules may impose additional requirements related to any provision of this chapter. Where Program Rules conflict with this chapter, the provisions of this chapter will control program decisions.

## **§20.3. Definitions.**

The following words and terms, when used in this chapter, shall have the following meanings unless the context or the Notice of Funding Availability (NOFA) indicates otherwise. Other definitions may be found in Texas Government Code, Chapter 2306 and Chapter 1 of this title (relating to Administration).

- (1) Activity--A form of assistance provided to a Household or Administrator by which single family funds are used for acquisition, new construction, reconstruction, rehabilitation, refinance of an existing mortgage or tenant-based rental assistance for single family housing.
- (2) Administrator--A unit of local government, nonprofit corporation or other entity who has an executed written Agreement or Contract with the Department.
- (3) Agreement--Same as "Contract." May be referred to as a "Reservation System Agreement" or "Reservation Agreement" when providing access to the Department's reservation system as defined in this chapter.
- (4) Amortized--A loan in which the principal as well as the interest, if applicable, is payable monthly or in some other periodic installment over the term of the loan.
- (5) Annual Income--The definition of Annual Income and the methods utilized to establish eligibility for other types of housing assistance as defined under the Program Rule.
- (6) Applicant--An individual, unit of local government, nonprofit corporation or other entity who has submitted to the Department an Application for Department funds or other assistance.
- (7) Application--A request for a contract award or to participate in a reservation system submitted to the Department in a form prescribed by the Department, including any exhibits or other supporting material.
- (8) Chapter 2306--Texas Government Code, Chapter 2306.
- (9) Combined Loan to Value (CLTV)--The aggregate principal balance of all the mortgage loans, including Forgivable Loans, divided by the appraised value.
- (10) Competitive Application Cycle--A defined period of time that Applications may be submitted according to a published Notice of Funding Availability (NOFA) that will include a submission deadline and selection or scoring criteria.
- (11) Conforming Mortgage Loan--A first-lien loan that meets Federal Housing Administration (FHA), U.S. Department of Agriculture (USDA), U.S. Department of Veterans Affairs (VA), and Fannie Mae or Freddie Mac guidelines.
- (12) Contract--The executed written Agreement between the Department and an administrator performing an Activity related to a single family program that describes performance requirements and responsibilities assigned by the document. May also be referred to as "agreement."
- (13) Contract Administrator (CA)--Same as "Administrator."
- (14) Deferred Payment Loan--Any loan which includes deferral of payments.
- (15) Deobligate--The cancellation or release of funds as a result of the termination or reduction of a Contract or Agreement between the Department and the Administrator.

- (16) Department--The Texas Department of Housing and Community Affairs as defined in Texas Government Code)
- (17) Developer--Any person, general partner, or affiliate of a person who owns or proposes a Development or expects to acquire control of a Development and is the person responsible for performing under the contract with the Department.
- (18) Domestic Farm Laborer--Individuals (and the family) who receive a substantial portion of their income from the production or handling of agricultural or aquacultural products.
- (19) Draw--Funds requested by the Administrator, approved by the Department and subsequently disbursed to the Administrator.
- (20) Executive Director-- Director of the Department, as defined in Chapter 2306.
- (21) Forgivable Loan--Financial assistance in the form of money that, by Agreement, is not required to be repaid if the terms of the mortgage loan are met.
- (22) HOME Program--HOME Investment Partnerships Program at 42 USC §§12701 - 12839.
- (23) Household--One or more persons occupying a Single Family Housing Unit. May also be referred to as a "family."
- (24) Housing Contract System (HCS)--The electronic information system established by the Department to be used for tracking, funding, and reporting single family contracts and activities.
- (25) HUD--the United States Department of Housing and Urban Development or its successor.
- (26) Life of Loan Flood Certification--Tracks the flood zone of the Single Family Housing Unit for the life of the loan.
- (27) Loan-- Same as "mortgage loan as defined in Chapter 2306."
- (28) Loan Assumption--An Agreement between the buyer and seller of Single Family Housing Unit that the buyer will make remaining payments and adhere to terms and conditions of an existing mortgage loan on the Single Family Housing Unit and program requirements. A mortgage loan assumption requires Department approval.
- (29) Loan to Value (LTV)--The amount of the mortgage loan(s) divided by the Single Family Housing Unit's appraised value, excluding Forgivable Loans.
- (30) Manufactured Housing Unit (MHU)--A structure that meets the requirements of Texas Manufactured Housing Standards Act, Texas Occupations Code, Chapter 1201 or FHA guidelines as required by the Department.
- (31) Nonconforming Mortgage Loan--Any mortgage loan that does not meet the definition of a "Conforming Mortgage Loan" defined in paragraph (12) of this subsection.
- (32) Neighborhood Stabilization Program (NSP)--A HUD-funded program authorized by HR3221, the "Housing and Economic Recovery Act of 2008" (HERA) and §1497 of the Wall Street Reform and Consumer Protection Act of 2010, as a supplemental allocation to the CDBG Program.
- (33) NOFA--Notice of Funding Availability.
- (34) Nonprofit Organization--An organization that is organized as such under state or federal laws and does not have a pending Application for nonprofit status.
- (35) Open Application Cycle--A defined period of time in which Applications may be submitted according to a published NOFA and which will be reviewed on a first-come, first-served basis until the NOFA is closed.
- (36) Parity Lien--A lien position whereby two or more lenders share a security interest of equal priority in the collateral.

- (37) Persons with Disabilities--Any person who has a physical or mental impairment that substantially limits one or more major life activities and has a record of such impairment; or is regarded as having such impairment.
- (38) Principal Residence--The primary Single Family Housing Unit that a Household inhabits. May also be referred to as "primary residence."
- (39) Program--The specific fund source from which single family funds are applied for and used.
- (40) Program Income--Gross income received by the Administrator directly generated from the use of Single Family funds.
- (41) Program Manual--A set of guidelines designed to be an implementation tool for the single family programs which allows the Administrator to search for terms, statutes, regulations, forms and attachments. The program manual is developed by the Department and amended or supplemented from time-to-time.
- (42) Program Rule--Chapters of this title which pertain to specific single family program requirements.
- (43) Reconstruction--The demolition and rebuilding a Single Family Housing Unit on the same lot in substantially the same manner. The number of housing units may not be increased; however, the number of rooms may be increased or decreased dependent on the number of family members living in the housing unit at the time of Application. Reconstruction includes replacing existing, sub-standard MHUs with a new MHU or site built house. MHUs must be installed according to the manufacturer's installation instructions and in accordance with state laws and regulations.
- (44) Reservation--Funds set-aside for a Household Applicant or single family activity registered in the Department's registration system.
- (45) Reservation System--The Department's computer registration system(s) that allows Administrators to reserve funds for a specific Household.
- (46) Resolution--Formal action by a corporate board of directors or other corporate body authorizing a particular act, transaction, or appointment. Resolutions must be in writing and state the specific action that was approved and adopted, the date the action was approved and adopted, and the signature of person or persons authorized to sign resolutions. Resolutions must be approved and adopted in accordance with the corporate bylaws.
- (46) Self-Help--Housing programs that allow low, very low, and extremely low-income families to build or rehabilitate their Single Family Housing Units through their own labor or volunteers.
- (47) Single Family Housing Unit--A home designed and built to support the habitation of one person or one Household. This includes the acquisition, construction, reconstruction or rehabilitation of an attached or detached unit. May be referred to as a single family "home," "housing," "property," "structure," or "unit."
- (48) Soft costs-- Costs related to and identified with a specific Single Family Housing Unit other than construction costs. May also be referred to as "direct delivery" costs.
- (49) Subgrantee--same as "Administrator."
- (50) Subrecipient--same as "Administrator."
- (51) TAC--Texas Administrative Code.
- (52) TREC--Texas Real Estate Commission.



#### **§20.4. Eligible Single Family Activities.**

(a) Availability of funding for and specific Program requirements related to the Activities described in subsection (b)(1) – (9) of this section are defined in each Program’s Rules.

(b) Activity Types for eligible single family housing Activities include:

(1) Acquisition or acquisition with rehabilitation including accessibility modifications to single family housing units. The rehabilitation, or New Construction of Single Family Housing Units;

(2) Rehabilitation or reconstruction of existing housing on the same site;

(3) New Construction of site-built housing on the same site to replace an existing owner-occupied Manufactured Housing Unit (MHU);

(4) Replacement of existing owner-occupied housing with an MHU;

(5) New Construction of site-built housing on another site;

(6) If housing unit is uninhabitable as a result of disaster or condemnation by local government, the Household is eligible for the New Construction of site-built housing or an MHU under this section provided the assisted Household documents that the Single Family Housing Unit was previously their Principal Residence through evidence of a homestead exemption from the local taxing jurisdiction and Household certification;

(7) The refinance of an existing mortgage;

(8) Tenant-based rental assistance; and

(9) Any other Single Family Activity as determined by the Department.

(c) Rehabilitation of an MHU is not an eligible Activity.

#### **§20.5. Funding Notices.**

(a) The Department will make funds available for eligible Administrators for single family activities through NOFAs, requests for qualifications (RFQs), request for proposals (RFPs) or other methods for the release of funding describing the submission and eligibility guidelines.

(b) Funds may be allocated through contract awards or by providing authority to submit Reservations.

(c) Funds may be subject to regional allocation in accordance with Chapter 2306.

(d) The Department will develop and publish application materials for participation in the contract system and/or reservation systems. Eligible Applicants must comply with the provisions of the application materials and NOFA and are responsible for the accuracy and timely completion and submission of all Applications.

#### **§20.6. Applicant Eligibility.**

(a) Eligible Applicants may include entities such as units of local governments, nonprofit corporations, or other entities as further provided in the Program Rules and/or NOFA.

(b) Applicants shall be in good standing with the Texas Office of the Secretary of State and Texas Comptroller of Public Accounts, as applicable.

(c) Applicants shall comply with all applicable state and federal rules, statutes, or regulations.

(d) Resolutions must be provided in accordance with the applicable Program Rule or NOFA.

(e) The violations described in paragraphs (1) – (5) of this subsection may cause an Applicant and any Applications they have submitted, to be ineligible:

(1) Applicant did not satisfy all eligibility requirements described in the Program Rules and NOFA to which they are responding;

(2) Applicant failed to make timely payment on fee commitments or on debts to the Department and for which the Department has initiated formal collection or enforcement actions;

(3) Applicant failed to comply with any other provisions of debt instruments held by the Department including, but not limited to, such provisions as timely payment of property taxes and proper placement and maintenance of insurance;

(4) Applicant is debarred by HUD or the Department; or

(5) Current or previous noncompliance. Each Applicant will be reviewed for compliance history by the Department. Applications submitted by Applicants found to be in material noncompliance or otherwise violating the Compliance Rules of the Department may be terminated and/or not recommended for funding.

(f) The Department reserves the right to adjust the amount awarded based on the Application's feasibility, underwriting analysis, the availability of funds, or other factors deemed appropriate by the Department.

(g) The Department may decline to fund any Application if the proposed activities do not, in the Department's sole determination, represent a prudent use of the Department's funds. The Department is not obligated to proceed with any action pertaining to any Applications which are received, and may decide it is in the Department's best interest to refrain from pursuing any selection process. The Department reserves the right to negotiate individual elements of any Application.

#### **§20.7. Household Eligibility Requirements.**

(a) The method used to determine Annual Income will be provided in the Program Rules or NOFA.

(b) Households must occupy the Single Family Housing Unit as their Principal Residence for a period of time as established by the Program Rules or NOFA.

#### **§20.8. Single Family Housing Unit Eligibility Requirements.**

(a) Unless otherwise provided in the NOFA, the Single Family Housing Unit must be located in the state of Texas, and must have good and marketable title.

(b) Real property taxes assessed on an owner-occupied Single Family Housing Units must be current (including prior years) or the Household must be successfully participating in an approved payment plan with the taxing authority.

(c) An owner occupied Single Family Housing Unit must not be encumbered with any liens which impair the good and marketable nature of the title. The Department will require the owner to be current on any existing mortgage loans or home equity loans prior to assistance.

#### **§20.9. General Administration and Program Requirements.**

(a) Costs incurred by Administrator for travel, including costs of lodging, other subsistence, and incidental expenses, shall be considered reasonable and allowable only to the extent such costs do not exceed charges normally allowed by the U.S. General Services Administration (GSA) per diem rates at <http://www.gsa.gov/portal/category/21287>.

(b) Administrators must comply with all applicable local, state, and federal laws, regulations, and ordinances for procurement with single family program funds.

(c) Administrators may not retain any Program Income generated through the operation of a single family program or Activity.

#### **§20.10. Inspection Requirements for Construction Activities.**

(a) Initial Inspections.

(1) An initial inspection report must be provided to both the Department and the homeowner or homebuyer for all construction projects. A rehabilitation project is eligible for Reconstruction if the initial inspection report estimates that the cost to rehabilitate exceeds the rehabilitation threshold, which shall be \$40,000, or the pre-rehabilitation value of the structure to be rehabilitated, whichever is less.

(2) All deficiencies identified in the initial inspection report shall be addressed in the work write-up for rehabilitation projects.

(b) Construction Completion Requirements and Final Inspections.

(1) Compliance with Accessibility Requirements--Applicant must submit one of the documents described in subparagraphs (A) or (B) of this subsection to ensure that requirements of Texas Government Code §2306.514 and other Program Rules are met.

(A) A copy of the proposed plans and specifications for Reconstruction and New Construction of Single Family Units. All plans submitted must be prepared and executed by an architect licensed by the state of Texas; or

(B) A certification of compliance which includes the seal of the architect.

(2) Final inspections are required for all rehabilitation, reconstruction or new construction activities and must ensure that the construction on the Single Family Housing Unit is complete

and meets all applicable state and local codes, and have no observed deficiencies related to health and safety standards.

(3) A copy of the final inspection report must be provided to the Department and the Household for rehabilitation, reconstruction and new construction activities.

(4) A Certificate of occupancy shall be issued prior to final payment for construction, as applicable. If no certificate of occupancy is available from an incorporated area, a document from the local government entity showing that the Single Family Housing Unit has passed all required building codes must be obtained and provided to the Department.

(5) Any deficiencies noted on the certificate of occupancy or the inspector's report must be corrected prior to the final Draw.

(6) Cosmetic issues such as paint, wall texture, etc. will not be required to be corrected if utilizing a self-help construction program.

(c) Requirements for Use of professional inspectors or qualified inspection individuals.

(1) Professional home inspectors or qualified inspection individuals shall conduct all initial and final inspections for new construction, reconstruction and rehabilitation activities utilizing the Department's single family program funds.

(2) Municipal code officials, as applicable, shall conduct inspections inside of city limits and extraterritorial jurisdictions.

(3) Professional home inspector requirements.

(A) Inspections may be conducted by a licensed Texas Real Estate Commission (TREC) Inspector.

(B) The TREC inspector may be a staff member of the Administrator.

(4) Qualified inspection individual Requirements

(A) Inspections may be conducted by a qualified inspection individual if certified by the Administrator that the individual has professional certifications, relevant education or minimum five (5) years experience in a field directly related to home inspection, including but not limited to installing, servicing, repairing or maintaining the structural, mechanical, plumbing and electrical systems found in Single Family Housing Units, as evidenced by inspection logs, certifications, training courses or other documentation.

(B) Inspections may be performed by qualified inspection individuals if allowed by the Program Rules or NOFA.

(C) Qualified inspection individuals may be a staff member of the Administrator.

(D) Qualified inspection individuals will not be permitted to be utilized after September 1, 2014.

(d) Other inspection requirements.

(1) All inspectors shall inspect properties utilizing applicable construction standards prescribed by the Department; and

(2) All inspectors shall utilize Department approved and prescribed inspection forms/checklists for applicable inspections.

(e) Single Family Housing Units receiving only utility connections under the Colonia Self Help Center Program are exempt from inspection requirements.

### **§20.11. Survey Requirements.**

When assistance is provided in the form of an acquisition mortgage loan:

(1) a Category 1A (Texas Society of Professional Surveyors) land title survey is required for single family acquisition where the:

(A) Department is the first lien holder and the rehabilitation activity funds are used for construction because:

(B) the Rehabilitation project is enlarging the footprint; or

(C) the project is Reconstruction or New Construction; and

(D) if allowed by the Program Rules or NOFA, existing surveys for acquisition only activities may be used if the Household certifies that no changes were made to the footprint of any building or structure, or to any improvement on the Single Family Housing Unit.

(2) The Department reserves the right to determine the survey requirements on a per project basis if additional survey requirements would, at the sole discretion of the Department, benefit the project.

### **§20.12. Insurance Requirements for Acquisition Activities.**

(a) Title Insurance requirements. A Mortgagee's Title Insurance Policy is required for all non-conforming Department mortgage loans, exclusive of loans financed with mortgage revenue bonds or through the Taxable Mortgage Program. The title insurance must be written by a title insurer licensed or authorized to do business in the jurisdiction where the Single Family Housing Unit is located. The policy must be in the amount of the loan. The Mortgagee named shall be: "Texas Department of Housing and Community Affairs."

(b) Title Reports.

(1) Title reports may be provided in lieu of title insurance only for grants if title insurance is not available. Title reports shall be required when the grant funds exceed \$20,000.

(2) The preliminary title report may not be older than allowed by the Program Rules or NOFA.

(3) Liens, or any other restriction or encumbrances that impair the good and marketable nature of the title must be cleared on or before closing of the Department's transaction.

(c) Builder's Risk (non-reporting form only) is required where construction of the Single Family Housing Unit is being financed by the Department in an amount not less than the cost of construction. At the end of the construction period, the binder must be endorsed to remove the "pending disbursements" clause.

(d) Hazard Insurance.

(1) The hazard insurance provisions are not applicable to HOME Program activities unless required in the Program Rule.

(2) If Department funds are provided in the form of a loan, then:

(A) the Department requires property insurance for fire and extended coverage;

(B) Homeowner's policies or package policies that provide property and liability coverage are acceptable. All risk policies are acceptable;

(C) the amount of hazard insurance coverage at the time the mortgage loan is funded should be no less than 100 percent of the current insurable value of improvements; and

(D) the Department should be named as a loss payee and mortgagee on the hazard insurance policy.

(e) Flood insurance must be maintained for all structures located in special flood hazard areas where the U.S. Federal Emergency Management Agency (FEMA) has mandated flood insurance coverage.

(1) A Household may elect to obtain flood insurance even though flood insurance is not required. However, the Household may not be coerced into obtaining flood insurance unless it is required in accordance with this section.

(2) Evidence of insurance, as required above, must be obtained prior to mortgage loan funding. Insurance premiums for at least twelve (12) months and up to two (2) months of reserves may be collected at loan closing. The Department must be named as loss payee on the policy.

### **§20.13. Loan, Lien and Mortgage Requirements for Acquisition Activities Only.**

(a) The requirements in this section shall apply to non-conforming mortgage loans, unless otherwise provided in the Program Rules, NOFA or program guidelines.

(b) The fee requirements described in paragraphs (1) – (3) of this subsection apply to non-Conforming Mortgage Loans:

(1) Allowable expenses are restricted to reasonable third party fees.

(2) Fees charged by third party mortgage lenders are limited to the greater of 2 percent of the mortgage loan amount or \$3,500, including but not limited to origination, Application, and/or underwriting fees.

(3) Fees paid to other parties that are supported by an invoice and reflected on the HUD-1 will not be included in the limit.

(c) Maximum Debt Ratio. The total debt-to-income ratio may not exceed 45 percent. A borrower's spouse who does not apply for the mortgage loan will be required to execute the information disclosure form and the deed of trust as a "non-purchasing" spouse. The "non-purchasing" spouse will not be required to execute the note. For credit underwriting purposes the non-purchasing spouse's income, debts, and obligations will be considered in the borrower's total debt-to-income ratio.

(d) The Department reserves the right to deny assistance in the event that the senior lien conditions are not to the satisfaction of the Department, as outlined in the Program Rules or NOFA.

(e) Lien position requirements.

(1) A mortgage loan made by the Department shall be secured by a first (1st) lien on the real property if the Department's loan is the largest mortgage loan secured by the real property; or

(2) The Department may accept a Parity Lien position if the original principal amount of the leveraged mortgage loan is equal to or greater than the Department's loan; or

(3) The Department may accept a subordinate lien position if the original principal amount of the leveraged mortgage loan is at least \$1,000 or greater than the Department's loan. However liens

related to other subsidized funds provided in the form of grants and non-amortizing loans, such as deferred payment or Forgivable Loans, must be subordinate to the Department's loan.

(4) A subordinate mortgage loan may be re-subordinated, at the discretion of the Department, and as provided in the Program Rules or NOFA.

(f) Escrow Accounts.

(1) An escrow account must be established if:

(A) the Department holds a first lien mortgage loan which is due and payable on a monthly basis to the Department; or

(B) the Department holds a subordinate mortgage loan and the first lien lender does not require an escrow account, the Department may require an escrow account to be established.

(2) If an escrow account held by the Department is required under one of the above provisions, then the provisions described in subparagraphs (A) – (F) of this paragraph are applicable:

(A) The borrower must contribute monthly payments to cover the anticipated costs of real estate taxes, hazard and flood insurance premiums, and other related costs as applicable;

(B) Escrow reserves shall be calculated based on land and completed improvement values;

(C) The Department may require up to two (2) months of reserves for hazard and/or flood insurance and property taxes to be collected at the time of closing to establish the required Escrow account;

(D) In addition, the Department may also require that the property taxes be prorated at the time of closing and those funds be deposited with the Department;

(E) The borrower will be required to deposit monthly funds to an escrow account with the mortgage loan servicer in order to pay the taxes and insurance. This will ensure that funds are available to pay for the cost of real estate taxes, insurance premiums, and other assessments when they come due; and

(F) These funds are included in the borrower's monthly payment to the Department or to the servicer. The Department will establish and administer the escrow accounts in accordance with the Real Estate Settlement and Procedures Act of 1974 (RESPA) if applicable.

#### **§20.14. Amendments and Modifications to Written Agreements and Contracts.**

(a) The Department, acting by and through its Executive Director or his/her designee, may authorize, execute, and deliver amendments to any written Agreement or contract provided that the requirements of this section are met.

(b) Time extensions.

The Director or his/her designee may grant up to a cumulative twelve (12) months extension to the end date of any contract unless otherwise indicated in the Program Rules. Any additional time extension granted by the Director shall include a statement by the Director identifying the unusual, non-foreseeable or extenuating circumstances justifying the extension. If more than a cumulative twelve (12) months of extension is requested and the Department determines there is no unusual, non-foreseeable, or extenuating circumstances, it will be presented to the Board for approval, approval with modifications, or denial of the requested extension.

(c) Award or Contract Reductions. The Department may decrease an award for any good cause including but not limited to the request of the Administrator, insufficient eligible costs to support the award, or failure to meet deadlines or benchmarks.

(d) Changes in beneficiaries. Reductions in contractual deliverables and beneficiaries shall require a contract amendment. Increases in contractual deliverables and beneficiaries that do not shift funds, or cumulatively shift less than 10 percent of total award or contract funds, shall be completed through a contract modification.

(e) Award and Contract Increases.

(1) Up to a cumulative 25 percent or \$50,000 (whichever is greater) increase in specific single family program's contract may be added to the funding originally awarded by the Department.

(2) Requests for increases in funding will be evaluated by the Department on a first-come, first-served basis to assess the capacity to manage additional funding, the demonstrated need for additional funding and the ability to expend the increase in funding within the contract period.

(3) The requirements to approve an increase in funding shall include, at a minimum, Administrator's ability to continue to meet existing deadlines, benchmarks and reporting requirements.

(4) Funding may come from program funds, deobligated funds or program income.

(5) Qualifying requests will be recommended to the Executive Director for approval.

(6) The Board must approve requests in excess of the cumulative 25 percent or \$50,000 threshold.

(f) The Executive Director may approve contract budget changes or amendments that do not significantly decrease the benefits to be received by the Department.

(g) The single family program's Director may approve contract budget modifications provided the guidelines described in paragraphs (1) – (4) of this subsection are met:

(1) Funds must be available in a budget line item;

(2) The budget change(s) are less than 10 percent of the total Activity budget;

(3) If units or activities are desired to be increased, but funds must be shifted from another budget line item in which units or activities from that budget line item have been completed, a contract amendment will only be necessary if the cumulative budget changes exceed 10 percent of the contract amount; and

(4) The cumulative total of all contract budget modifications cannot exceed 10 percent of the total contract's budget amount.

(5) If these guidelines are not met, a contract amendment will be required.

(h) The Department may terminate a contract in whole or in part if the Administrator does not achieve performance benchmarks as outlined in the Contract or NOFA.

(i) In all instances noted above, where an expected loan transaction is involved, loan instruments will be modified accordingly at the expense of the Administrator/borrower.



**§20.15. Sanctions and Deobligation.**

The sanctions (except debarment) and deobligation remedies identified under other provisions of this title apply to all single family program activities.

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**BOARD ACTION REQUEST**  
**OFFICE OF COLONIA INITIATIVES**  
**July 26, 2012**

Presentation, Discussion, and Possible Action regarding a proposed repeal of 10 TAC Chapter 2, §§2.1 – 2.13 regarding the Texas Bootstrap Loan Program Rule and proposal of a new 10 TAC Chapter 24, §§24.1 – 24.13 regarding the Texas Bootstrap Loan Program Rule, for public comment and publication in the *Texas Register*.

**RECOMMENDED ACTION**

**WHEREAS**, the Governing Board of the Texas Department of Housing and Community Affairs (the "Department") approved organizational changes on April 12, 2012, of which, a key component was a new Single Family business model that established consistency and coordination among all Single Family Programs; and

**WHEREAS**, Office of Colonia Initiatives (OCI) programs are included in this effort. It is hereby

**RESOLVED**, that the Executive Director and his designees be and each of them hereby are authorized, empowered, and directed, for and on behalf of the Department, to cause the proposed repeal and the proposed new rule, in the form presented to this meeting, to be published in the *Texas Register* for review and public comment, and in connection therewith, make such non-substantive technical corrections as they may deem necessary to effectuate the foregoing.

**BACKGROUND**

The purpose of the repealed Texas Bootstrap Loan Program Rule is to (1) eliminate unnecessary definitions because they are part of the common usage in trade or defined elsewhere, (2) eliminate program procedures which have been standardized in the Single Family Programs Umbrella Rule at 10 TAC Part 20, and (3) remove details of the reservation system process, which are captured in program manuals. These rules will be supplemented by uniform processes, standards, requirements, and procedures currently targeted to be implemented by the end of the calendar year.

An overview of key aspects of the proposed new Chapter is set out below:

**§24.1 Purpose**

Non-substantive changes were made to this section to improve clarity.

**§24.2 Definitions**

With the exception of Bootstrap-specific definitions, all defined terms were deleted and moved to the Single Family Programs Umbrella Single Family Programs Umbrella Rule.

**§24.3 Allocation of Funds**

Non-substantive changes were made to this section to improve clarity.

#### §24.4 Participant Requirements

Guidelines for ineligible participants were moved to the Single Family Programs Umbrella Single Family Programs Umbrella Rule.

#### §24.5 Program Activities

Non-substantive changes were made to this section to improve clarity.

#### §24.6 Prohibited Activities

Non-substantive changes were made to this section to improve clarity.

#### §24.7 Distribution of Funds

The reservation system process was removed from the HTF Rule and will be captured in Notices of Funding (“NOFAs”) and program manuals.

#### §24.8 Criteria for Funding

§2.8(a) was cleaned up for clarity. §2.8(c)(6) was clarified to remove reservation system requirements that will be captured in the NOFA or program manual. §2.8(d) regarding the Alternative Dispute Resolution Policy was removed is captured in the Single Family Programs Umbrella Single Family Programs Umbrella Rule.

#### §24.9 Program Administration

Guidelines for amendments, time extensions, the total debt-to-income ratio limit, property requirements, escrow accounts requirements. Non-purchasing spouse was deleted and moved to the Single Family Programs Umbrella Rule to ensure consistency between single family programs were moved to the Single Family Programs Umbrella Rule.

Expenditure deadlines and related requirements were removed from the Rule because these requirements will be captured in NOFAs and the program manuals. Conflicts of Interest provisions were removed from the Rule because they are captured in Loan Origination Agreements. This requirement was moved to the Single Family Programs Umbrella Rule in order to consolidate and streamline the process.

#### §24.10 Owner-Builder Qualifications

Non-substantive changes were made to this section to improve clarity.

#### §24.11 Types of Funding Transactions

No changes were made to this section.

#### §24.12 Property Guidelines and Related Issues

This section clarified that a construction Loan Agreement must be signed by the Administrator prior to utilizing funds. Inspection and insurance requirements were moved to the Single Family Program Rule.

#### §24.13 Nonprofit Owner-Builder Housing Program (NOHP) Certification

Requirements for recertification were clarified based on current program practices.

## **Attachment 1: Preamble and proposed repeal of 10 TAC Chapter 2, Texas Bootstrap Loan Program Rule.**

The Texas Department of Housing and Community Affairs (the “Department”) proposes the repeal of 10 TAC Chapter 2, §§2.1 – 2.13, concerning the **Texas Bootstrap Loan Program Rule**. The purpose of the proposed repeal is to establish a new rule to set forth policies and procedures governing the administration of the Department’s Texas Bootstrap Loan Program.

**FISCAL NOTE.** Timothy K. Irvine, Executive Director, has determined that, for each year of the first five years the repeal will be in effect, enforcing or administering the repeal does not have any foreseeable implications related to costs or revenues of the state or local governments.

**PUBLIC BENEFIT/COST NOTE.** Mr. Irvine also has determined that, for each year of the first five years the repeal will be in effect, the public benefit anticipated as a result of the repeal, is to establish a proposed new rule which will increase efficiency and consistency among the Department’s Single Family Programs. There will be no economic cost to any individuals required to comply with the new rule.

**ADVERSE IMPACT ON SMALL OR MICRO-BUSINESSES.** The Department has determined that there will be no economic effect on small or micro-businesses.

**REQUEST FOR PUBLIC COMMENT.** The public comment period will be held August 10, 2012 to September 10, 2012 to receive input on the new sections. Written comments may be submitted to Texas Department of Housing and Community Affairs, Rule Comments, P.O. Box 13941, Austin, Texas 78711-3941, by email to the following address: [dee.patience@tdhca.state.tx.us](mailto:dee.patience@tdhca.state.tx.us), or by fax to (512) 475-1162. **ALL COMMENTS MUST BE RECEIVED BY 5:00 P.M. September 9, 2012.**

**STATUTORY AUTHORITY.** The repealed section is proposed pursuant to Texas Government Code §2306.053, which authorizes the Department to adopt rules. Additionally, the repealed rule is proposed pursuant to Texas Government Code, Chapter 2306, Subchapter FF, which specifically authorizes the Department to administer the Texas Bootstrap Loan Program. The proposed repealed rule affects no other code, article, or statute.

§2.1. Purpose.

§2.2. Definitions.

§2.3. Allocation of Funds.

§2.4. Participant Requirements.

§2.5. Program Activities.

§2.6. Prohibited Activities.

§2.7. Distribution of Funds.

§2.8. Criteria for Funding.

§2.9. Program Administration.

§2.10. Owner-Builder Qualifications.

§2.11. Types of Funding Transactions.

§2.12. Property Guidelines and Related Issues.

§2.13. Nonprofit Owner-Builder Housing Program (NOHP) Certification.

## **Attachment 2: Preamble and proposed new 10 TAC Chapter 24, Texas Bootstrap Loan Program Rule**

The Texas Department of Housing and Community Affairs (the “Department”) proposes a new 10 TAC Chapter 24, §§24.1 – 24.13 concerning the **Texas Bootstrap Loan Program Rule**. The purpose of this proposed new sections is to set forth policies and procedures governing the administration of the Department’s Texas Bootstrap Loan Program.

FISCAL NOTE. Timothy K. Irvine, Executive Director, has determined that, for each year of the first five years the new rule will be in effect, enforcing or administering the new rule does not have any foreseeable implications related to costs or revenues of the state or local governments.

PUBLIC BENEFIT/COST NOTE. Mr. Irvine also has determined that, for each year of the first five years the new rule will be in effect, the public benefit anticipated as a result of the new rule will be to increase efficiency and consistency among the Department’s Single Family Programs. There will be no economic cost to any individuals required to comply with the new rule.

ADVERSE IMPACT ON SMALL OR MICRO-BUSINESSES. The Department has determined that there will be no economic effect on small or micro-businesses.

REQUEST FOR PUBLIC COMMENT. The public comment period will be held August 9, 2012 to September 10, 2012 to receive input on the new sections. Written comments may be submitted to Texas Department of Housing and Community Affairs, Rule Comments, P.O. Box 13941, Austin, Texas 78711-3941, by email to the following address: [dee.patience@tdhca.state.tx.us](mailto:dee.patience@tdhca.state.tx.us), or by fax to (512) 475-1162. ALL COMMENTS MUST BE RECEIVED BY 5:00 P.M. September 9, 2012.

STATUTORY AUTHORITY. The new sections are proposed pursuant to Texas Government Code §2306.053, which authorizes the Department to adopt rules. Additionally, the new rule is proposed pursuant to Texas Government Code Chapter 2306, Subchapter FF, which specifically authorizes the Department to administer the Texas Bootstrap Loan Program. The proposed new rule affects no other code, article, or statute.

### **§224.1. Purpose.**

(a) This chapter clarifies the administration of the Texas Department of Housing and Community Affairs Texas Bootstrap Loan Program also known as the Owner-Builder Loan Program. The Texas Bootstrap Loan Program provides assistance to income-eligible individuals, families and households to purchase or refinance real property, on which to build new residential housing or improve existing residential housing. The Program is administered in accordance with [Texas Government Code, Chapter 2306, Subchapter FF](#) ~~of the Texas Government Code and the 10 TAC Chapter 20 of this title (relating to Single Family Programs Umbrella Rules)~~ [under this Title](#).

(b) The Texas Bootstrap Loan Program is a self-help construction Program that is designed to provide very low-income families an opportunity to help themselves attain homeownership or repair their existing homes through sweat equity. All Owner-Builder applicants under this Program are required to provide through personal labor at least 65% percent of labor necessary to build or rehabilitate the home. All applicable building codes and housing standards are adhered to under this Program. In addition, nonprofit organizations can combine these funds with other sources of funds. The total amount of Amortized repayable loans made by the Department and other entities to an Owner-Builder may not exceed \$90,000 per housing unit.

## **§24.2. Definitions.**

The following words and terms, when used in this chapter, shall have the following meanings, unless the context clearly indicates otherwise. Other definitions may be found in Texas Government Code Chapter 2306 of the Texas Government Code or 10 TAC Chapter 20 of this title concerning the Single Family Programs Umbrella Rules.

- ~~–(1) Activity—A form of assistance by which Texas Bootstrap Loan Program funds are used to provide incentives to develop and support affordable housing and homeownership through acquisition, existing new construction, reconstruction, or rehabilitation of residential housing.~~
- ~~–(2) Administrative Deficiencies—The absence of information or a document from the Owner Builder application as required by these rules and Program Manual.~~
- ~~–(3) Amortized—A loan in which the principal as well as the interest, if applicable, is payable monthly or in some other periodic installment over the term of the loan.~~
- ~~–(4) Board—The governing board of the Texas Department of Housing and Community Affairs.~~
- ~~–(5) Colonia—A geographic area located in a county some part of which is within one hundred fifty (150) miles of the international border of this state that:
  - ~~—(A) has a majority population composed of individuals and families of low income and very low income, based on the federal Office of Management and Budget poverty index, and meets the qualifications of an economically distressed area under §17.921, Texas Water Code; or~~
  - ~~—(B) has the physical and economic characteristics of a Colonia, as determined by the Department.~~~~
- ~~–(6) Colonia Self Help Center—As defined under Chapter 2306, Subchapter Z of the Texas Government Code.~~
- ~~–(7) Committed—Funds reserved for an Owner Builder and approved by the Department.~~
- ~~–(8) Competitive Application Cycle—A defined deadline by which Applications must be submitted according to a published NOFA. Competitive Applications will be reviewed for scoring criteria in accordance with the rules, and the NOFA.~~
- ~~–(9) Department—The Texas Department of Housing and Community Affairs.~~
- ~~–(10) Development Projects—that have a construction component, either in the form of new construction or the rehabilitation of single family residential housing that meet the Texas Bootstrap Loan Program requirements.~~
- ~~–(11) Domestic Farm Laborer—Individuals (and the family) who receive a substantial portion of their income from the production or handling of agricultural or aquacultural products.~~
- ~~–(12) Drawn—Funds approved by the Department and disbursed to the Nonprofit Owner Builder Housing Provider (NOHP).~~
- ~~–(13) Forgivable Loan—Loans which the lender undertakes to waive repayment of under certain prescribed conditions.~~
- ~~–(14) Grant—Financial assistance that is awarded in the form of money for a specific purpose and that is not required to be repaid. A Grant includes a forgivable loan.~~
- ~~–(15) HUD—United States Department of Housing and Urban Development.~~
- ~~–(16) Life of Loan Flood Certification—Life of Loan Flood Certification tracks the flood zone of the property for the life of the loan.~~
- ~~–(17) Loan Origination Agreement—A written agreement, including all amendments thereto between the Department and the Nonprofit Owner Builder Housing Provider (NOHP), that authorizes the NOHP to originate certain loans under the Texas Bootstrap Loan Program.~~
- ~~–(18) New Construction—Any single family structure not meeting the definition of Rehabilitation or Reconstruction.~~
- ~~–(19) NOFA—Notice of Funding Availability.~~
- ~~–(20) NOHP—Nonprofit Owner-Builder Housing Provider.~~

- ~~-(21) Nonprofit Organization—An organization that:~~
  - ~~—(A) is organized under state or local laws;~~
  - ~~—(B) has no part of its net earnings benefiting any member, founder, contributor, or individual;~~
  - ~~—(C) has a current tax exemption ruling from the Internal Revenue Service (IRS) under §501(c)(3), a charitable, nonprofit corporation, of the Internal Revenue Code of 1986, as evidenced by a certificate from the IRS that is dated 1986 or later. The exemption ruling must be effective on the date of the Application and must continue to be effective throughout the length of any contract agreements; or classification as a subordinate of a central organization nonprofit under §501(c)(3) of the Internal Revenue Code, as evidenced by a current group exemption letter, that is dated 1986 or later, from the IRS that includes the Applicant. The group exemption letter must specifically list the Applicant; and~~
  - ~~—(D) has a pending application for §501(c)(3) status cannot be used to comply with the tax status requirement.~~
- ~~-(22) Open Reservation Cycle—A defined period during which an NOHP may submit Owner-Builder applications according to a published NOFA and which will be reviewed on a first come first serve basis until all funds available are committed, or until the NOFA is closed. Owner-Builder applications will be reviewed in accordance with Program rules and the Program Manual. The Department may release funds in a two (2) year funding cycle or less than two (2) years.~~
- ~~-(3)(2)(23) Owner-Builder--A person, other than a person who owns or operates a construction business and who owns or purchases a piece of real property through a warranty deed and deed of trust; or is purchasing a piece of real property under a contract for deed entered into before January 1, 1999; and who undertakes to make improvements to that property.~~
- ~~-(24) Parity Lien—A lien position whereby two or more lenders share a security interest of equal priority in collateral.~~
- ~~-(4)(3)(25) Participant--An organization which submits an application to the Department to be certified as an NOHP.~~
- ~~-(5)(4)(26) Program--Texas Bootstrap Loan Program also known as the Owner-Builder Loan Program.~~
- ~~-(27) Program Manual—A set of guidelines designed to be an implementation tool for the NOHP that has executed a Loan Origination Agreement and allows the NOHP to search for terms, statutes, regulations, forms and attachments. The Program Manual is developed by the Department and amended or supplemented from time to time.~~
- ~~-(28) Reconstruction—The rebuilding of a new single family structure on the same lot where housing exists at the time of Owner-Builder loan application. Texas Bootstrap Loan Program funds may also be used to build a new foundation or repair an existing foundation.~~
- ~~-(29) Rehabilitation—Includes the alteration, improvement or modification of an existing single family structure. It may also include moving an existing single family structure to a foundation constructed with Texas Bootstrap Loan Program funds.~~
- ~~-(30) Reservation—An amount of funds set aside for each individual Owner-Builder applicant registered into the Department's Texas Bootstrap Loan Program Registration website.~~
- ~~-(31)(5) Self-Help Housing Construction--The self-help housing process enables Owner-Builders to rehabilitate, reconstruct or construct their own homes, usually working together in groups on other eligible Owner-Builder's houses at the same time. Owner-Builders use their own "sweat equity" to reduce the cost of their homes.~~
- ~~-(32) Single family structure—A property designed and built to support the habitation of one person or one household may include an attached or detached unit.~~
- ~~-(33) Very Low Income Families—Owner-Builders who do not have an annual income that exceeds 60% of the greater of the state or local median family income, as determined by the Department, when combined with the income of any person who resides with the Owner-Builder.~~



### **§224.3. Allocation of Funds.**

(a) The Department administers all Texas Bootstrap Loan Program funds provided to the Department in accordance with Texas Government Code Chapter 2306, Subchapter FF ~~of the Texas Government Code~~. The Department shall solicit gifts and grants to make loans under this chapter.

(b) The Department may also make loans under this chapter from:

- (1) available funds in the housing trust fund established under ~~§2306.201 of the~~ Texas Government Code §2306.201;
- (2) federal block grants that may be used for the purposes of this chapter; and
- (3) the Owner-Builder revolving loan fund established under ~~§2306.7581 of the~~ Texas Government Code §2306.7581.

(c) The Department shall establish an Owner-Builder revolving loan fund for the sole purpose of funding loans pursuant to ~~§2306.7581 of the~~ Texas Government Code §2306.7581.

(d) The Department shall deposit money received in repayment of a loan to the Owner-Builder revolving loan fund pursuant to ~~§2306.7581 of the~~ Texas Government Code §2306.7581.

(e) Each state fiscal year the Department shall transfer at least \$3 million to the Texas Bootstrap Loan Program revolving fund from money received under the federal HOME Investment Partnerships program established under Title II of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. §§12701, et seq.), from money in the housing trust fund; or from money appropriated by the legislature to the Department pursuant to ~~§2306.7581 of the~~ Texas Government Code §2306.7581.

(f) In a state fiscal year the Department may use not more than 10% percent of the revenue available to enhance the ability of tax-exempt organizations described by ~~§2306.755(a) of the~~ Texas Government Code §2306.755(a) to enhance the number of such organizations that are able to implement the Program. The Department shall use that available revenue to provide financial assistance, technical training and management support.

### **§224.4. Participant Requirements.**

(a) Eligible Participants. The following organizations or entities are eligible to participate in the Texas Bootstrap Loan Program:

- (1) Colonia Self Help Centers established under Texas Government Code, Chapter 2306, Subchapter Z ~~of the Texas Government Code~~; or
- (2) Nonprofit Owner-Builder Housing Provider (NOHP) certified by the Department pursuant to Texas Government Code §2306.755 ~~of the Texas Government Code~~.

~~(b) Ineligible Participants. The following violations may cause a Participant, and any applications they have submitted, to be ineligible:~~

- ~~- (1) Previously funded Participant(s) who have been partially or fully deobligated due to failure to meet contractual obligations during twelve (12) month period prior to the NOFA published date;~~
- ~~- (2) Participants who have not satisfied all eligibility requirements described in the Program rules and NOFA to which they are responding;~~
- ~~- (3) Participants that have failed to make timely payment on fee commitments or on debt instruments held by the Department and for which the Department has initiated formal collection actions;~~
- ~~- (4) Participants that have been debarred by HUD or the Department; or~~
- ~~- (5) Participants whose staff violates the state's revolving door policy.~~

~~(e) Noncompliance. Each Participant will be reviewed for its compliance history by the Department. Participants found to be in material noncompliance, or otherwise violating the compliance rules of the Department, will be terminated.~~

~~(b)~~ Eligibility requirements. Participant must be certified as an NOHP or must be a Colonia Self-Help Center and must have entered into a Loan Origination Agreement with the Department in order to be eligible to participate in the Texas Bootstrap Loan Program ~~and as more fully described in the NOFA.~~ The Participant must have the capacity to administer and manage resources as evidenced d by previous experience of managing state and/or federal programs.

~~(e) If indicated by the Department, comply with all requirements to utilize the Department's website to provide necessary data to the Department.~~

#### **§224.5. Program Activities.**

Texas Bootstrap Loan Program funds may be used to finance affordable housing and promote homeownership through acquisition, ~~existing,~~ new construction, reconstruction, or rehabilitation of residential housing. All eligible Participants that satisfy the requirements of ~~§2.4 of this chapter (relating to Participant Requirements)~~ may reserve funds and submit a loan application on behalf of an Owner-Builder applicant for the Texas Bootstrap Loan Program.

#### **§224.6. Prohibited Activities.**

The following activities are prohibited in relation to the origination of a Texas Bootstrap Loan Program loan, but may be charged as an allowable cost by a third (3rd) party lender for the origination of all other loans originated in connection with a Texas Bootstrap Loan Program loan:

- (1) Payment of delinquent property taxes or related fees or charges on properties to be assisted with Texas Bootstrap Loan Program funds;
- (2) Loan Origination Fees;
- (3) Application fee;
- (4) Discount fees;
- (5) Underwriter fee;
- (6) Loan Processing fees; and
- (7) Other fees not approved by the Department in writing prior to expenditure.

#### **§224.7. Distribution of Funds.**

(a) Set-Asides. In accordance with Texas Government Code §2306.753(d) ~~of the Texas Government Code~~, at least two-thirds (2/3) of the dollar amount of loans made under this chapter in each fiscal year must be made to Owner-Builders whose property is located in a census tract that has a median household income that is not greater than 75 percent of the median state household income for the most recent year for which statistics are available.

(b) Balance of State. The remaining one-third (1/3) of the dollar amount of loans may be made to Owner-Builders statewide.

~~(c) Reservation procedures. Reservations of funds are available to the NOHP on first-come, first-serve basis. In all cases the NOHP must register each Owner-Builder applicant on the Department's Internet Loan Reservation system. Maximum Reservations allowed for an NOHP at any given time may not~~

~~exceed \$900,000 in total loan Reservations in the two-thirds set aside as noted in §2306.753(d) of the Texas Government Code. The NOHP may not exceed \$450,000 in total loan Reservations at any given time under the Balance of the State set aside. The NOHP may enter additional Reservations after a loan has closed.~~

~~(d) A Reservation of funds with respect to the Program may be subject to cancellation if all documents required in the Program Manual are not submitted to the Department within ten (10) business days of the date the registration was entered into the Reservation system and/or if the performance benchmarks outlined in these Program rules are not adhered to. Registration of an Owner Builder applicant does not guarantee funding.~~

~~(e) Modification of Loan Reservation. After a Reservation has been secured and the Owner Builder applicant has been deemed eligible to participate in the Program, the NOHP must notify the Department of any changes to the Owner Builder application, such as a cancellation, change in the sales price, or change in the loan amount. The NOHP will not be permitted to change, exchange, replace or switch Owner Builder applicants once the loan has been registered; unless construction has commenced and one of the following events has occurred: death, illness, divorce, loss of income, nonperformance by Owner Builder applicant or for other acceptable reasons, as approved by the Department, where the Owner Builder applicant is unable to perform.~~

~~(f)(c) Once a Reservation has been awarded, the Department may grant one forty-five (45) day extension of required benchmarks due to extenuating circumstances that were beyond the Owner-Builder's and/or the NOHPs control. If the NOHP cannot meet the required benchmarks after the forty-five (45) day extension, the Reservation will be cancelled. If funds are available the NOHP may receive another Reservation on the same Owner-Builder applicant and the NOHP must submit an updated application to ensure the Owner-Builder applicant still meets all guidelines and requirements under Texas Bootstrap Loan Program rules and Program Manual.~~

#### **§24.8. Criteria for Funding.**

(a) ~~The Department will distribute the funds in accordance with the Housing Trust Fund (HTF) Plan in effect at the time. All Notices of Funding Availability (NOFA) will be presented to the Board for approval. The Department will publish an announcement for a Notice of Funding Availability (NOFA) in the Texas Register and post the NOFA on the Department's website. The NOFA may be published as an Open Reservation Cycle or a Competitive Application Cycle. The NOFA will establish and define the terms and conditions for the submission of Reservations and/or applications. The Department may also set a deadline for receiving Reservations and/or applications. The NOFA will also indicate the approximate amount of available funds. The Department may increase funds in the NOFA from time to time without republishing the NOFA in the Texas Register and Department's website.~~

(b) A nonprofit organization must have been certified by the Department as a Nonprofit Owner-Builder Housing Provider (NOHP) and must have executed a Loan Origination Agreement to be eligible to submit a Reservation on behalf of an Owner-Builder applicant. A Reservation containing false information will be disqualified. The Department ~~staff~~ will review and process all Owner-Builder applications in the order received. ~~If the Department receives more than one Owner Builder application on the same day the applications will be processed in the order entered into the Reservation system.~~ The NOHP will be notified in writing of the Department's determination.

(c) Reservations received by the Department in response to a NOFA will be handled ~~in the following manners described in paragraphs (1) – (6) of this subsection:~~

~~–(1) The Department will accept Reservations until all funds under the NOFA have been committed. The Department may limit the eligibility of Reservations in the NOFA.~~

~~–(2) Each Reservation will be assigned a "received date" based on the date and time the Reservation was entered into the Texas Bootstrap Loan Program Reservation system. Each Reservation will be reviewed in accordance with the Program rules.~~

~~–(3) Reservations and/or applications submitted on behalf of an Owner-Builder applicant must comply with all applicable Texas Bootstrap Loan Program requirements or regulations established in these rules. Reservations and/or applications submitted on behalf of an Owner-Builder applicant that do not comply with such requirements may be disqualified. The NOHP will be notified in writing of any cancelled and/or disqualified Reservations and/or applications submitted on behalf of an Owner-Builder applicant.~~

~~–(4) **Administrative Deficiencies.** If a Reservation contains administrative deficiencies which, in the determination of the Department ~~staff~~, require clarification or correction of information submitted at the time of the Reservation, the Department ~~staff~~ may request clarification or correction of such Administrative Deficiencies. The Department ~~staff~~ may request clarification or correction in a deficiency notice in the form of an email, facsimile or a telephone call to the NOHP advising that such a request has been transmitted.~~

~~–(5) Prior to issuing an applicant eligibility letter the Department may decline to fund any Reservation entered into the Reservation system if the proposed housing activities do not, in the Department's sole determination, represent a prudent use of the Department's funds. The Department is not obligated to proceed with any action pertaining to any Reservation which are entered, and may decide it is in the Department's best interest to refrain from committing the funds. If the Department has issued an applicant eligibility letter to the Owner-Builder applicant, but the NOHP and/or Owner-Builder applicant has not complied with all the Program rules and guidelines, the Department may suspend funding until the NOHP and/or Owner-Builder applicant has satisfied all requirements of the Program. If the NOHP is unable to cure any deficiencies within fifteen (15) days, the Department may provide a one-time fifteen (15) day extension or decline to fund the Reservation.~~

~~–(6) **In the event of a tie between two or more Reservations, the Department reserves the right to determine which Reservation will receive funding.** The Department will give priority to Reservations to Owner-Builders with an annual income of less than \$17,500 and Reservations to Owner-Builders who will reside in counties and municipalities that agree in writing to waive the capital recovery fees, building permit fee or other fees related to the building of the houses to be built with the loan proceeds. **Tied Reservations may also receive a partial recommendation for funding.**~~

~~(d) **Alternative Dispute Resolution Policy.** In accordance with §2306.082 of the Texas Government Code, it is the Department's policy to encourage the use of appropriate alternative dispute resolution (ADR) procedures under the Governmental Dispute Resolution Act, Chapter 2009 of the Texas Government Code, to assist in resolving disputes under the Department's jurisdiction. As described in Chapter 154, Civil Practices and Remedies Code, ADR procedures include mediation. The Department also has administrative appeals processes to fairly and expeditiously resolve disputes. If at anytime an applicant or other person would like to engage the Department in an ADR procedure, the person may send a proposal to the Department's Dispute Resolution Coordinator. For additional information on the Department's ADR Policy, see the Department's General Administrative Rule on ADR procedure at §1.17 of this title (relating to Alternative Dispute Resolution and Negotiated Rulemaking).~~

## **§224.9. Program Administration.**

(a) Per household assistance from the Department for any Texas Bootstrap Loan Program loans may not exceed \$45,000 per-household pursuant to ~~§2306.754(b) of the~~ Texas Government Code §2306.754(b). The Owner-Builder must obtain the amount necessary that exceeds \$45,000 from other sources of funds including other Department funds with the exception of funds being utilized to implement the Texas Bootstrap Loan Program. The total amount of Amortized repayable loans made by the Department and other entities to an Owner-Builder under the Program may not exceed \$90,000 pursuant to Texas Government Code §2306.754(b) ~~of the Texas Government Code~~.

~~(b) A loan made by the Department shall be secured by a first (1st) lien on the real property if the Department's loan is the largest Amortized, repayable loan secured by the real property; or~~

~~(c) The Department may accept a parity lien position if the original principal amount of the leveraged loan is equal to or greater than the Department's loan; or~~

~~(d) The Department may accept a subordinate lien position if the original principal amount of the leveraged loan is at least \$1,000 or greater than the Department's loan. However liens related to other subsidized funds provided in the form of grants and nonamortizing loans, such as deferred payment or forgivable loans, must be subordinate to the Department's loan.~~

~~(b)(e)~~ The Department, through a Nonprofit Owner-Builder Housing Provider (NOHP), shall make loans for Owner-Builder applicants to enable them to:

- (1) purchase or refinance real property on which to build new residential housing;
- (2) build new residential housing; or
- (3) improve existing residential housing.

~~(c)(f)~~ The NOHP will be granted a 6% percent administration fee upon completion of the house and closing of each mortgage loan.

~~(d)(g) Loan Origination Agreement.~~ Upon approval by the Department, the nonprofit organization certified as an NOHP or Colonia Self-Help Centers shall enter into, execute, and deliver to the Department the Loan Origination Agreement.

~~(h) Amendments. The Department, acting by and through its Executive Director or his/her designee, may authorize, execute, and deliver modifications and/or amendments to any Program written agreement provided that:~~

- ~~-(1) Time extensions. The Executive Director may collectively provide up to one six (6) month extension to the end date of any Loan Origination Agreement. Any additional time extension granted by the Executive Director shall include a statement by the Executive Director relating to unusual, non-foreseeable or extenuating circumstances. If the extension is longer than six (6) months and the Executive Director determines that a statement related to unusual, non-foreseeable, or extenuating circumstances cannot be issued, it will be presented to the Governing Board for approval, approval with modifications, or denial of the requested extension; and~~
- ~~-(2) In the case of all other modifications or amendments, such modification or amendment does not, in the estimation of the Executive Director, significantly decrease the benefits to be received by the Department.~~

~~(i) Sanctions/Deobligation. The Department will apply its Administrative Rules in Chapter 1 of this title.~~

~~(j) The Department may use all applicable provisions and/or any relevant rules to assure compliance with these rules or Loan Origination Agreement.~~

~~(e)(k) **Additional Funds.** In the event the Department has additional funds in the same funding cycle, the Department, with Board approval, will distribute funds in accordance with §2.7(a) — (b) of this chapter (relating to Distribution of Funds).~~

~~(f)(4) The Department may terminate the Loan Origination Agreement in whole or in part. If the NOHP has not achieved performance benchmarks as outlined in in the NOFA, Loan Origination Agreement, Program rules and/or Program Manual. If the Owner-Builder applicant qualifies for the Program, the Department will issue an applicant eligibility letter (approval letter) which reserves the funds (up to \$45,000 per Reservation) for twelve (12) months from the date of the applicant eligibility letter. Owner-Builder applicant will not be required to re-qualify for the Program if the Owner-Builder applicant closes on the loan on or before the expiration date stated on the applicant eligibility letter issued by the Department. If the Owner-Builder fails to close on the loan on or before the expiration date stated on the applicant eligibility letter, the Owner-Builder applicant will be required to re-qualify for the Program. Performance benchmarks must be satisfactorily completed as follows:~~

~~—(1) If the Owner-Builder applicant qualifies for the Program, the Department will issue an applicant eligibility letter (approval letter) which reserves the funds (up to \$45,000 per Reservation) for twelve (12) months from the date of the applicant eligibility letter. Owner-Builder applicant will not be required to re-qualify for the Program if the Owner-Builder applicant closes on the loan on or before the expiration date stated on the applicant eligibility letter issued by the Department. If the Owner-Builder fails to close on the loan on or before the expiration date stated on the applicant eligibility letter, the Owner-Builder applicant will be required to re-qualify for the Program. In an effort to expedite expenditure of funds, the NOHP will be required to meet specific performance benchmarks on the home within twelve (12) months from the date of the applicant eligibility letter. If the NOHP fails to meet the required benchmarks, the Reservation may be subject to cancellation in accordance with the Loan Origination Agreement. The Department may provide one forty five (45) day extension to benchmark deadlines due to extenuating circumstances that were beyond the Owner-Builder's and/or the NOHPs control. If the NOHP cannot meet the required benchmarks after the forty five (45) day extension, the Reservation will be cancelled. In order to receive another Reservation on the same Owner-Builder applicant the NOHP will be instructed to submit an updated application if funds are available, to ensure the Owner-Builder applicant meets all Texas Bootstrap Loan Program rules. Once an Owner-Builder has been deemed eligible and funds have been reserved, the NOHP must meet the following performance benchmarks depending on the type of loan being requested:~~

~~—(A) Purchase Money Loan:~~

~~—(i) Within one hundred twenty (120) days of the date of the applicant eligibility letter construction must have started on the unit; and~~

~~—(ii) Within one (1) year of the date of the applicant eligibility letter the unit must be 100% complete and the purchase money loan must have closed with the owner-builder applicant.~~

~~—(B) Interim and Residential Construction Loans:~~

~~—(i) Within ninety (90) days of the date of the applicant eligibility letter, the loan must close and construction must have started on the unit;~~

~~—(ii) Within one hundred eighty (180) days of the date of the applicant eligibility letter, the unit must be at 40% completion;~~

~~—(iii) Within two hundred seventy (270) days of the date of the applicant eligibility letter, the unit must be at 80% completion; and~~

~~—(iv) Within one (1) year of the date of the applicant eligibility letter the unit must be 100% complete and the purchase money loan must have closed with the Owner-Builder applicant.~~

~~-(2) Quarterly reports are due by the NOHP to the Department on the 10th of the month following the end of each calendar quarter. All funding may be suspended until reports are received.~~

~~(g)(m)~~ Roles and responsibilities for administering the Program contract. NOHPs are required to:

- ~~-(1) Qualify-qualify~~ potential Owner-Builders for loans;
- ~~-(2) Provide-provide~~ Owner-Builder homeownership education classes;
- ~~-(3) Supervise-supervise~~ and assist Owner-Builders in building and/or rehabilitate housing;
- ~~-(4) Facilitate-facilitate~~ loans made or purchased by the Department under the Program; and
- ~~-(5) Implement-implement~~ and administer the Program on behalf of the Department.

~~(h)(n) Loan Origination/Loan Servicing Agreement. An NOHP must enter into a Loan Origination Agreement with the Department in order to participate in the Program.~~ If the NOHP wishes to service the loans originated on behalf of the Department it must enter into a Loan Servicing Agreement with the Department. The Department may grant the request upon reviewing the NOHP capacity to implement those specific functions.

~~(i)(o)~~ First Year Consultation Agreement. The NOHP agrees that if notified by the Department that Owner-Builder has failed to make a scheduled payment due under the Program loan, or other payments due under the Program loan documents issued under the Program, within the first twelve (12) months of funding, the NOHP will be required to meet with the Owner-Builder and provide counseling and assistance until the payments are made current. After consultation and in the event that the Department and NOHP are not able to reach a consensus about NOHPs effort to bring the Program loan current as required under this chapter, the Department in accordance with its administrative rules may apply appropriate graduated sanctions leading up to, but not limited to deobligation of funds and future debarment from participation in the Program.

~~(p) Conflict of Interest. The NOHP shall ensure that no employee, officer, or agent of NOHP shall participate in the selection, or in the award or administration of a subcontract supported by funds provided under this Program if a conflict of interest, real or apparent, would be involved. Such conflict of interest would arise when the employee, officer, or agent; any member of his or her immediate family; his or her partner; or, any organization which employs, or is about to employ any of the above; has a financial or other interest in the firm or person selected to perform the subcontract. The NOHP may not accept an application from any of its officers or employees nor any spouse or person related within the third (3rd) degree of affinity (marriage) or consanguinity (blood) to any officer or employee of the NOHP.~~

~~(j)(q)~~ Administrative Fee. The NOHP may request their administrative fee upon completion of the house and closing of each mortgage loan.

~~(k)(r)~~ Blueprints. If NOHP's activity is interim or residential construction, NOHP must provide an original copy of the proposed blueprints to be approved by the Department prior to accepting applications. Blueprints must include the required construction requirements pursuant to ~~§2306.514 of the~~ Texas Government Code §2306.514. All blueprints submitted for approval must be prepared and executed by an architect or engineer licensed by the state of Texas ~~or any state of the United States~~.

~~(l)(s)~~ Work Write-up. The NOHP must submit a work write-up for all rehabilitation projects. Work write-ups must be reviewed and approved by the Department, before rehabilitation is started.

(m)(t) Loan Program requirements. The Department may purchase or originate loans that conform to the lending parameters and the specific loan Program requirements as ~~follows~~described in paragraphs (1) – (13) of this subsection:

–(1) Maximum Loan amount not to exceed \$45,000. If it is not possible for the Owner-Builder to purchase necessary real property and build adequate housing for \$45,000, the NOHP must obtain additional funding from other sources of funds~~;~~

–(2) Minimum Loan amount is \$1,000~~;~~

–(3) The total amount of all Amortized repayable loans under the Program may not exceed \$90,000. Deferred forgivable loans are not included in these total loan calculations~~;~~

–(4) May not exceed a term of thirty (30) years~~;~~

–(5) Minimum loan term of five (5) years~~;~~

–(6) Zero percent (0% percent) non-interest loans~~;~~

–(7) When refinancing a contract for deed, the Department will not disburse any portion of the Department's loan until the Owner-Builder receives a deed to the property~~;~~

–(8) Owner-Builder(s) must have resided in this state for the preceding six (6) months prior to the date of loan application~~;~~

~~–(9) Total Debt to Income Ratio. Maximum of 45% (unless otherwise dictated by the mortgage insurer, if any).~~

~~–(10)~~(9) Credit Qualifications. Owner-Builder applicants must have a credit history that indicates reasonable ability and willingness to meet debt obligations. In order for the Department to make a reasonable determination, the Department will obtain a tri-merge credit report on all Owner-Builder applicants submitted to the Department for approval~~;~~

~~–(11)~~(10) Unacceptable credit includes, but is not limited to ~~the following~~:

–(A) Payments on any open consumer, retail and/or installment account (i.e. auto loans, signature loans, payday loans, credit cards or any other type of retail and/or installment loan) which has been delinquent for more than thirty (30) days on three (3) or more occasions within the last twelve (12) months, unless the Owner-Builder applicant has been current for the four (4) months immediately preceding the application date ~~and must submit to the Department a written explanation of the cause for the previous delinquency, which is acceptable to the Department~~. For purposes of this subparagraph, the credit history of an Owner-Builder who is a Domestic Farm Laborer and receives a substantial portion of his/her income from the production or handling of agriculture or aquacultural products will not apply. However, Owner-Builder must still demonstrate the ability and willingness to meet debt obligations~~;~~

–(B) A foreclosure which has been completed within the last twelve (12) months prior to the date of loan application~~;~~

–(C) An outstanding Internal Revenue Service tax lien or any other outstanding tax liens where Owner-Builder applicant has made has made formal and satisfactory payment arrangements ~~no satisfactory payment arrangements~~ for at least six (6) months prior to the date of loan application~~;~~

–(D) A court-created or court-affirmed obligation or judgment caused by nonpayment that is currently outstanding must be paid off. The Department may consider this account in good standing if the Owner-Builder applicant has made formal and satisfactory payment arrangements ~~has made formal payment arrangements and has a satisfactory payment arrangement history~~ for at least six (6) months prior to the date of loan application~~;~~

–(E) Any account (with the exception of a medical account) that has been placed for "collection," "profit and loss" or "charged off" within the last twelve (12) months prior to the date of loan application, unless the account has been or will be paid in full ~~within two (2) weeks of~~after receiving notice from the Department. If there are other, unpaid or unresolved accounts that were placed for "collection," "profit and loss," or "charged off" prior to the last twelve (12) months prior to the date of loan application then. Owner-Builder applicant must also have re-established at least one line of credit



that must be in good standing with no delinquencies for at least six (6) months prior to the date of loan application. Type of debts that will be taken into consideration may include, but are not limited to the following: rental history, cell phone, utility, child care, auto insurance, etc.;

—(F) Any delinquency on any government debt unless the Owner-Builder applicant has made formal and satisfactory payment arrangements for at least six (6) months prior to the date of loan application-;

—(G) A bankruptcy that has been filed within the past twelve (12) months prior to the date of loan application-;

—(H) Any delinquency on child support unless the Owner-Builder applicant has made formal and satisfactory payment arrangements for at least six (6) months prior to the ~~date of~~ date of loan application-;

~~(12)~~(11) Subparagraphs (A) - (C) of this paragraph will not be considered indicators of unacceptable credit:

—(A) A bankruptcy in which debts were discharged more than twelve (12) months prior to the ~~date of~~ date of loan application. Owner-Builder applicant must also have re-established at least one line of credit that must be in good standing with no delinquencies for at least six (6) months prior to the ~~date of~~ date of loan application. In addition the Owner-Builder applicant must submit to the Department a letter of explanation regarding the circumstances that led to the bankruptcy which is acceptable to the Department-;

—(B) Where an Owner-Builder applicant has successfully completed a debt restructuring plan and has demonstrated a willingness to meet obligations when due for the six (6) months prior to the ~~date of~~ date of loan application. If an Owner-Builder applicant is currently participating in a debt management plan, the trustee or assignee must provide a letter to the Department stating that they are aware and agree with the Owner-Builder applicant applying for a mortgage loan. In addition Owner-Builder applicant must have successfully completed at least six (6) months of the debt management plan with no delinquent payments-;

—(C) Medical accounts that are delinquent or that have been placed for collection-;

~~(13)~~(12) Liabilities. The Owner-Builder applicant's liabilities include all revolving charge accounts, real estate loans, alimony, child support, installment loans, and all other debts of a continuing nature with more than ten (10) monthly payments remaining. Debts for which the Owner-Builder applicant is a co-signer will be included in the total monthly obligations unless the other party to the debt provides evidence showing that the Owner-Builder applicant has not been making payments on the co-signed loans for the previous twelve (12) months. There may be no late payments within the past twelve (12) months or the debt will be included. Payments on installment debts which are paid off prior to funding are not included for qualification purposes. Payments on all revolving debts (~~ie.eg.~~ credit cards, payday loans, lines of credit, unsecured loans) and certain types of installment loans that appear to be recurring in nature will be included in debt ratio calculation, even if the Owner-Builder applicant intends to pay off the accounts, since the Owner-Builder applicant can reuse those credit sources, unless the account is paid off and closed. Payments on any type of loan that have been deferred must be deferred for at least ~~twelve (12)~~eighteen (18) months from the ~~date of~~ date of loan closing application in order for the debt not to be included in the debt ratio calculation-; and

~~(14) Must be a single family detached or attached unit within the State of Texas. Manufactured homes are not eligible. All property taxes must be current prior to closing.~~

~~(15)~~13) The residence must be occupied as the Principal Residence of the Owner-Builder within thirty (30) days of the later of the end of the construction period or the closing of the loan. Any additional habitable structures must be removed from the property prior to closing. Portion of the former structure may be utilized as storage upon the Department's written approval prior to closing.

~~(16) Escrow Account—If the Department is in a first lien position and servicing the loan an account to which the borrower contributes monthly payments to cover the anticipated costs of real estate taxes,~~

~~hazard and flood insurance premiums, and other related costs will be required. The Department may require that up to two (2) months of reserves for hazard and/or flood insurance and property taxes to be collected at the time of closing and these funds must be deposited with the Department. In addition, the Department may also require that the property taxes be prorated at the time of closing and those funds be deposited with the Department. The Owner Builders will be required to deposit monthly funds to an escrow account with the mortgage loan servicer in order to pay the taxes and insurance. This will ensure that funds are available to pay for the cost of real estate taxes, insurance premiums, and other assessments when they come due. These funds are included in the Owner Builders monthly payment to the Department. The Department will establish and administer the escrow accounts in accordance with the Real Estate Settlement and Procedures Act of 1974 (RESPA).~~

~~-(17) Non Purchasing Spouse—An Owner Builder applicant's spouse who does not apply for the loan will be required to execute the information disclosure form and the deed of trust as a "non-purchasing" spouse. The "non-purchasing" spouse will not be required to execute the note. For credit underwriting purposes the non-purchasing spouse's debts and obligations will be considered in the Owner Builder total debt to income ratio. The Owner Builder applicant will be qualified using obligations for which the Owner Builder applicant and non-purchase spouse are personally or jointly liable. Only the income of the Owner Builder applicant will be used in determining the total debt to income ratio. For Program eligibility purposes, the income of a non-applicant spouse or any other person(s) living in the home to be purchased must be included in the calculation of family income. Tax Returns, W2's and recent pay check stubs, or Verification of Employment must be submitted to document household income.~~

(u) Loan Assumption--A Program loan is assumable if the Department determines that the Owner-Builder applicant complies with all Program requirements in effect at the time of the assumption.

#### **§224.10. Owner-Builder Qualifications.**

The Owner-Builder must:

- ~~-(1) Own-own~~ or be purchasing a piece of real property through a warranty deed or Contract for Deed;
- ~~-(2) Not-not~~ have an annual household income that exceeds ~~60%~~ percent of the greater of the state or local area median family income as determined by HUD's income table;
- ~~-(3) Demonstrate-demonstrate~~ the willingness and ability to repay the loan;
- ~~-(4) Execute-execute~~ a Self-Help Agreement committing to provide through personal labor at least ~~65%~~ percent of the labor necessary to build or rehabilitate the proposed housing working through a state-certified NOHP; or provide an amount of labor equivalent to ~~65%~~ percent in connection with building or rehabilitating housing for others through a state certified NOHP; provide through the noncontract labor of friends, family, or volunteers and through personal labor at least ~~65%~~ percent of the labor necessary to build or rehabilitate the proposed housing by working through a state certified NOHP or if due to a documented disability or other limiting circumstances the Owner-Builder cannot provide the amount of personal labor otherwise required, provide through the noncontract labor of friends, family or volunteers at least ~~65%~~ percent of the labor necessary to build or rehabilitate the proposed housing by working through a state certified NOHP;
- ~~-(5) Not-not~~ have cash assets in excess of \$25,000 (excluding retirement and/or 401K accounts);
- ~~-(6) Successfully-successfully~~ complete an Owner-Builder homeownership education class prior to loan funding;
- ~~-(7) Be-be~~ given priority for loans if the Owner-Builder has an income of less than \$17,500 annually; and
- ~~-(8) Not-not~~ have any outstanding judgments and/or liens on the property.

### **§224.11. Types of Funding Transactions.**

All mortgage loans will be evidenced by a promissory note and will be secured by a lien on the subject property. The following transaction types are permitted by the Department under the Program.

- (1) Purchase Money. In a purchase money transaction, all proceeds are used to finance the purchase of a single-family dwelling unit and/or a piece of real property which will be the Owner-Builders primary residence within thirty (30) days of closing the loan. In this instance, a permanent loan is made and the Owner-Builder's repayment obligation begins immediately. In certain situations, eligible closing costs may be financed by the loan proceeds.
- (2) Residential Construction (One Time Closing with Owner-Builder). An interim construction loan, also known as a residential construction loan, this transaction is treated as a purchase, because it is a one-time closing with the Owner-Builder. Construction period may be up to twelve (12) months.
- (3) Interim Construction (Closing with NOHP). Interim construction is a commercial transaction between the NOHP and the Department. The construction period may be up to twelve (12) months; once the construction of the home is completed the closing with the Owner-Builder will take place as a purchase money transaction.
- (4) Purchase of Mortgage Loans. The Department may purchase and take assignments from mortgage lenders of notes and other obligations evidencing loans or interest in loans for purchase money transactions as described in paragraph (1) of this section or for residential construction transactions as described in paragraph (2) of this section.

### **§224.12. Property Guidelines and Related Issues.**

(a) If the Nonprofit Owner-Builder Housing Provider (NOHP) is utilizing Program funds to construct the home they must conform to ~~§2306.514 of the~~ Texas Government Code §2306.514 and execute a Construction Loan Agreement.

~~(b) If the property is located within an incorporated area where certain building codes must be met, the Department will require a copy of the certificate of occupancy. If no certificate of occupancy is available from an incorporated area the NOHP must obtain a document from the local government entity showing that the home has passed all required building codes. A copy of the certificate of occupancy or any other document received from the local governing entity must be submitted to the Department upon completion of construction.~~

(1) If the property is located outside an incorporated area inspections will be required to be completed by a professional inspector licensed by the Texas Real Estate Commission [for all new construction and reconstruction projects](#). For all housing rehabilitation projects an initial and final inspection will be required [and completed by a licensed inspector](#).

~~–An initial inspection will be required for all reconstruction projects to determine that it is not cost effective for rehabilitation and therefore needs to be reconstructed. If the property is located in an incorporated area a certificate of occupancy will be required for all completed reconstruction and new construction projects. If the property is located outside an incorporated area a final inspection will be required for reconstruction and new construction projects.~~

~~–(1) The initial inspection for rehabilitation must identify and prioritize areas in need of repair. A copy of the initial inspection reports must be provided to the Department and the homeowner.~~

~~–(2) The final inspections for housing rehabilitation must ensure that the construction on the house is complete, that the home is safe, sound and sanitary. A copy of the final inspection report must be provided to the Department and the homeowner.~~

~~–(3) All final inspections must ensure that the construction on the house is complete and that the home is safe. In both instances any deficiencies noted on the certificate of occupancy or the third party inspector's report must be corrected prior to closing. Cosmetic issues such as paint, wall texture, etc.~~

~~will not be required to be corrected since this is a self-help construction Program. A copy of the final inspection report must be provided to the Department and the Owner-Builder applicant.~~

~~-(42) The NOHP and/or the Owner-Builder Applicant will be responsible for the selection and/or the fee of a licensed inspector.~~

~~(b)(e) Appraisals are required by the Department on each property prior to funding.~~

~~(c)(d) Loan to value ratio may not exceed 95% percent of the appraised value, the lien amounts of forgivable loans and/or grants will not be included in the loan-to-value calculation.~~

~~(d)(e) Combined loan to value ratio ~~ratio~~ may not exceed 100% percent of the appraised value, the lien amounts of forgivable loans will also be included in the combined loan to value ratio ~~ratio~~.~~

~~(e)(f) Improvement Surveys are required on each property.~~

~~(f)(g) Category 1A (Texas Society of Professional Surveyors) ("lot survey") Lot Surveys are required for all interim and residential construction loans. Upon Department approval a recorded subdivision plat may be used in lieu of lot surveys for interim construction loans only. Upon completion of construction an improvement survey must also be provided.~~

~~(h) Insurance requirements:~~

~~-(1) Title Insurance. The title insurance must be written by a title insurer licensed to do business in the jurisdiction where the mortgaged property is located.~~

~~-(Ag) Title Commitment. A copy of the preliminary title report including complete legal description, and copies of covenants, conditions and restrictions, easements, and any supplements thereto is required. The preliminary title report should not be more than thirty (30) days old at the time the submission package (Submission or Funding Package) is sent to the Department.~~

~~-(B) Mortgagee's Policy. The Department requires a Mortgagee's policy of title insurance in the amount of the loan. The Mortgagee named shall be: "Texas Department of Housing and Community Affairs." Required endorsements include T-36 Environmental Endorsement for all loans made by the Department.~~

~~-(2) Property Insurance.~~

~~-(A) Builder's Risk is required where construction of the residence is being financed by the Department. At the end of the construction period, the binder must be endorsed to remove the "pending disbursements" clause.~~

~~-(B) Hazard Insurance. The Department requires property insurance for protection against loss or damage from the following perils: fire, windstorm, hail, explosion, riot, and civil commotion, damage by aircraft, vehicles or smoke. Homeowner's policies or package policies that provide property and liability coverage are acceptable. All risk policies are acceptable. The amount of hazard insurance coverage at the time the loan is funded must be no less than 100%~~

~~of the current insurable value of improvements. The Department will require that the premium for a twelve (12) month homeowner's policy and up to two (2) months of reserve be collected at closing and name the Department as loss payee.~~

~~-(C) Flood insurance is required for all structures located in special flood hazard areas where the U.S. Federal Emergency Management Agency (FEMA) has mandated flood insurance coverage. In addition the Department requires a Life of Loan Flood Certification on all loans. The flood certification must be part of the Funding Package. Flood insurance is not required if the NOHP or Owner-Builder applicant obtains a Letter of Map Amendment from FEMA stating that the area is no longer classified as a special flood hazard area. The letter must include a map illustrating the amended flood hazard area. An~~

~~Owner Builder applicant may elect to obtain flood insurance even though flood insurance is not required. However, the Owner Builder applicant may not be coerced into obtaining flood insurance unless it is required in accordance with this section. Evidence of insurance must be obtained prior to loan funding. Insurance premiums for at least twelve (12) months and up to two (2) months of reserves may be collected at closing. The Department must be named as loss payee on the policy.~~

### **§224.13. Nonprofit Owner-Builder Housing Program (NOHP) Certification.**

(a) Definitions and Terms. The following words and terms, when used in this section, shall have the following meanings, unless the context clearly indicates otherwise.

~~-(1) Applicant--A nonprofit organization that has submitted a request for certification as a NOHP to the Department. An Applicant for the Texas Bootstrap Loan Program must be a NOHP certified by the Department.~~

~~(2) Bylaws--A rule or administrative provision adopted by a corporation for its internal governance. Bylaws are enacted apart from the Certificate of Formation. Bylaws and amendments to bylaws must be formally adopted in the manner prescribed by the organization's articles certificate of formation or current bylaws by either the organization's board of directors or the organization's members, whoever has the authority to adopt and amend bylaws.~~

~~-(23) Articles of IncorporationCertificate of Formation--A document that sets forth the basic terms of a corporation's existence and is the official recognition of the corporation's existence. The documents must evidence that they have been filed with the Office of the Secretary of State.~~

~~-(3) Bylaws--A rule or administrative provision adopted by a corporation for its internal governance. Bylaws are enacted apart from the articles of incorporation. Bylaws and amendments to bylaws must be formally adopted in the manner prescribed by the organization's articles or current bylaws by either the organization's board of directors or the organization's members, whoever has the authority to adopt and amend bylaws.~~

~~-(4) Resolutions--Formal action by a corporate board of directors or other corporate body authorizing a particular act, transaction, or appointment. Resolutions must be in writing and state the specific action that was approved and adopted, the date the action was approved and adopted, and the signature of person or persons authorized to sign resolutions. Resolutions must be approved and adopted in accordance with the corporate bylaws.~~

(b) Application Procedures for Certification or Re-Certification of NOHP. An Applicant requesting certification or re-certification as a NOHP must submit an application for NOHP certification in a form prescribed by the Department. The NOHP application must be submitted prior to submitting an application for Texas Bootstrap Loan Program Reservation system, and must be recertified every three (3) years. The application must include documentation evidencing the requirements of this subsection.

~~-(1) Applicant must have the following legal status at the time of application to apply for certification as a NOHP:~~

~~—(A) The Applicant must be organized as a nonprofit organization under the Texas Nonprofit Corporation ActTexas Business Code or other state not-for-profit/nonprofit statute as evidenced by Charter or Articles of IncorporationCertificate of Formation.~~

~~—(B) The Applicant must be registered and in good standing with the Office of the Secretary of State and the State Comptroller's Office to do business in the State of Texas.~~

~~—(C) No part of the nonprofit organization's net earnings may inure to the benefit of any member, founder, contributor, or individual, as evidenced by Charter—charter or Articles—of IncorporationCertificate of Formation.~~

~~—(D) The Applicant must have the following tax status:~~

~~—(i) A current tax exemption rulingletter of determination from the Internal Revenue Service (IRS) under §501(c)(3), a charitable, nonprofit corporation, of the Internal Revenue Code of 1986, as~~

evidenced by a certificate from the IRS that is dated 1986 or later. The exemption ruling must be effective on the date of the application and must continue to be effective while certified as a NOHP; or

—(ii) Classification as a subordinate of a central organization non-profit under the Internal Revenue Code §501(c)(3), as evidenced by a current group exemption letter, that is dated 1986 or later, from the IRS that includes the Applicant. The group exemption letter must specifically list the Applicant.

—(iii) A nonprofit organization's pending application for §501(c)(3) status cannot be used to comply with the tax status requirement under this subparagraph.

—(E) The Applicant must have among its purposes the provision of decent housing that is affordable to low and moderate income people as evidenced by a statement in the organization's ~~Charter~~Charter, ~~Articles of Incorporation~~Certificate of Formation, Resolutions or Bylaws.

—(2) An Applicant must have the following capacity and experience listed in subparagraphs (A) and (B) of this paragraph.

—(A) Conforms to the financial accountability standards of "Standards of Financial Management Systems" as evidenced by:

—(i) notarized statement by the Executive Director or chief financial officer of the organization in a form prescribed by the Department; or

—(ii) certification from a Certified Public Accountant.

—(B) Has a demonstrated capacity of at least one (1) year for carrying out mortgage loan origination and self-housing construction activities, as evidenced by resumes and/or statements that describe the experience of key staff members who have successfully completed projects similar to those to be assisted with Texas Bootstrap Loan Program funds; or contract(s) with consultant firms or individuals who have housing experience similar to projects to be assisted with Texas Bootstrap Loan Program funds, to train appropriate key staff of the organization. If applying for re-certification to participate in the Texas Bootstrap Loan Program and the organization is in good standing, the organization will not be required to submit any additional information regarding experience.

—(3) An Applicant must submit a current roster of all Board of Directors, including names and mailing addresses.

—(4) A local or state government and/or public agency cannot qualify as a NOHP, but may sponsor the creation of a NOHP.

—(5) Religious or Faith-based Organizations may sponsor a NOHP if the NOHP meets all the requirements of this section. While the governing board of a NOHP sponsored by a religious or a faith-based organization remains subject to all other requirements in this section, the faith-based organization may retain control over appointments to the board. If a NOHP is sponsored by a religious organization, the following restrictions also apply:

—(A) Housing developed must be made available exclusively for the residential use of Program beneficiaries and must be made available to all persons regardless of religious affiliations or beliefs;

—(B) A religious organization that participates in the Texas Bootstrap Loan Program may not use Texas Bootstrap Loan Program funds to support any inherently religious activities such as worship, religious instruction, or proselytizing; and

~~—(C) Texas Bootstrap Loan Program funds may not be used for the acquisition, construction, or rehabilitation of structures to the extent that those structures are used for inherently religious activities. Sanctuaries, chapels, or other rooms which a faith-based NOHP uses as its principal place of worship are always ineligible;~~

—(DC) Compliance with subparagraphs (A) ~~and (CB)~~ of this paragraph may be evidenced by the Organizations By-laws, Charter or ~~Articles of Incorporation~~Certificate of Formation. If an organization is applying for re-certification and no updates have been made to their By-Laws and/or ~~Articles of Incorporation~~Certificate of Formation, the organization will not be required to submit any additional information regarding their- By-Laws and/or their ~~Articles of Incorporation~~Certificate of

Formation, but must submit a sworn statement attesting to the fact that no changes have been made to either their By-Laws and/or Articles of Incorporation Certificate of Formation.

-(6) A Colonia Self-Help Center as defined under Texas Government Code, Chapter 2306, Subchapter Z ~~of the Texas Government Code~~ is not required to complete the NOHP Certification process as long as it provides a letter from the appropriate funding entity demonstrating a good standing performance and/or certification standing.

(c) Program Design. Organizations must provide written evidence on how the Owner-Builder will meet the 65% percent sweat equity requirement.

(d) Applicant must provide details, such as number of houses they are proposing to build, type of proposed financing structure and construction timeliness in order to show evidence of its ability to carry out the Texas Bootstrap Loan Program.

(e) Applicant must provide copies of Program guidelines used to qualify Owner-Builders and homebuyer course curriculum in order to show evidence of its experience in qualifying potential Owner-Builders; providing education classes, counseling and training.

(f) Applicant must submit any past due audit to the Department in a satisfactory format on or before the Application deadline.

(g) Applicants must be in compliance in any existing or prior contracts awarded by the Department.

(h) The Department may certify NOHPs meeting all of the criteria in subsection (b) of this section operated by a tax-exempt organization listed under §501(c)(3), Internal Revenue Code of 1986 to:

- (1) qualify potential Owner-Builders for loans under this chapter;
- (2) provide Owner-Builder education classes;
- (3) assist Owner-Builders in building or rehabilitating housing; and
- (4) originate and/or service loans.

1f



**BOARD ACTION REQUEST**  
**OFFICE OF COLONIA INITIATIVES**  
**July 26, 2012**

Presentation, Discussion, and Possible Action regarding a proposed repeal of Chapter 3, §§3.1-3.9 regarding the Colonia Self-Help Center Program Rule and proposal of a new 10 TAC Chapter 25, §§25.1 – 25.9 regarding the Colonia Self-Help Center Program Rule for public comment and publication in the *Texas Register*.

**RECOMMENDED ACTION**

**WHEREAS**, the Governing Board of the Texas Department of Housing and Community Affairs ("Department") approved organizational changes on April 12, 2012, of which, a key component was a new Single Family business model that established consistency and coordination among all Single Family Programs.

**WHEREAS**, Office of Colonia Initiatives (OCI) programs are included in this effort. It is hereby

**RESOLVED**, that the Executive Director and his designees be and each of them hereby are authorized, empowered, and directed, for and on behalf of the Department, to cause the proposed repeal and the proposed new rules to be published in the *Texas Register* for review and public comment, and in connection therewith, make such non-substantive technical corrections as they may deem necessary to effectuate the foregoing.

**BACKGROUND**

The purpose of the new Colonia Self-Help Center Program Rule is to (1) eliminate unnecessary definitions because they are part of the common usage in trade or defined elsewhere, (2) eliminate program procedures which have been standardized in the Single Family Programs Umbrella Rule (10 TAC Chapter 20) which will apply to all single family activities and ensure consistency and coherence among all of the Department's Single Family programs, (3) adjust allocation and application requirements, (4) standardize language for applicants, applications, and contractor administrators, and (5) extend the timeframe for the tool lending library.

These rules will be supplemented by uniform Single Family processes, standards, and procedures currently estimated to be implemented by the end of the calendar year.

The following sections were amended in the Colonia Self-Help Center Rule.

**§25.1. Purpose and Services**

Section 3.1(b) - (f) regarding eligible and ineligible activities was moved to §25.3. Definitions of and requirements for Manufactured Housing Units in §25.1(g) and (h) were moved to the Single Family Programs Umbrella Rule.

### §25.2. Definitions

The definition of Applicant, Contract, and related terms were moved to the Single Family Umbrella Rule. The definitions of Board, Colonia, Community Development Block Grant, Nonentitlement Area, Nonprofit Organization, TDRA , TREC, and Self-Help Housing were removed to eliminate duplication since they are defined in other statutes or rules. The definition of Direct Delivery Costs was moved unchanged from the application requirements section of this rule. The definition of Proposal was removed since it is defined and used in program manuals.

### §25.3. Eligible and Ineligible Activities

All requirements relating to eligible and ineligible activities have been moved to this section and applicability of the Single Family Umbrella Rule is noted. No changes were made to the program.

### §25.4. Colonia Self-Help Centers Establishment.

No changes were made to this section.

### §25.5. Allocation and the Colonia Self-Help Center Application Requirements.

This section had nonsubstantive changes for cleanup. In addition, the following changes were made:

Subsection (b): The maximum allocation is reduced from \$1.2 million to \$1 million due to reductions in the annual Community Development Block Grant allocation.

Subsection (c): The baseline award is reduced from \$700,000 to \$500,000 to be consistent with the reduction in the maximum award amount.

Subsection (f)(6)(B): The percentage of a contract that can be allocated to public services is reduced from 15 percent to 7.5 percent to require additional funds to go towards housing rehabilitation, reconstruction, and new construction.

### §25.7. Colonia Self-Help Center Contract Operation and Implementation.

Subsection (k) The timeframe in which tools for the tool lending library and computer equipment for the technology center was extended from the first 24 months in a contract period to the first 36 months of a contract period to allow more time to purchase or replace tools and equipment during the contract period.

Subsection (d) Accessibility requirements are now captured in the Single Family Umbrella Rule.

### §25.8. Administrative Thresholds

This section had nonsubstantive changes for cleanup.

### §25.9. Expenditure Thresholds and Closeout Requirements

This section had nonsubstantive changes for cleanup. In addition, §25.9(d) was moved to the Single Family Programs Umbrella Rule.

## **Attachment 1: Preamble and proposed repeal of 10 TAC Chapter 3.**

The Texas Department of Housing and Community Affairs (the “Department”) proposes a repeal of 10 TAC Chapter 3, §§3.1 - 3.9, concerning the **Colonia Self-Help Center Program Rule**. The purpose of the proposed repeal is to establish a new rule to concerning the Colonia Self-Help Center Program. The proposed new 10 TAC Chapter 23, **Colonia Self Help Center Program Rule**, is published concurrently with this repeal in this issue of the *Texas Register*.

**FISCAL NOTE.** Timothy K. Irvine, Executive Director, has determined that, for each year of the first five years the repeal will be in effect, enforcing or administering the repeal does not have any foreseeable implications related to costs or revenues of the state or local governments.

**PUBLIC BENEFIT/COST NOTE.** Mr. Irvine also has determined that, for each year of the first five years the repeal will be in effect, the public benefit anticipated as a result of the repeal will be to increase efficiency and consistency among the Department’s Single Family Programs. There will be no economic cost to any individuals required to comply with the new rule.

**ADVERSE IMPACT ON SMALL OR MICRO-BUSINESSES.** The Department has determined that there will be no economic effect on small or micro-businesses.

**REQUEST FOR PUBLIC COMMENT.** The public comment period will be held August 9 to September 10, 2012 to receive input on the repeal. Written comments may be submitted to Texas Department of Housing and Community Affairs, Rule Comments, P.O. Box 13941, Austin, Texas 78711-3941, by email to [Dee Copeland Patience](mailto:Dee.Copeland.Patience@tdhca.state.tx.us) at the following address: [dee.patience@tdhca.state.tx.us](mailto:dee.patience@tdhca.state.tx.us) or by fax to (512) 475-1162. **ALL COMMENTS MUST BE RECEIVED BY 5:00 P.M. September 10, 2012.**

**STATUTORY AUTHORITY.** The repeal is proposed pursuant to Texas Government Code §2306.053, which authorizes the Department to adopt rules. Additionally, the repeal is proposed pursuant to Texas Government Code Chapter 2306, Subchapter Z, which specifically authorizes the Department to administer the Colonia Self-Help Center Program.

The proposed repeal affects no other code, article, or statute.

§3.1. Purpose and Services

§3.2. Definitions

§3.3. Colonia Self-Help Centers Establishment

§3.4. Allocation and the Colonia Self Help Center Proposal Requirements

§3.5. Colonia Residents Advisory Committee Duties and Awarding Contracts

§3.6. Colonia Self-Help Center Contract Operation and Implementation

§3.7. Administrative Thresholds

§3.8. Expenditure Thresholds and Closeout Requirements

## **Attachment 2: Preamble and proposed new 10 TAC Chapter 25.**

The Texas Department of Housing and Community Affairs (the “Department”) proposes a new 10 TAC Chapter 25, §§25.1 - 25.9, concerning the **Colonia Self-Help Center Program Rule**. The purpose of the proposed new sections is to set forth policies and procedures governing the administration of the Department’s Colonia Self-Help Center Program.

FISCAL NOTE. Timothy K. Irvine, Executive Director, has determined that, for each year of the first five years the new rule will be in effect, enforcing or administering the new rule does not have any foreseeable implications related to costs or revenues of the state or local governments.

PUBLIC BENEFIT/COST NOTE. Mr. Irvine also has determined that, for each year of the first five years the new rule will be in effect, the public benefit anticipated as a result of the new rule will be to increase efficiency and consistency among the Department’s Single Family Programs. There will be no economic cost to any individuals required to comply with the new rule.

ADVERSE IMPACT ON SMALL OR MICRO-BUSINESSES. The Department has determined that there will be no economic effect on small or micro-businesses.

REQUEST FOR PUBLIC COMMENT. The public comment period will be held August 9 to September 10, 2012 to receive input on the new sections. Written comments may be submitted to Texas Department of Housing and Community Affairs, Rule Comments, P.O. Box 13941, Austin, Texas 78711-3941, by email to Dee Copeland Patience at the following address: [dee.patience@tdhca.state.tx.us](mailto:dee.patience@tdhca.state.tx.us) or by fax to (512) 475-1162. ALL COMMENTS MUST BE RECEIVED BY 5:00 P.M. September 10, 2012.

STATUTORY AUTHORITY. The new sections are proposed pursuant to Texas Government Code §2306.053, which authorizes the Department to adopt rules. Additionally, the new rules are proposed pursuant to Texas Government Code Chapter 2306, Subchapter Z, which specifically authorizes the Department to administer the Colonia Self-Help Center Program. The proposed new rule affects no other code, article, or statute.

### **§3§25.1. Purpose and Services.**

The purpose of this chapter is to establish the requirements governing Colonia Self-Help Centers, created pursuant to Texas Government Code Chapter 2306 Subchapter Z and its funding including the use and administration of all funds provided to the Texas Department of Housing and Community Affairs (the “Department”) by the legislature of the annual Texas Community Development Block Grant allocation from the U.S. Department of Housing and Urban Development. Colonia Self-Help Centers are designed to assist individuals and families of low-income and very low-income to finance, refinance, construct, improve, or maintain a safe, suitable home in the colonias' designated service area or in another area the Department has determined is suitable.

~~(b) A Colonia Self-Help Center shall set a goal to improve the living conditions of residents in the colonias designated by the Department according to §2306.583 of the Texas Government Code, within a four (4) year period after a Contract is awarded.~~

~~(c) A Colonia Self Help Center may serve individuals and families of low income and very low income by:~~

- ~~-(1) providing assistance in obtaining loans or grants to build, rehabilitate, repair or reconstruct a home;~~
- ~~-(2) teaching construction skills necessary to repair or build a home;~~
- ~~-(3) providing model home plans;~~
- ~~-(4) operating a program to rent or provide tools for home construction and improvement for the benefit of property owners in colonias who are building or repairing a residence or installing necessary residential infrastructure;~~
- ~~-(5) helping to obtain, construct, access, or improve the service and utility infrastructure designed to service residences in a colonia, including potable water, wastewater disposal, drainage, streets, and utilities;~~
- ~~-(6) surveying or platting residential property that an individual purchased without the benefit of a legal survey, plat, or record;~~
- ~~-(7) providing credit and debt counseling related to home purchase and finance;~~
- ~~-(8) applying for grants and loans to provide housing and other needed community improvements;~~
- ~~-(9) providing other services that the Colonia Self Help Center, with the approval of the Department, determines are necessary to assist colonia residents in improving their physical living conditions, including help in obtaining suitable alternative housing outside of a colonia's area;~~
- ~~-(10) providing assistance in obtaining loans or grants to enable an individual or a family to acquire fee simple title to property that originally was purchased under a contract for a deed, contract for sale, or other executory contract;~~
- ~~-(11) providing access to computers, the internet and computer training pursuant to the General Appropriations Act; and~~
- ~~-(12) providing monthly programs to educate individuals and families on their rights and responsibilities as property owners;~~

~~(d) Through a Colonia Self Help Center, a colonia resident may apply for any direct loan or grant program operated by the Department.~~

~~(e) Ineligible activities. Any type of activity not allowed by the Federal Housing and Community Development Act of 1974, (42 U.S.C. §§5301, et seq.) is ineligible for funding.~~

~~(f) A Colonia Self Help Center may not provide grants, financing, or mortgage loan services to purchase, build, rehabilitate, or finance construction or improvements to a home in a colonia if water service and suitable wastewater disposal are not available.~~

~~(g) For a manufactured home to be approved for installation and use as a dwelling in a colonia:~~

- ~~-(1) the home must be a HUD code manufactured home, as defined by §1201.003, Occupations Code and in accordance to §2306.591 of the Texas Government Code;~~
- ~~-(2) the home must be habitable, as described by §1201.453 of the Texas Occupations Code; and~~
- ~~-(3) ownership of the home must be properly recorded with the manufactured housing division of the Department.~~

~~(h) An owner of a manufactured home is not eligible to participate in a grant loan program offered by the Department, including the single family mortgage revenue bond program under §2306.142 of the Texas Government Code unless the owner complies with this section.~~

**§325.2. Definitions.**

The following words and terms, when used in this chapter, shall have the following meanings unless the context or the Notice of Funding Availability (NOFA) indicates otherwise. Other definitions may be found in Texas Government Code Chapter 2306, Chapter 1 of this title (relating to Administration), and Chapter 20 of this title (relating to Single Family Programs Umbrella Rule). The following words and terms, when used in this chapter, shall have the following meanings, unless the context clearly indicates otherwise. Common definitions used under the Community Development Block Grant (CDBG) Program are incorporated herein by reference.

~~–(1) Applicant--A unit of general local government who is preparing to submit or has submitted a Proposal for Colonia Self-Help Center funds.~~

(1) Beneficiary--A person or family benefiting from the activities of a Self-Help Center Contract.

~~–(3) Board--The governing board of the Texas Department of Housing and Community Affairs.~~

(2) C-RAC--(Colonia Residents Advisory Committee)--Advises the Department's Governing Board and evaluates the needs of colonia residents, reviews programs and activities that are proposed or operated through the Colonia Self-Help Centers and activities that may be undertaken through the Colonia Self-Help Centers to better serve the needs of colonia residents.

~~–(5) Colonia--A geographic area located in a county some part of which is within one hundred fifty (150) miles of the international border of this state that consists of eleven (11) or more dwellings that are located in close proximity to each other in an area that may be described as a community or neighborhood, and that: Has a majority population composed of individuals and families of low income and very low income, based on the Federal Office of Management and Budget poverty index, and meets the qualifications of an economically distressed area under §17.921, Texas Water Code, and has the physical and economic characteristics of a colonia, as determined by the Department.~~

(3) Colonia Self-Help Center Provider--An organization with which the ~~Contractor~~Contract Administrator has an executed Contract to administer Colonia Self-Help Center activities.

(4) Community Action Agency--A political subdivision, combination of political subdivisions, or nonprofit organization that qualifies as an eligible entity under 42 U.S.C. §9902.

~~–(8) Community Development Block Grant (CDBG) nonentitlement area funds--Funds awarded to the State of Texas pursuant to the Housing and Community Development Act of 1974, Title 1, as amended, (42 U.S.C §§5301, et seq.) and the regulations promulgated thereunder in 24 CFR Part 570.~~

~~–(9) Contract--A written agreement including all amendments thereto, executed by the Department and Contractor.~~

(5) Contract Budget--An exhibit in the Contract which specifies in detail the Contract funds by budget category, which is used in the drawdown processes. The budget also includes all other funds involved that are necessary to complete the Performance Statement specifics of the Contract.

(6) Direct Delivery Costs are soft costs related to and identified with a specific housing unit or public service other than construction costs. Eligible Direct Delivery Costs include:

(A) preparation of work write-ups, work specifications, and cost estimates;

(B) architectural, engineering, or professional services required to prepare plans, drawings or specifications directly attributable to a particular housing unit or public service;

(C) home inspections, inspections for lead-based paint, asbestos, termites, and interim inspections; and

(D) other costs as approved in writing by the Department.

(7) Implementation Manual--A set of guidelines designed to be an implementation tool for the Administrator and Colonia Self-Help Center Providers that have been awarded Community Development Block Grant Funds and allows the Administrator to search for terms, regulations, procedures, forms and attachments.

~~–(11) Contractor--A Unit of General Local Government with which the Department has executed a Contract.~~

~~-(12) Department—The Texas Department of Housing and Community Affairs.~~

~~-(13) HUD—The United States Department of Housing and Urban Development. (14) Implementation Manual—A set of guidelines designed to be an implementation tool for the CA Contractor and Colonia Self Help Center Providers that have been awarded Community Development Block Grant Funds and allows the Contractor CA to search for terms, regulations, procedures, forms and attachments.~~

~~-(158) Income Eligible Families--~~

~~-(A) Low-income families--families whose annual incomes do not exceed 80\_%percent of the median income of the area as determined by HUD and published by the Department, with adjustments for family size;~~

~~—(B) Very low-income families--families whose annual incomes do not exceed 60\_%percent of the median family income for the area, as determined by HUD and published by the Department, with adjustments for family size; and~~

~~—(C) Extremely low-income families--families whose annual incomes do not exceed 30\_%percent of the median family income for the area, as determined by HUD and published by the Department, with adjustments for family size.~~

~~(169) New Construction--A housing unit that is built on a previously vacant lot that will be occupied by a low-to-moderate income colonia resident.~~

~~-(17) Nonentitlement area—An area which is not a metropolitan city or part of an urban county as defined in 42 U.S.C. §5302.~~

~~-(18) Nonprofit organization—A public or private organization that:~~

~~—(A) Is organized under state or local laws;~~

~~—(B) Has no part of its net earnings inuring to the benefit of any member, founder, contributor, or individual;~~

~~—(C) Has a current tax exemption ruling from the Internal Revenue Service (IRS) under §501(c)(3), a charitable, nonprofit corporation, or §501(c)(4), a community or civic organization, of the Internal Revenue Code of 1986, as amended, as evidenced by a certificate from the IRS that is dated 1986 or later. The exemption ruling or classification as a subordinate of a central organization nonprofit under the Internal Revenue Code, as evidenced by a current group exemption letter, that is dated 1986 or later, from the IRS, must be effective throughout the length of the Contract.~~

~~(1910) Performance Statement--An Exhibit-exhibit in the Contract which specifies in detail the scope of work to be performed.~~

~~20) Proposal—A written request for Colonia Self Help funds in the format required by the Department.~~

~~-(21) Reconstruction—Demolishing and rebuilding a housing unit on the same lot in substantially the same manner. The number of housing units may not be increased; however, the number of rooms may be increased or decreased dependent on the number of family members living in the housing unit at the time of application. Reconstruction includes replacing an existing substandard manufactured housing unit with a new manufactured housing unit. Manufactured housing units must be installed according the manufacturer's installation instructions and in accordance with state laws and regulations.~~

~~-(22) Self Help—Housing programs which allow low, very low, and extremely low income families to build or rehabilitate their homes through their own labor or volunteers.~~

~~-(23) TDRA—Texas Department of Rural Affairs.~~

~~-(24) TREC—Texas Real Estate Commission.~~

~~-(2511) Unit of General Local Government (UGLG)--A city, town, county, or other general purpose political subdivision of the state; a consortium of such subdivisions recognized by HUD in accordance with 24 CFR §92.101 and any agency or instrumentality thereof that is established pursuant to legislation and designated by the chief executive to act on behalf of the jurisdiction. A county is considered a unit of general local government under the Colonia Self-Help Center Program.~~

### §325.3. Eligible and Ineligible Activities.

(a) A Colonia Self-Help Center may serve individuals and families of low-income and very low-income by:

- (1) providing assistance in obtaining loans or grants to build, rehabilitate, repair or reconstruct a home;
- (2) teaching construction skills necessary to repair or build a home;
- (3) providing model home plans;
- (4) operating a program to rent or provide tools for home construction and improvement for the benefit of property owners in colonias who are building or repairing a residence or installing necessary residential infrastructure;
- (5) helping to obtain, construct, access, or improve the service and utility infrastructure designed to service residences in a colonia, including potable water, wastewater disposal, drainage, streets, and utilities;
- (6) surveying or platting residential property that an individual purchased without the benefit of a legal survey, plat, or record;
- (7) providing credit and debt counseling related to home purchase and finance;
- (8) applying for grants and loans to provide housing and other needed community improvements;
- (9) providing other services that the Colonia Self-Help Center, with the approval of the Department, determines are necessary to assist colonia residents in improving their physical living conditions, including help in obtaining suitable alternative housing outside of a colonia's area;
- (10) providing assistance in obtaining loans or grants to enable an individual or a family to acquire fee simple title to property that originally was purchased under a contract for a deed, contract for sale, or other executory contract;
- (11) providing access to computers, the internet and computer training pursuant to the General Appropriations Act; and
- (12) providing monthly programs to educate individuals and families on their rights and responsibilities as property owners.

(b) Through a Colonia Self-Help Center, a colonia resident may apply for any direct loan or grant program operated by the Department.

(c) Ineligible activities. Any type of activity not allowed by the Housing and Community Development Act of 1974, (42 U.S.C. §§5301, et seq.) is ineligible for funding.

(d) A Colonia Self-Help Center may not provide grants, financing, or mortgage loan services to purchase, build, rehabilitate, or finance construction or improvements to a home in a colonia if water service and suitable wastewater disposal are not available.

(e) Chapter 20 of this title (relating to Single Family Umbrella Rule) will apply to all Single Family activities, including Single Family development involving rental or ownership.

~~(f) For a manufactured home to be approved for installation and use as a dwelling in a colonia:~~

~~–(1) the home must be a HUD-code manufactured home, as defined by §1201.003 of the Texas Occupations Code and in accordance to §2306.591 of the Texas Government Code;~~

~~–(2) the home must be habitable, as described by §1201.453 of the Texas Occupations Code; and~~

~~–(3) ownership of the home must be properly recorded with the manufactured housing division of the Department.~~

~~(g) An owner of a manufactured home is not eligible to participate in a grant or loan program offered by the Department, including but not limited to the single family mortgage revenue bond program under §2306.142 of the Texas Government Code unless the owner complies with this section.~~



**~~§3~~§25.34. Colonia Self-Help Centers Establishment.**

(a) Pursuant to ~~§2306.582 of the~~ Texas Government Code §2306.582, the Department has established Colonia Self-Help Centers in El Paso, Hidalgo, Starr, Webb, Cameron (also serves Willacy), Maverick and Val Verde Counties.

(b) The Department shall designate:

(1) appropriate staff in the Department to act as liaison to the Colonia Self-Help Centers to assist the centers in obtaining funding to enable the centers to carry out the center's programs;

(2) five (5) colonias in each service area to receive concentrated attention from the Colonia Self-Help Centers in consultation with the ~~Colonia Resident Advisory Committee~~ CRAC and the appropriate unit of local government; and

(3) a geographic area for the services provided by each Colonia Self-Help Center.

(c) The Department shall make a reasonable effort to secure:

(1) contributions, services, facilities, or operating support from the county commissioner's court of the county in which a Colonia Self-Help Centers is located which it serves to support the operation of that Colonia Self-Help Center; and

(2) an adequate level of funding to provide each Colonia Self-Help Center with funds for low interest mortgage financing, grants for self-help programs, revolving loan fund for septic tanks, a tool lending program, and other activities the Department determines are necessary.

(d) The El Paso Colonia Self-Help Center shall establish a technology center to provide internet access to colonia residents pursuant to the General Appropriations Act.

**~~§3~~25.45. Allocation and the Colonia Self-Help Self-Help Center Proposal Application Requirements.**

(a) The Department distributes Colonia Self-Help Center funds to Unit of General Local Governments (UGLGs) from the 2.5% ~~percent~~ set-aside of the annual Community Development Block Grant (CDBG) allocation to the State of Texas.

(b) The Department shall allocate no more than \$1.2 million per Colonia Self-Help Center award except as provided by ~~§3.6(h)(3)7 of this chapter (relating to Colonia Self Help Center Contract Operation and Implementation)~~. If there are insufficient funds available from any specific program year to ~~fund a proposal fully~~ fully fund an Application, the awarded ~~Contract Contractor Administrator~~ may accept the amount available at that time and wait for the remaining funds to be committed upon the Department's receipt of the CDBG set-aside allocation from the next program year.

(c) With a baseline award beginning at ~~\$700,000~~ \$500,000, the Department will add an additional \$100,000 for each expenditure threshold, as defined in §25.8 of this chapter ~~(relating to Administrative Thresholds) (relating to Expenditure Thresholds and Closeout Requirements)~~, met on the current Colonia Self-Help Center Contract, and an additional \$100,000 for an accepted ~~proposal~~ Application submitted by the deadline. If ~~a Contractor~~ Contract Administrator can demonstrate that any violation of an Expenditure Threshold was beyond the control of the ~~Contract Contractor Administrator~~, it may request of the Board that an individual violation be waived for the purpose of future funding. The Board, in its discretion and within the limits of federal and state law, may waive any one or more of the

expenditure threshold requirements if the Board finds the waiver is appropriate to fulfill the purposes or policies ~~of the Texas Government Code, or for other good cause,~~ as determined by the Board.

(d) The ~~Contractor-Contract Administrator~~ shall submit its ~~proposal~~Application no later than three (3) months before the expiration of its current Contract, or when 90%~~- percent~~ of the funds under the current Contract have been expended, whichever comes first. If this requirement is not met, the Department will apply the options outlined in subsection (c) of this section which will result in lost and delayed funding.

(e) ProposalApplication reviews are conducted on a first-come first-served basis until all Self-Help Center funds for the current program year and deobligated Self-Help Center funds are committed. Each complete proposalApplication will be assigned a "received date" based on the date and time it is received by the Department.

(f) In order to be accepted, each proposalApplication must include the following:

(1) Evidence of the submission of the ~~Contractor's-Contract Administrator's~~ current annual single audit;

(2) A Colonia Identification ~~Form-form~~ for each colonia to be served, including all required back-up documentation as identified on the form, signed-executed by the county judge;

(3) A boundary map for each of the five colonias;

(4) A description of the method of implementation. For each colonia to be served by the Colonia Self-Help Center, the ~~Contractor-Contract Administrator~~ shall describe the services and activities to be delivered. The ProposalApplication must identify:

(A) The percentage (15%~~- percent~~ minimum) and scope of work that will be performed using self-help methodologies;

(B) The estimated percentage or services that will be contracted to the Colonia Self-Help Center Provider; and

(C) The activities that the ~~Contractor-Contract Administrator~~ will be administering.

(5) The proposed ~~Performance-performance~~ Statementstatement. The ~~Contractor-Contract Administrator~~ must include the number of colonia residents to be assisted from each activity, the activities to be performed (including all sub-activities under each budget line item), and corresponding budget;

(6) The proposed Contract Budget must address the following:

(A) The Administration line item may not exceed 15%~~- percent~~ of the total budget;

(B) The Public Service line item may not exceed~~15%- 7.5 percent~~ of the total budget;

(C) The proposalApplication must identify at least 15%~~- percent~~ of the budget that will be allocated for direct Self-Help activities;

(D) The amount of leveraged funding, if applicable; and

(E) Direct Delivery Costs (~~soft costs~~) for all contractual activities, exclusive of Rehabilitaton, cannot exceed 10%~~- percent~~ of each budget line item. Direct Delivery Costs for Rehabilitaion are limited to 15 percent of each budget line item. ~~, with the exception of the Rehabilitation budget line item which cannot exceed 15%. Direct Delivery Costs (soft costs) are costs related to and identified with a specific housing unit or public service other than construction costs. Eligible direct delivery costs include:~~

~~— (i) preparation of work write-ups, work specifications, and cost estimates;~~

~~— (ii) architectural, engineering, or professional services required to prepare plans, drawings or specifications directly attributable to a particular housing unit or public service;~~

~~— (iii) home inspections, inspections for lead-based paint, asbestos, termites, and interim inspections; and~~

~~— (iv) other costs as approved by the Department.~~

- (7) ~~Proposed~~ housing guidelines (includes small repair, ~~rehabilitation~~Rehabilitation, ~~reconstruction~~Reconstruction, ~~new~~New construction~~Construction~~ and all other housing activities);
- (8) Evidence of model subdivision rules adopted by the ~~Contractor~~Contract Administrator;
- (9) Written policies and procedures for the following, as applicable:
  - (A) solid waste removal;
  - (B) construction skill classes;
  - (C) homeownership classes;
  - (D) technology access;
  - (E) homeownership assistance; and/or
  - (F) tool lending library. All Colonia Self-Help Centers are required to operate a tool lending library.
- (10) Authorized signatory form ~~and accompanying UGLG resolution~~ and direct deposit authorization;
- (11) ~~Unit of General Local Government~~UGLG resolution authorizing the submission of the ~~proposal~~Application and appointing the primary signator for all Contract documents;
- (12) Acquisition report (even if there is no acquisition activity);
- (13) Certification of exemption for HUD funded projects; and
- (14) Initial disclosure report.

(g) Upon receipt of the ~~Proposal~~Application, the Department will perform an initial review to determine whether the ~~Proposal~~Application is complete and that each activity meets a national objective as required by §104(b)(3) of the Housing and Community Development Act of 1974 (42 U.S.C. §5304(b)(3)).

(h) The Department may reduce the funding amount requested in the ~~proposal~~Application in accordance to subsection (c) of this section. Should this occur, the Department shall notify the appropriate ~~Contractor~~Contract Administrator before the ~~proposal~~Application is submitted to C-RAC for review, comments and approval. The Department and the ~~Contractor~~Contract Administrator will work together to jointly agree on the performance measures and proposed funding amounts for each activity.

(i) The Department shall execute a four (4) year Contract with ~~Contractor~~Contract Administrator. No Contract extensions will be allowed. If the ~~Contractor~~Contract Administrator requirements are completed prior to the end of the four (4) year contract period, the ~~Contractor~~Contract Administrator may submit a new ~~proposal~~Application.

(j) ~~Decline to Fund~~. The Department may decline to fund any ~~proposal~~Application if the activities do not, in the Department's sole determination, represent a prudent use of Colonia Self-Help Center funds. The Department is not obligated to proceed with any action pertaining to any ~~proposal~~Application which is received, and may decide it is in the Department's best interest to refrain from pursuing any selection process.

**§325.5.6. Colonia Residents Advisory Committee Duties and ~~Awarding Contracts~~Award of Contracts**

(a) The Board shall appoint not fewer than five persons who are residents of colonias to serve on the ~~Colonia Residents Advisory Committee~~CRAC. The members of the ~~Colonia Residents Advisory Committee~~CRAC shall be selected from lists of candidates submitted to the Department by local nonprofit organizations and the commissioner's court of a county in which a Colonia Self-Help Center is located.

(b) The ~~Colonia Resident Advisory Committee~~CRAC members' terms will expire every four (4) years. ~~Colonia Resident Advisory Committee~~CRAC members may be reappointed by the Board; however, the Board shall review and approve all members at least every four (4) years.

(c) The Board shall appoint one committee member to represent each of the counties in which a Colonia Self-Help Center is located. Each committee member:

- (1) must be a resident of a colonia in the county the member represents; and
- (2) may not be a board member, contractor, or employee of or have any ownership interest in an entity that is awarded a Contract under this chapter and cannot be in default on any Department obligation.
- (3) The Department will conduct a compliance check on all members.

(d) The Department may also select to have an alternate member from the list for each county in the event that the primary member is unable to attend meetings.

(e) The Colonia Resident Advisory Committee shall advise the Board regarding:

- (1) the housing needs of colonia residents;
- (2) appropriate and effective programs that are proposed or are operated through the Colonia Self-Help Centers; and
- (3) activities that might be undertaken through the Colonia Self-Help Centers to serve the needs of colonia residents.

(f) The ~~Colonia Resident Advisory Committee~~CRAC shall advise the colonia initiatives coordinator as provided by ~~§775.005 of the~~ Texas Government Code §775.005.

(g) ~~Awarding Contracts~~Award of Contracts:

(1) Upon reaching an agreement with the ~~Contractor~~Contract Administrator, the Department will set the date for the ~~Colonia Resident Advisory Committee~~CRAC meeting. The ~~Colonia Resident Advisory Committee~~CRAC shall meet before the 30th calendar day proceeding the date on which a contract is scheduled to be awarded by the Board for the operation of a Colonia Self-Help Center and may meet at other times.

(2) The ~~Contractor~~Contract Administrator shall be present at the ~~Colonia Resident Advisory Committee~~CRAC if its Proposal Application is being considered to answer questions that ~~the Colonia Resident Advisory Committee~~CRAC may have.

(3) After the ~~Colonia Resident Advisory Committee~~CRAC ~~—~~makes a recommendation on an proposal Application, the recommendation will undergo the Department's award process.

(h) Reimbursement of ~~Colonia Resident Advisory Committee~~CRAC members for their reasonable travel expenses in the manner provided by ~~§325.68(k)(a)(1)~~ of this chapter (relating to Administrative Thresholds) (~~relating to Colonia Self-Help Center Contract Operation and Implementation~~) is allowable and shall be paid by the ~~Contractor~~Contract Administrator.

### **§325.67. Colonia Self-Help Self-Help Center Contract Operation and Implementation.**

(a) The Department shall contract with a ~~Unit of General Local Government (UGLG)~~ for the operation of a Colonia Self-Help Center. The UGLG shall subcontract with a local nonprofit organization, local community action agency, or local housing authority that has demonstrated the ability to carry out all or part of the functions of a Colonia Self-Help Center. The contracted Colonia Self-Help Center provider selected by the UGLG shall have the capacity to administer and manage financial resources and provided documentation and auditable programmatic compliance, as evidenced by previous experience in any of the following:

- (1) implementation of a CDBG contract;
- (2) affordable housing, including new construction; and housing rehabilitation, reconstruction, small repair; and experience in homebuyer and down payment assistance programs;
- (3) grantsmanship, project planning and development in housing and infrastructure, and project management;
- (4) home ownership counseling, home loan processing and coordinating with private financial institutions;
- (5) property development, including experience in processes related to surveying, platting, and recording of property records;
- (6) self-help programs related to housing or infrastructure, including operation of a tool library; and
- (7) managing state/federally funded projects or projects funded under private foundations and not have major outstanding monitoring or audit issues.

(b) Upon award of Colonia Self-Help Center funds by the Board, the Department shall deliver a Contract based on the scope of work to be performed within thirty (30) days of the award date, unless extenuating circumstances do not allow for delivery. Any activity funded under the Colonia Self-Help Center Program will be governed by a written Contract that identifies the terms and conditions related to the awarded funds. The Contract will not be effective until executed by all parties to the Contract.

(c) ~~Environmental~~—Contractors are required to complete their environmental reviews in accordance with 24 CFR Part 58 and receive the Authority to Use Grant Funds from the Department before:

- (1) Any commitment of Community Development Block Grant (CDBG) funds (i.e., execution of a legally binding agreement and expenditure of CDBG funds) for activities other than those that are specifically exempt from environmental review.
- (2) Any commitment of non-CDBG funds associated with the scope of work in the Contract that would have an adverse environmental impact (i.e., demolition, excavating, etc.) or limit the choice of alternatives (i.e., acquisition of real property, rehabilitation of buildings or structures, etc.).

~~(d) All reconstruction and new construction activities must meet the accessibility requirements pursuant to §2306.514 of the Texas Government Code.~~

(ed) Request for Payments. The ~~Contractor~~Contract Administrator shall submit a properly completed request for reimbursement, as specified by the Department, at a minimum on a quarterly basis; however the Department reserves the right to request more frequent reimbursement requests as it deems appropriate. The Department shall determine the reasonableness of each amount requested and shall not make disbursement of any such payment request until the Department has reviewed and approved such request. Payments under the Contract are contingent upon the ~~Contractor~~Contract Administrator's full and satisfactory performance of its obligations under the Contract.

- (1) \$2,500 is the minimum amount for a draw to be processed, unless it is the final draw request.
- (2) Draw requests will be reviewed to comply with all applicable laws, rules and regulations. The ~~Contractor~~Contract Administrator is responsible for maintaining a complete record of all costs incurred in carrying out the activities of the Contract.
- (3) Draw requests for all housing activities will only be reimbursed upon satisfactory completion of types of activities (i.e., all plumbing completed, entire roof is completed, etc.), consistent with the construction contract.
- (4) The ~~Contractor~~Contract Administrator will be the principal contact responsible for reporting to the Department and submitting draw requests.

(~~f~~e) Reporting. The ~~Contractor~~Contract Administrator shall submit to the Department reports on the operation and performance of the Contract on forms as prescribed by the Department. Quarterly Reports shall be due no later than the tenth (10th) calendar day of the month after the end of each calendar quarter. The ~~Contractor~~Contract Administrator shall maintain and submit to the Department up-to-date accomplishments in quarterly reports identifying quantity and cumulative data including the expended funds, activities completed and total number of Beneficiaries.

~~(g) Inspections. At a minimum, inspections will be required for all housing rehabilitation (initial and final), small home repair (initial only), reconstruction (initial and final) and new construction (final only) activities and must be inspected by a professional inspector licensed by TREC. Prior to awarding a contract with a licensed inspector, the inspector shall not have any disciplinary actions taken against the inspector within the last five (5) years by TREC and shall be in good standing with TREC.~~

~~–(1) The final inspections for housing rehabilitation must ensure that the construction on the house is complete, that the home is safe and that it meets at a minimum, Housing Quality Standards. A copy of the final inspection report must be given to the homeowner.~~

~~–(2) The final inspections for reconstruction and new construction shall not include any deficiencies noted on the inspection report. A copy of the final inspection report must be given to the homeowner.~~

~~–(3) The initial inspections for small home repair will identify and prioritize areas in need of repair. Only the area being repaired under the small home repair activity must meet, at a minimum, Housing Quality Standards, unless otherwise approved by the Department. A copy of the initial inspection report must be given to the homeowner.~~

~~–(4) Homes receiving only utility connections are not required to meet Housing Quality Standards or have a third-party inspection.~~

(~~5~~f) The Department will only reimburse for two inspection reports for housing rehabilitation and reconstruction, and one inspection report for new construction and small home repair.

(~~6~~g) Cosmetic issues such as paint, wall texture, etc. identified as deficiencies on final inspection reports will not be required to be corrected if self-help construction is utilized.

(~~h~~h) Amendments. ~~Any alterations, additions, or deletions to the terms of the Contract shall be submitted in writing to the Department. Reduced Beneficiaries or activities, due to extenuating or unforeseeable circumstances, may be allowed as approved by the Department.~~ The Department's executive director or its designee, may authorize, execute, and deliver amendments to any Contract:

(1) Contract Time Extensions beyond the four (4) year contract period will not be allowed for Self-Help Center contracts.

(2) Changes in beneficiaries. Reductions in contractual deliverables and beneficiaries shall require a contract amendment. Increases in contractual deliverables and beneficiaries that do not shift funds, or cumulatively shift less than 10\_~~%~~percent of total contract funds, shall be completed through a contract modification rather than a contract amendment.

(3) The Department, at its discretion and in coordination with a ~~Contractor~~Contract Administrator, may increase a contract budget amount and the number of activities and beneficiaries based on the availability of Self-Help Center funds, the exemplary performance in the implementation of a ~~Contractor~~Contract Administrator's current contract, and the time available in the four (4) year contract period. Upon Board approval, the cap on the maximum contract amount may be exceeded if the terms of this paragraph are met by a ~~Contractor~~Contract Administrator.

~~(i) If the Contractor fails to meet a Contract requirement the awarded funds related to the lack of performance may be entirely or partially deobligated at the Department's sole discretion.~~

~~(j) Waiver. The Board, in its discretion and within the limits of federal and state law, may waive any one or more of the requirements of this chapter if the Board finds that waiver is appropriate to fulfill the purposes or policies, Chapter 2306 of the Texas Government Code, or for good cause, as determined by the Board.~~

~~(k) Travel. Costs incurred by Colonia Self Help Center employees and officers for travel, including costs of lodging, other subsistence, and incidental expenses, shall be considered reasonable and allowable only to the extent such costs do not exceed charges normally allowed by the State Comptroller's Travel Allowance Guide.~~

(h) Every new construction and reconstruction, and any rehabilitation construction costs exceeding thirty thousand dollars (\$30,000) in hard costs shall have a lien placed on the property secured by a deferred forgivable loan not shorter than five (5) years.

~~(m) Blueprints for new construction and reconstruction shall be required and submitted to the Department and must include the required construction requirements pursuant to §2306.514 of the Texas Government Code. All proposed blueprints submitted for approval must be prepared and executed by an architect or engineer licensed by the state of Texas.~~

(nj) The ~~Contractor~~Contract Administrator's initial and any revised ~~Housing housing Activity~~Activity Guidelines ~~guidelines~~ shall be approved by commissioners' court and the Department prior to implementation.

~~(ok)~~ Access to all public service activities identified in the contract shall be provided at least two (2) Saturdays a month during hours preferable to colonia residents. In addition, access shall be provided at least one day during the workweek after hours for a period long enough to allow colonia residents to utilize the services.

~~(pk)~~ The purchase of new tools, new computers and computer equipment shall only occur within the first ~~twenty four (24)~~ thirty six (36) months of the contract period. Any purchases of these items after ~~twenty four (24)~~ thirty six (36) months shall be approved by the Department prior to purchase.

### **§25.78. Administrative Thresholds.**

Administrative draw request. Administrative draw requests are funded out of the portion of the Contract ~~Budget~~ budget specified for administrative cost (Administration Line Item of the Contract Budget.) These costs are not directly associated with an ~~activity~~Activity. The administration line item will be disbursed as follows:

(1) Threshold 1. The initial administrative draw request allows up to 10 %percent of the administration line item to be drawn down prior to the start of any project activity included in the Performance Statement of the Contract (provided that all pre-draw requirements, as described in the Contract, for administration have been met). Subsequent administrative funds will be reimbursed in proportion to the percentage of the work that has been completed as identified in paragraphs (2) - (8) of this section.

(2) Threshold 2. Allows up to an additional 15 %percent (25 %percent of the total) of the administration line item to be drawn down after a start of project activity has been demonstrated. For the purposes of this threshold, if Davis-Bacon labor standards are required for a given program activity, "start of project activity" is evidenced by the submission of a start of construction form. If labor standards are not required on a given project activity that has commenced (and for which reimbursement is being sought), the submission of a drawdown request that includes sufficient back-up

documentation for expenses of non-administrative project activities evidences a start of project activity. Direct delivery/soft costs charges will not constitute a start of project activity.

(3) Threshold 3. Allows up to an additional 25 percent (50 percent of the total) of the administration line item to be drawn down after compliance with the eighteen (18) month threshold requirement has been demonstrated as described in ~~§325.8~~ of this chapter (relating to Expenditure Thresholds and Closeout Requirements).

(4) Threshold 4. Allows up to an additional 25 percent (75 percent of the total) of the administration line item to be drawn down after compliance with the thirty (30) month threshold requirement has been demonstrated as described in ~~§325.8~~ of this chapter.

(5) Threshold 5. Allows up to an additional 15 percent (90 percent of the total) of the administration line item to be drawn down after compliance with the forty-two (42) month threshold requirement has been demonstrated as described in ~~§325.8~~ of this chapter.

(6) Threshold 6. Allows an additional 5 percent (95 percent of the total) of the administration line item to be drawn down upon receipt of all required close-out documentation.

(7) Threshold 7. Allows the final 5 percent (100 percent of the total), less any administrative funds reserved for audit costs as noted on the Project Completion Report of the administration line item to be drawn down following receipt of the programmatic close-out letter issued by Department.

(8) Threshold 8. Any funds reserved for audit costs will be released upon completion and submission of an acceptable audit. Only the portion of audit expenses reasonably attributable to the Contract are eligible.

#### **~~§325.89~~. Expenditure Thresholds and Closeout Requirements.**

(a) ~~Contractor~~Contract Administrators must meet the following expenditure threshold requirements:

(1) Six-Month Threshold. An Environmental Assessment that meets the requirements outlined in the environmental clearance requirements of the Contract must be submitted to the Department within six (6) months from the start date of the Contract;

(2) Eighteen-Month Threshold. To meet this requirement the ~~Contractor~~Contract Administrator must have expended and submitted for reimbursement to the Department at least 30 percent of the total Colonia ~~Self-Help~~Self-Help Center funds awarded within eighteen (18) months from the start date of the Contract;

(3) Thirty-Month Threshold. To meet this requirement the ~~Contractor~~Contract Administrator must have expended and submitted for reimbursement to the Department at least 60 percent of the total Colonia Self-Help Center funds awarded within thirty (30) months from the start date of the Contract; and

(4) Forty-two-Month Threshold. To meet this requirement the ~~Contractor~~Contract Administrator must have expended and submitted for reimbursement to the Department at least 90 percent of the total Colonia Self-Help Center funds awarded within forty-two (42) months from the start date of the Contract.

(b) For purposes of meeting a threshold, "expended and submitted" means that a draw request was received by the Department, is complete, and all costs needed to meet a threshold are adequately supported. The Department will not be liable for a threshold violation if a draw request is not received by the threshold date.

(c) The final draw request and complete closeout documents must be submitted no later than sixty (60) days after the Contract end date. If closeout documents are late, the remaining Contract balance may be subject to deobligation as the Department's liability for such costs will have expired. If a ~~Contractor~~Contract Administrator has reserved funds in the project completion report for a final draw request, the ~~Contractor~~Contract Administrator has ninety (90) days after the Contract end date to



submit the final draw request, with the exception of audit costs which may be reimbursed upon submission of the final single audit.

~~(d) If these thresholds are not met, the Department will apply its Administration Rules, Title 10, Part 1, Chapter 1, Texas Administrative Code.~~

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**BOARD ACTION REQUEST**  
**HOUSING TRUST FUND**  
**July 26, 2012**

Presentation, Discussion, and Possible Action regarding a proposed repeal of 10 TAC Chapter 51, §§51.1 – 51.11 regarding the Texas Housing Trust Fund (HTF) Program Rule and proposal of a new 10 TAC Chapter 26, §§26.1 – 26.6 regarding the Texas Housing Trust Fund (HTF) Program Rule for public comment and publication in the *Texas Register*.

**RECOMMENDED ACTION**

**WHEREAS**, the Governing Board of the Texas Department of Housing and Community Affairs (the "Department") approved organizational changes on April 12, 2012, of which, a key component was a new Single Family business model that established consistency and coordination among all Single Family Programs.

**WHEREAS**, Housing Trust Fund programs are included in this effort. It is hereby

**RESOLVED**, that the Executive Director and his designees be and each of them hereby are authorized, empowered, and directed, for and on behalf of the Department, to approve the proposed repeal of 10 TAC Chapter 51, §§51.1 – 51.11 proposed new 10 TAC Chapter 26, §§26.1 – 26.6 to be published in the *Texas Register* for review and public comment, and in connection therewith, make such non-substantive technical corrections as they may deem necessary to effectuate the foregoing.

**BACKGROUND**

The purpose of the repealed HTF Program Rule is to (1) eliminate unnecessary definitions because they are part of the common usage in trade or defined elsewhere, (2) eliminate program procedures which have been standardized in the Single Family Programs Umbrella Rule at 10 TAC 20, and (3) remove details of the reservation system process, which are captured in the NOFA or program manuals. These rules will be supplemented by uniform processes, standards and requirements and procedures currently estimated to be implemented by the end of the calendar year.

An overview of the proposed new Chapter is noted below:

**§26.1 Purpose**

No changes were made to this section. This purpose is also captured in the Single Family Programs Umbrella Rule.

## §26.2 Definitions

Definitions were removed from the HTF Rule. Definitions may be found in the Chapter 2306 of the Texas Government Code, the Single Family Programs Umbrella Rule (10 TAC Chapter 20) or Notice of Funding Availability (NOFA).

## §26.3 Allocation of Funds

A minor edit was made to this section to remove duplicate information.

## §26.4 Use of Funds

The use of HTF Funds, deobligations, amendments and time extensions were moved to the Single Family Programs Umbrella Rule.

## §26.5 Prohibited Activities

Prohibited fees related to the origination of an HTF loan is outlined in this section. This remainder of the section is captured in the Single Family Programs Umbrella Rule.

## §26.6 Administrator Eligibility and Requirements

Some administrator eligibility and related requirements were moved to the Single Family Programs Umbrella Rule in order to consolidate and streamline the process.

## §26.7 General Application Procedures and Requirements

The application process and related requirements were moved to the Single Family Programs Umbrella Rule in order to consolidate and streamline the process.

## §26.8 Criteria for Reservation System Funding

The reservation system process was removed from the HTF Rule and will be captured in Notices of Funding Availability and program manuals.

## §26.9 Loan, Lien and Mortgage Requirements

Loan, lien and mortgage requirements were moved to the Single Family Programs Umbrella Rule in order to ensure consistency between Single Family programs.

## §26.10 Property Guidelines and Related Issues

Property guidelines and related issues were moved to the Single Family Programs Umbrella Rule in order to ensure consistency between Single Family Programs.

## **Attachment 1: Preamble and proposed repeal of 10 TAC Chapter 51.**

The Texas Department of Housing and Community Affairs (the “Department”) proposes a repeal of 10 TAC Chapter 51, §§51.1 – 51.11 concerning the **Texas Housing Trust Fund Program Rule**. The purpose of the proposed repeal is to establish a new rule to set forth policies and procedures governing the administration of the Department’s Texas Housing Trust Fund Program. The proposed new 10 TAC Chapter 26, **Housing Trust Fund Program Rule**, is published concurrently with this repeal in this issue of the *Texas Register*.

**FISCAL NOTE.** Timothy K. Irvine, Executive Director, has determined that, for each year of the first five years the repeal will be in effect, enforcing or administering the repeal does not have any foreseeable implications related to costs or revenues of the state or local governments.

**PUBLIC BENEFIT/COST NOTE.** Mr. Irvine also has determined that, for each year of the first five years the repeal will be in effect, the public benefit anticipated as a result of the repeal, is to establish a proposed new rule which will increase efficiency and consistency among the Department’s Single Family Programs. There will be no economic cost to any individuals required to comply with the new rule.

**ADVERSE IMPACT ON SMALL OR MICRO-BUSINESSES.** The Department has determined that there will be no economic effect on small or micro-businesses.

**REQUEST FOR PUBLIC COMMENT.** The public comment period will be held August 10 to September 10, 2012 to receive input on the new sections. Written comments may be submitted to Texas Department of Housing and Community Affairs, Rule Comments, P.O. Box 13941, Austin, Texas 78711-3941, by email to Dee Copeland Patience at the following address: [dee.patience@tdhca.state.tx.us](mailto:dee.patience@tdhca.state.tx.us), or by fax to (512) 475-1162. **ALL COMMENTS MUST BE RECEIVED BY 5:00 P.M. SEPTEMBER 10, 2012.**

**STATUTORY AUTHORITY.** The repealed section is proposed pursuant to Texas Government Code §2306.053, which authorizes the Department to adopt rules. Additionally, the repealed rule is proposed pursuant to Chapter 2306 of the Texas Government Code, which specifically authorizes the Department to administer the Texas Housing Trust Fund Program. The proposed repealed rule affects no other code, article, or statute.

§51.1. Purpose.

§51.2. Definitions.

§51.3. Allocation of Funds.

§51.4. Use of Funds.

§51.5. Prohibited Activities.

§51.6. Administrator Eligibility and Requirements.

§51.7. General Application Procedures and Requirements.

§51.8. Criteria for Reservation System Funding.

§51.9. Loan, Lien and Mortgage Requirements.

§51.10. Property Guidelines and Related Issues.  
§51.11. Waiver.

## **Attachment 2: Preamble and proposed new 10 TAC Chapter 26.**

The Texas Department of Housing and Community Affairs (the “Department”) proposes new 10 TAC Chapter 26, §§26.1 - 26.8, concerning the **Housing Trust Fund Program Rule**. The purpose of the proposed new sections is to establish policies and procedures governing the administration of the Department’s Housing Trust Fund Program.

FISCAL NOTE. Timothy K. Irvine, Executive Director, has determined that, for each year of the first five years the new rule will be in effect, enforcing or administering the new rule does not have any foreseeable implications related to costs or revenues of the state or local governments.

PUBLIC BENEFIT/COST NOTE. Mr. Irvine also has determined that, for each year of the first five years the new rule will be in effect, the public benefit anticipated as a result of the new rule will be to increase efficiency and consistency among the Department’s Single Family Programs. There will be no economic cost to any individuals required to comply with the new rule.

ADVERSE IMPACT ON SMALL OR MICRO-BUSINESSES. The Department has determined that there will be no economic effect on small or micro-businesses.

REQUEST FOR PUBLIC COMMENT. The public comment period will be held August 10 to September 10, 2012 to receive input on the new sections. Written comments may be submitted to Texas Department of Housing and Community Affairs, Rule Comments, P.O. Box 13941, Austin, Texas 78711-3941, by email to Dee Copeland Patience at the following address: [dee.patience@tdhca.state.tx.us](mailto:dee.patience@tdhca.state.tx.us) or by fax to (512) 475-1162. ALL COMMENTS MUST BE RECEIVED BY 5:00 P.M. September 10, 2012.

STATUTORY AUTHORITY. The new sections are proposed pursuant to Texas Government Code §2306.053, which authorizes the Department to adopt rules. Additionally, the new rule is proposed pursuant to Texas Government Code, Chapter 2306, which specifically authorizes the Department to administer the Texas Housing Trust Fund Program. The proposed new rule affects no other code, article, or statute.

### **§~~51~~26.1. Purpose.**

This chapter clarifies the administration of the Texas Housing Trust Fund (HTF). The Housing Trust Fund provides loans, grants or other comparable forms of assistance to income-eligible individuals, families and households. The Housing Trust Fund is administered in accordance with [Texas Government Code, Chapter 2306](#) ~~of the Texas Government Code~~ and [Chapter 20 of this title \(relating to the Single Family Programs Umbrella Rule\)](#) ~~(10 TAC 20)~~.

### **§~~26~~51.2. Definitions.**

[Definitions may be found in Texas Government Code, Chapter 2306; Chapter 1 of this title \(relating to Administration\); and Chapter 20 of this title \(relating to Single Family Program](#)

Umbrella Rule), unless the context or the Notice of Funding Availability (NOFA) indicates otherwise. Other definitions may be found in Texas Government Code, Chapter 2306; Chapter 1 of this title (relating to Administration) and Chapter 20 of this title (relating to Single Family Program Umbrella Rule). The following words and terms, when used in this chapter, shall have the following meanings unless the context or the NOFA indicate otherwise. Lack of capitalization of a term or word in this chapter does not indicate that the term is undefined. Other definitions may be found in Chapter 2306 of the Texas Government Code.

- ~~(1) Activity—A form of assistance by which HTF funds are used to provide incentives to develop and support affordable housing and homeownership through acquisition, new construction, reconstruction, and rehabilitation of residential housing.~~
- ~~(2) Administrative Deficiencies—The absence of information or a document from the application as required by these rules and program manuals.~~
- ~~(3) Administrator—A unit of government, nonprofit entity or other party who has an executed written agreement or contract with the Department committing the Department to provide funds upon the completion of certain actions called for in the agreement or contract.~~
- ~~(4) Amortized—A loan in which the principal as well as the interest, if applicable, is payable monthly or in some other periodic installment over the term of the loan.~~
- ~~(5) Applicant—A person who has submitted an application for Department funds or any other form of assistance.~~
- ~~(6) Application—A request for funds submitted to the Department in a form prescribed by the Department, including any exhibits or other supporting material.~~
- ~~(7) Application Acceptance Period—The period of time that applications may be submitted to the Department as more fully described in the applicable Notice of Funding Availability (NOFA).~~
- ~~(8) Articles of Incorporation—A document that sets forth the basic terms of a corporation's existence and is the official recognition of the corporation's existence. The documents must evidence that they have been filed with the Office of the Secretary of State.~~
- ~~(9) Bylaws—A rule or administrative provision adopted by a corporation for its internal governance. Bylaws are enacted apart from the articles of incorporation. Bylaws and amendments to bylaws must be formally adopted in the manner prescribed by the organization's articles or current bylaws by either the organization's board of directors or the organization's members, whoever has the authority to adopt and amend bylaws.~~
- ~~(10) Chapter 2306—Chapter 2306 of the Texas Government Code.~~
- ~~(11) Combined Loan to Value (CLTV)—Value of all liens against the property and/or loans, including forgivable loans.~~
- ~~(12) Committed Funds—Funds approved by the Department to provide assistance to an individual or family.~~
- ~~(13) Competitive Application Cycle—A defined deadline in which all applications must be submitted in accordance with the NOFA.~~
- ~~(14) Contract—The executed written agreement between the Department and an administrator performing an activity related to a program that outlines performance requirements and responsibilities assigned by the document.~~
- ~~(15) Contract Period—The length of time between the contract's effective date (starting date) through its ending date.~~



- ~~(16) Deobligation—The cancellation of funds involving some or all of a financial obligation between the Department and an administrator.~~
- ~~(17) Department—The Texas Department of Housing and Community Affairs.~~
- ~~(18) Development—A Project in which an applicant, administrator, or development owner has or will have an ownership interest and that has a construction component, either in the form of new construction or rehabilitation of multi-unit or single family residential housing.~~
- ~~(19) Development Owner—Any person, general partner, or affiliate of a person who owns or proposes a development or expects to acquire control of a development under a purchase contract and is the person responsible for performing under the contract with the Department.~~
- ~~(20) Development Site—The area, or if scattered site, areas for which the development is proposed to be located.~~
- ~~(21) Domestic Farm Laborer—Individuals (and the family) who receive a substantial portion of their income from the production or handling of agricultural or aquacultural products.~~
- ~~(22) Draw—Funds requested by the administrator, approved by the Department and subsequently disbursed to the administrator.~~
- ~~(23) Effective Date—The date on which the Department's Governing Board approved action or when all applicable parties have signed a contract or agreement.~~
- ~~(24) First time Homebuyer—A First Time Homebuyer is:~~
- ~~(A) An individual who has had no ownership in a principal residence in Texas during the three (3) year period ending on the date of purchase of the property.~~
- ~~(B) A single parent who has only owned with a former spouse while married.~~
- ~~(C) An individual who is a displaced homemaker and has only owned with a spouse.~~
- ~~(D) An individual who has only owned a principal residence not permanently affixed to a permanent foundation in accordance with applicable regulations.~~
- ~~(E) An individual who has only owned a property that was not in compliance with State, local building codes and which cannot be brought into compliance for less than the cost of constructing a permanent structure.~~
- ~~(25) Forgivable Loan—Financial assistance in the form of money that, in an executed agreement, is not required to be repaid.~~
- ~~(26) General Partner—A person, or persons, who is identified as the general partner of the partnership that is the development owner and that has general liability for the partnership. In addition, unless the context shall clearly indicate the contrary, if the development owner in question is a limited liability company, the term "General Partner" shall also mean the managing member or other party with management responsibility for the limited liability company.~~
- ~~(27) Grant—Financial assistance that is awarded in the form of money for a specific purpose and that is not required to be repaid. A grant includes a forgivable loan.~~
- ~~(28) Household—One or more persons occupying a housing unit. May also be referred to as a "Family."~~
- ~~(29) Housing Trust Fund (HTF)—The fund created under Chapter 2306 of the Texas Government Code and governed by this title.~~
- ~~(30) HUD—United States Department of Housing and Urban Development~~
- ~~(31) Income and Rent Limits—Limits in place for maximum allowable incomes and rents for specific programs administered by the Department, as provided by the Department.~~
- ~~(32) Individuals and families of Low Income—Individuals and families individuals or families whose annual incomes do not exceed 80 percent of the greater of state or local median income as provided by the Department.~~

- ~~(33) Individuals and families of Very Low Income—Individuals or families whose annual incomes do not exceed 60 percent of the greater of state or local median income as provided by the Department.~~
- ~~(34) Individuals and families of Extremely Low Income—Individuals or families whose annual incomes do not exceed 30 percent of the greater of state or local median income as provided by the Department.~~
- ~~(35) Lien—A claim against a property that provides security for repayment of a debt or obligation of the property owner.~~
- ~~(36) Loan—Financial assistance in the form of money that is required to be repaid in accordance with terms and interest rates provided in the executed agreement.~~
- ~~(37) Loan Assumption—An HTF loan may be assumable if the Department determines that all program requirements in effect at the time of the assumption are met.~~
- ~~(38) Loan to Value (LTV)—The amount of the outstanding mortgage loan divided by the property's appraised value. The LTV for an HTF loan cannot exceed 100 percent.~~
- ~~(39) Land Use Restriction Agreement (LURA)—An agreement between the Department and a person related to a specific property or properties which is filed with the responsible recording authority.~~
- ~~(40) Manufactured Housing Unit (MHU)—A structure transportable in one or more sections which, in traveling mode, is 8 body feet or more in width or 40 body feet or more in length, or when erected on site, is 320 square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required facilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. MHUs must comply with §19(1) of the Texas Manufactured Housing Standards Act.~~
- ~~(41) Multifamily Structure—A property designed and built to support the habitation of more than one person or one household may include an attached or semi-detached unit.~~
- ~~(42) New Construction—A project in which the main purpose of funds is to create additional dwelling units and is not a rehabilitation or reconstruction.~~
- ~~(43) NOFA—Notice of Funding Availability.~~
- ~~(44) Nonprofit Organization—An organization, institution or agency that:~~
- ~~(A) is organized under state or local laws;~~
- ~~(B) has no part of its net earnings benefiting any member, founder, contributor, or individual; and~~
- ~~(C) is a tax exempt §501(c) organization. A pending application for 501(c) status cannot be used to comply with the tax status requirement.~~
- ~~(45) Open Reservation Cycle—A defined period during which an administrator may submit applications according to a published NOFA and which will be reviewed on a first come first serve basis until all funds available are committed, or until the NOFA is closed. Applications will be reviewed in accordance with NOFA and manual for the applicable HTF program.~~
- ~~(46) Parity Lien—A lien position whereby two or more lenders share a security interest of equal priority in collateral.~~
- ~~(47) Person—Any individual, partnership, corporation, association, local unit of government, community action agency, or public or private organization of any character.~~
- ~~(48) Persons with Disabilities—An individual who has a disability that is a physical or mental impairment that substantially limits one or more major life activities.~~
- ~~(49) Principal Residence—The primary housing unit that an individual or family inhabits.~~

- ~~(50) Program Manual—A set of guidelines designed to be an implementation tool for the administrator that has executed an agreement and allows the administrator to search for terms, statutes, regulations, forms and attachments. The program manual may be developed by the Department and amended or supplemented from time to time.~~
- ~~(51) Property / Properties—The real estate and all improvements thereon which are the subject of the HTF funds whether currently existing or proposed to be built thereon in connection with the funds.~~
- ~~(52) Public Housing Authority (PHA)—A housing authority established under Chapter 392 of the Texas Local Government Code.~~
- ~~(53) Received Date—The date an application is verified to be received by the Department.~~
- ~~(54) Reconstruction—The rebuilding of an existing structure on the same lot where housing exists at the time of application. HTF funds may also be used to build a new foundation or repair an existing foundation.~~
- ~~(55) Rehabilitation—Includes the alteration, improvement or modification of an existing structure. It may also include moving an existing structure to a foundation constructed with HTF funds.~~
- ~~(56) Reservation—An amount of funds set aside for each individual applicant registered into the Department's HTF registration website.~~
- ~~(57) Resolution—Formal action by a corporate board of directors or other corporate body authorizing a particular act, transaction, or appointment. Resolutions must be in writing and state the specific action that was approved and adopted, the date the action was approved and adopted, and the signature of person or persons authorized to sign resolutions. Resolutions must be approved and adopted in accordance with the corporate bylaws.~~
- ~~(58) Senior Lien—A lien that takes priority over the Department's lien and any subsequent liens.~~
- ~~(59) Setup—The submission of required information into the reservation system in order to reserve funds for activities specified in the applicable NOFA.~~
- ~~(60) Single family structure—A property designed and built to support the habitation of one person or one household. This includes an attached or detached unit, including structures such as a single family detached unit, condominium unit, and/ or a single unit in a duplex or triplex.~~
- ~~(61) TAC—Texas Administrative Code.~~
- ~~(62) Title Commitment—A document from a title company showing the status of a property's ownership and pledging to issue a title insurance policy when the requirements shown therein are met.~~

### **§5126.3. Allocation of Funds.**

(a) The Department administers all HTF funds provided to the Department in accordance with Chapter 2306 of the Texas Government Code. The Department may solicit gifts and grants to endow the fund.

(b) Pursuant to ~~§2306.202(b) of the~~ Texas Government Code §2306.202(b), use of the HTF is limited to providing:

- (1) ~~Assistance~~ assistance for individuals and families of low and very low income;
- (2) ~~Technical~~ technical assistance and capacity building to nonprofit organizations engaged in developing housing for individuals and families of low and very low income;
- (3) ~~Security~~ security for repayment of revenue bonds issued to finance housing for individuals and families of low and very low income; and

(4) ~~Subject subject~~ to the limitations in ~~§2306.251 of the~~ Texas Government Code [§2306.251](#), the Department may also use the fund to acquire property to endow the fund.

(c) Regional Allocation. Funds shall be allocated to achieve broad geographic dispersion by awarding funds in accordance with ~~§2306.111(d) and (g) of the~~ Texas Government Code [§2306.111\(d\) and \(g\)](#).

(d) Set-Asides. In accordance with ~~§2306.202(a) of the~~ Texas Government Code [§2306.202\(a\)](#) and program guidelines:

(1) In each biennium, the first \$2.6 million available through the HTF for loans, grants, or other comparable forms of assistance shall be set aside and made available exclusively for Local Units of Government, Public Housing Authorities, and Nonprofit ~~O~~rganizations.

(2) Any additional funds may also be made available to for-profit organizations provided that at least 45 percent of available funds, as determined on September 1 of each state fiscal year, in excess of the first \$2.6 million shall be made available to ~~N~~onprofit ~~O~~rganizations.

(3) The remaining portion shall be distributed to ~~N~~onprofit ~~O~~rganizations, for-profit organizations, and other eligible entities, pursuant to ~~§2306.202 of the~~ Texas Government Code [§2306.202](#).

#### **§~~5126~~.4. Use of Funds.**

(a) Use of ~~a~~Additional or Deobligated Funds. In the event the Department receives additional funds, such as loan repayments, donations and interest earnings, the Department will redistribute the funds in accordance with the HTF ~~p~~Plan in effect at the time the additional funds become available.

(b) Reprogramming of Funds. If funding for a program is undersubscribed or funds not utilized, within a timeframe as determined by the Department, remaining funds may be reprogrammed at the discretion of the Department consistent with the HTF ~~p~~Plan in effect at the time.

~~(c) Deobligation of Funds. The Department may deobligate all or a portion of the awarded or committed amount if such amount is not expended in a timely manner in accordance with the NOFA and contract or Reservation agreement.~~

~~(d) The Department may terminate an agreement in whole or in part if the administrator does not achieve performance benchmarks as outlined in agreement, NOFA, contract or Reservation agreement.~~

~~(e) Amendments. The Department may authorize, execute, and deliver modifications and/or amendments to any program written agreement provided that:~~

~~(1) Time extensions. The Department may collectively provide up to one six (6) month extension to the end date of any agreement. Any additional time extension granted by the Department shall include a statement by the Department relating to unusual, non-foreseeable or extenuating circumstances. If the extension is longer than six (6) months and the Department determines that a statement related to unusual, non-foreseeable, or extenuating circumstances cannot be issued, it will be presented to the Governing Board for approval, approval with modifications, or denial of the requested extension; and~~

~~(2) In the case of all other modifications or amendments, such modification or amendment does not, in the estimation of the Department, significantly decrease the benefits to be received by the Department.~~

### **§5126.5. Prohibited Activities.**

#### ~~(a) Conflict of Interest.~~

~~(1) Conflict Prohibited. No person described in paragraph (2) of this subsection who exercises, has the power or ability to exercise, or has exercised any functions or responsibilities with respect to HTF activities under Chapter 2306 of the Texas Government Code, or who is in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a personal or financial interest or benefit from a HTF-assisted activity, or have any interest, directly or indirectly, legally or beneficially, in any HTF contract, subcontract or agreement or the proceeds hereunder, either for themselves or those with whom they have family or business ties, during their tenure and for one year thereafter.~~

~~(2) Persons covered. The conflict of interest provisions of paragraph (1) of this subsection apply to any person ("covered persons ") who is an employee, agent, consultant, officer, trustee, director, member of a governing board or other oversight body, elected official or appointed official of the administrator, or any person acting in any such capacity or role, however designated.~~

~~(3) No employee, officer or agent of the administrator shall participate in selection, or in the award or administration of a agreement supported by HTF funds if a conflict of interest, real or apparent, would be involved. Such a conflict would arise when the following persons have a financial or other interest in a firm under consideration to be selected for award or certified to administer funds:~~

~~(A) covered person;~~

~~(B) any member of his or her immediate family;~~

~~(C) his or her partner;~~

~~(D) an organization which employs, or is about to employ, anyone listed in subparagraphs (A)–(E) of this paragraph; or~~

~~(E) an organization controlled by any such person.~~

~~(4) The covered persons of the administrator will neither solicit nor accept gratuities, favors or anything of monetary value from contractors, potential contractors, or parties to sub-agreements. Administrators may set minimum rules where the gift is an unsolicited item of nominal intrinsic value. To the extent permitted by state or local law or regulations, such standards or conduct will provide for penalties, sanctions, or other disciplinary actions for violations of such standards by the officers, employees, or agents of the administrator, or by contractors or their agents. The awarding agency may in regulation provide additional prohibitions relative to real, apparent, or potential conflicts of interest.~~

~~(b) The following activities are prohibited in relation to the origination of a HTF loan, but may be charged as an allowable cost by a third (3rd) party lender for the origination of all other loans originated in connection with an HTF loan:~~

~~(1) Payment of delinquent property taxes or related fees or charges on properties to be assisted with HTF funds;~~

~~(2) Loan origination fees;~~

~~(3) Application fee;~~

~~(4) Discount fees;~~

- (5) Underwriter fee;
- (6) Loan processing fees; and
- (7) Other fees not approved by the Department in writing prior to expenditure.

~~(e)~~ Persons receiving or benefiting from HTF funds, as determined by the Department, may not be currently in delinquency or in default with child support and/or government loans.

~~(d)~~ ~~Unless otherwise provided in the NOFA, persons receiving or benefiting from HTF funds that are provided as a loan, as determined by the Department, may not have any outstanding judgments and/or liens on the property.~~

#### **§5126.6.Administrator Eligibility and Requirements.**

~~(a)~~ ~~The following organizations or entities are eligible to participate in HTF programs:~~

- ~~(1) Any eligible entity listed in §2306.202 of the Texas Government Code; or~~
- ~~(2) Other eligible entities approved by the Department, such as, but not limited to colleges, universities, institutions of higher education and other public agencies.~~

~~(b) Ineligible Administrators. The following violations may cause a Participant, and any applications they have submitted, to be ineligible to participate in programs or receive funding:~~

~~(1) Administrators that have failed to make timely payment on fee commitments or on debt instruments held by the Department and for which the Department has initiated formal collection actions; and~~

~~(2) Administrator that have been debarred by HUD or the Department.~~

~~(c) Current or previous noncompliance. Each administrator will be reviewed for its compliance history by the Department. Administrators found to be in material noncompliance, or otherwise violating the compliance rules of the Department, will be terminated and/or not recommended for future funding.~~

~~(d)~~ Administrator must enter into an agreement with the Department in order to be eligible as more fully described in the NOFA.

~~(e)~~ Determination of annual income. The method used to determine annual income will be provided in the NOFA or program manual.

~~(f) Procurement. Administrators must comply with all applicable state, and local laws, regulations, and ordinances for making procurements with HTF funds.~~

~~(g) Administrators may not retain any program income generated through the operation of a HTF program or activity.~~

~~(h) Records retention. Administrator shall be required to maintain records pertinent to an assisted household's files for a period of at least 3 years as required by the Department or, if applicable, Chapter 60, Subchapter A of this title (relating to Compliance Monitoring).~~

~~(i) Other requirements may be specified in the NOFA or other release of funds (such a Request for Qualifications (RFQ) or Request for Proposals (RFP)).~~

#### **§51.7.General Application Procedures and Requirements.**

~~(a) The Department will state within a NOFA, Request for Qualifications (RFQ), Request for Proposals (RFP) or other documentation for the release of funding the submission and eligibility~~

~~guidelines. Applicants to the Department must verify and ensure the accuracy, sufficiency and receipt of all submissions to the Department.~~

~~(b) Application Deadline. All applications must be received during business hours (8:00 a.m. to 5:00 p.m. Central Time) on any business day. Completion and submission of the application includes the entire application and any other supplemental forms which may be required by the Department.~~

~~(c) The Department reserves the right to reduce the amount requested in an application based on activity or Project feasibility, underwriting analysis, or availability of funds.~~

~~(d) The Department may decline to fund any application if the proposed activities do not, in the Department's sole determination, represent a prudent use of the Department's funds. The Department is not obligated to proceed with any action pertaining to any applications which are received, and may decide it is in the Department's best interest to refrain from pursuing any selection process. The Department reserves the right to negotiate individual elements of any application.~~

#### **~~§51.8. Criteria for Reservation System Funding.~~**

~~(a) This section applies to reservation system programs as further outlined in the applicable NOFA. The reservation system is the online system utilized by administrators to reserve or draw funds, and track status of funding activities. The NOFA will establish and define the terms and conditions for the submission of reservations. The NOFA will also indicate the approximate amount of available funds.~~

~~(b) An administrator must have been approved by the Department and must have executed an agreement to be eligible to submit Reservations on behalf of households or the administrator. A reservation containing false information and/or all documents required are not received within ten (10) business days after the reservation has been entered into the system may be cancelled. The Department staff will review and process all Reservations received. If the Department receives more than one reservation on the same day and funding is insufficient, the Reservations will be processed in the order submitted to the reservation system for approval by the Department. The administrator will be notified via the reservation system or otherwise in writing of the Department's determination.~~

~~(c) Reservations of funds are available to the administrator on first come, first served basis. In all cases the administrator must register each household or funding activity as outlined in the NOFA. The administrator may enter additional Reservations after a loan or activity has closed or funding has otherwise been committed.~~

~~(d) Unless otherwise provided in the NOFA, reservations received by the Department in response to a NOFA will be handled in the following manner:~~

~~(1) The Department will accept Reservations until all funds under the NOFA have been committed or the availability of funds expires. The Department may limit the eligibility of Reservations in the NOFA.~~

~~(2) Each reservation will be assigned a received date in the reservation system based on the date and time the reservation was entered into the HTF reservation system. Each will be reviewed in accordance with the NOFA.~~

~~(3) Reservations and/or applications submitted on behalf of a household must comply with all applicable HTF requirements or regulations established in these rules. Reservations and/or applications submitted on behalf of a household that do not comply with such requirements will be disqualified. The administrator will be notified via the reservation system or otherwise in~~

~~writing of any cancelled and/or disqualified Reservations and/or applications submitted on behalf of an applicant.~~

~~(4) Administrative Deficiencies. If a reservation contains deficiencies which, in the determination of the Department staff, require clarification or correction of information submitted at the time of the Reservation, the Department staff may request clarification or correction of such administrative deficiencies. The Department staff may request clarification or correction in a deficiency notice in the form of an email, facsimile or a telephone call to the administrator advising that such a request has been transmitted. An administrator may not change or supplement a reservation in any manner after submission, except in response to a direct request from the Department.~~

~~(5) Prior to approval, the Department may decline to fund any reservation entered into the reservation system if the proposed housing activities do not, in the Department's sole determination, represent a prudent use of the Department's funds. The Department is not obligated to proceed with any action pertaining to any reservation which are entered, and may decide it is in the Department's best interest to refrain from committing the funds. If the Department has approved the applicant, but the administrator and/or household has not complied with all the program rules and guidelines, the Department may suspend funding until the administrator and/or household has satisfied all requirements of HTF.~~

~~(e) Unless otherwise provided in the NOFA, a reservation of funds may be subject to cancellation if all required documents are not submitted to the Department within ten (10) business days of the date the registration was entered into the reservation system and/or if the performance benchmarks outlined in these HTF rules are not adhered to. Submission of a reservation on behalf of a household or administrator does not guarantee the availability or commitment of funding.~~

~~(f) Maximum Pending Setups. Unless otherwise provided in the NOFA, at any one time, the administrator may have up to ten (10) unapproved setups awaiting approval ("pending") in the reservation system. If the administrator has the maximum ten setups pending, new setups will only be reviewed by the Department once an existing unapproved setup becomes a reservation (if approved) or is cancelled.~~

~~(g) Modification of Reservation. Unless otherwise provided in the NOFA, after a reservation has been secured and the household or activity has been approved, the administrator must notify the Department of any changes to the setup, such as a cancellation, change in the sales price, or change in the loan or grant amount. The administrator will not be permitted to change, exchange, replace or switch households, if applicable, once the reservation has been approved; unless construction has commenced and one of the following events has occurred: death, illness, divorce, loss of income, nonperformance by the household or for other acceptable reasons, as approved by the Department, where the household is unable to perform.~~

~~(h) Unless otherwise provided in the NOFA, once a reservation has been approved, the Department may grant one forty five (45) day extension of required benchmarks due to extenuating circumstances that were beyond the administrator's control. If the administrator cannot meet the required benchmarks after the forty five (45) day extension, the reservation will be cancelled. If funds are available, the administrator must resubmit the reservation along with an updated household application to ensure the household still meets all guidelines and requirements for the NOFA.~~

#### **§51.9.Loan, Lien and Mortgage Requirements.**



~~(a) The requirements in this section shall apply to HTF loans unless otherwise provided in the NOFA or waived by the Department.~~

~~(b) Lien position requirements:~~

~~(1) A loan made by the Department shall be secured by a first (1st) lien on the real property if the Department's loan is the largest amortized, repayable loan secured by the real property; or~~

~~(2) The Department may accept a parity lien position if the original principal amount of the leveraged loan is equal to or greater than the Department's loan; or~~

~~(3) The Department may accept a subordinate lien position if the original principal amount of the leveraged loan is at least \$1,000 or greater than the Department's loan. However liens related to other subsidized funds provided in the form of grants and non-amortizing loans, such as deferred payment or forgivable loans, must be subordinate to the Department's loan.~~

~~(c) Sanctions/Deobligation. The Department will apply its Administration Rules of this title.~~

~~(d) Encumbrances.~~

~~(1) Real property taxes assessed on the housing unit must be current and/or the household must be participating in an approved payment plan with the taxing authority.~~

~~(2) The property must not be encumbered with tax liens or child support liens.~~

~~(3) The Department may require the owner to be current on any existing mortgage loans or home equity loans.~~

~~(e) Affordability periods.~~

~~(1) In the event that the housing unit ceases to be the principal residence, the forgiveness of the loan or grant agreement will cease.~~

~~(2) If a housing unit transfers by devise, descent or operation of law upon the death of the assisted homeowner, the loan may be forgiven at the discretion of the Department.~~

#### **~~§51.10. Property Guidelines and Related Issues.~~**

~~(a) The requirements in this section shall apply unless otherwise provided in the NOFA.~~

~~(b) If the administrator is utilizing HTF funds to construct the home they must conform to §2306.514 of the Texas Government Code.~~

~~(c) All work performed that utilizes HTF funds must meet HUD Housing Quality Standards (HQS), at a minimum, as well as other property standards required in the NOFA.~~

#### **~~§51.1126.7. Waiver.~~**

The Board, in its discretion and within the limits of the law, may waive any one or more of the requirements of this chapter if the Board finds that waiver is appropriate to fulfill the purposes or policies, Chapter 2306, or for good cause, as determined by the Board.

1h

**BOARD ACTION REQUEST**  
**TEXAS NEIGHBORHOOD STABILIZATION PROGRAM**  
**July 26, 2012**

Presentation, Discussion, and Possible Action regarding approval of proposed amendments to 10 TAC Chapter 9 regarding the Texas Neighborhood Stabilization Program (NSP) Rule and a proposed new 10 TAC Chapter 29, §§29.1 - 29.8 regarding the Texas Neighborhood Stabilization Program Rule for public comment and publication in the *Texas Register*

**RECOMMENDED ACTION**

**WHEREAS**, the Governing Board of the Texas Department of Housing and Community Affairs ("Department") approved organizational changes on April 12, 2012, of which, a key component was a new Single Family business model that established consistency and coordination among all Single Family Programs; and

**WHEREAS**, the Texas Neighborhood Stabilization Program is included in this effort. It is hereby

**RESOLVED**, that the Executive Director and his designees be and each of them hereby are authorized, empowered, and directed, for and on behalf of the Department, to cause the proposed repeal and the proposed new rule, in the form presented to this meeting, to be published in the *Texas Register* for review and public comment, and in connection therewith, make such non-substantive technical corrections as they may deem necessary to effectuate the foregoing.

**BACKGROUND**

The purpose of the amended Texas Neighborhood Stabilization Program (NSP) Rule, Chapter 9, is to (1) remove references to the Texas Department of Rural Affairs and (2) clarify that the rule only applies to multifamily NSP activities. The purpose of the new rule, Chapter 29, is to clarify that the Single Family Programs Umbrella Rule (10 TAC Chapter 20) will apply to all Single Family NSP activities, including development activities for rental or ownership. The Single Family Umbrella Rules ensure consistency and coherence among all of the Department's Single Family Programs.

These new rules will be supplemented by uniform Single Family processes, standards, and procedures currently estimated to be implemented by the end of the calendar year. The changes to the amended rule and proposed new sections are outlined below.

**§9.1 and §29.1 Purpose**

References to TDRA were removed.

### §9.2 and §29.2 Definitions

References to TDRA were removed or definitions that may be found in other statutes were removed. In the new rule a statement was added regarding definitions that may be found in Chapter 2306 of the Texas Government Code, the Single Family Program Umbrella Rule (10 TAC 20) and Notice of Funding Availability (NOFA).

### §9.3 and §29.3 General Provisions

No changes were made to this section.

### §9.4 and §29.4 Amendments

No changes were made to this section.

### §9.5 and §29.5 Sanctions/Deobligation

No changes were made to this section.

### §9.6 and §29.6 Reassignment of Funds

No changes were made to this section.

### §9.7 and §29.7 Compliance and Monitoring

No changes were made to this section.

### §9.8 and §29.8 Applicability

This new section clarifies that the chapter only applies to the Department's multifamily activities and that the Single Family Programs Umbrella Rule (10 TAC 20) will apply to all Single Family activities, including Single Family development involving rental or ownership.

## **Attachment 1: Preamble and proposed amendments and new section 10 TAC Chapter 9 Neighborhood Stabilization Program Rule.**

The Texas Department of Housing and Community Affairs (the “Department”) proposes amendments 10 TAC Chapter 9, §§9.1 – 9.2, and new §9.8, **concerning the Texas Neighborhood Stabilization Program Rule**. The purpose of the proposed amendments and new section is to set forth policies and procedures governing the administration of the Department’s Texas Neighborhood Stabilization Program.

FISCAL NOTE. Timothy K. Irvine, Executive Director, has determined that, for each year of the first five years the amended rule will be in effect, enforcing or administering the amended rule does not have any foreseeable implications related to costs or revenues of the state or local governments.

PUBLIC BENEFIT/COST NOTE. Mr. Irvine also has determined that, for each year of the first five years the amended rule and new section will be in effect, the public benefit anticipated as a result of the amended rule and new section will be to increase efficiency and consistency among the Department’s Single Family Programs. There will be no economic cost to any individuals required to comply with the new rule.

ADVERSE IMPACT ON SMALL OR MICRO-BUSINESSES. The Department has determined that there will be no economic effect on small or micro-businesses.

REQUEST FOR PUBLIC COMMENT. The public comment period will be held August 9, 2012 to September 10, 2012 to receive input on the new sections. Written comments may be submitted to Texas Department of Housing and Community Affairs, Rule Comments, P.O. Box 13941, Austin, Texas 78711-3941, by email to the following address: marni.holloway@tdhca.state.tx.us, or by fax to (512) 475-1672. ALL COMMENTS MUST BE RECEIVED BY 5:00 P.M. September 10, 2012.

STATUTORY AUTHORITY. The amended and new sections are proposed pursuant to Texas Government Code §2306.053, which authorizes the Department to adopt rules. The proposed amendments affect no other code, article, or statute.

### **§9.1. Purpose.**

This chapter clarifies the administration of the Texas Neighborhood Stabilization Program (Texas NSP). Texas NSP funds are administered by the ~~Texas Department of Housing and Community Affairs (the “Department”) in partnership with the Texas Department of Rural Affairs (TDRA).~~ The Texas NSP awards funding to Subgrantees to acquire foreclosed, abandoned, or vacant property in order to redevelop that property to prevent it from otherwise becoming a source of blight and a contributor to declining property values.

### **§9.2. Definitions.**

The following words and terms, when used in this chapter, shall have the following meanings unless the context or the Notice of Funding Availability (NOFA) indicates otherwise. Lack of

capitalization of a term or word in this chapter does not indicate that the term is undefined. Other definitions may be found in Texas Government Code Chapter 2306 and Chapter 1 of this title (relating to Administration).

~~(1) Board--The Governing Board of the Department.~~

~~(2) Department--The Texas Department of Housing and Community Affairs.~~

(31) Developer--A nonprofit entity that receives NSP assistance for the purpose of:

(A) acquiring homes and residential properties to rehabilitate for use for residential purposes; and

(B) constructing new housing in connection with the redevelopment of demolished or vacant properties.

~~(4) Executive Director--Executive Directors of either the Texas Department of Housing and Community Affairs or the Texas Department of Rural Affairs.~~

(52) Expended--For the purposes of contract milestones and thresholds, "Expended" means that a complete drawdown request is submitted with back-up documentation adequate to process a draw; it is not necessary for staff to have processed a draw to meet a benchmark. For all other purposes, "Expended" means that an eligible cost was incurred and staff has processed a draw to reimburse the expense with Texas NSP funds.

~~(6) HUD--U.S. Department of Housing and Urban Development.~~

(73) Land Bank--A governmental or nongovernmental nonprofit organization established, at least in part, to assemble, temporarily manage and dispose of vacant land for the purposes of stabilizing neighborhoods and encouraging re-use or redevelopment of urban property.

(84) NOFA--Notice of Funding Availability.

(95) Obligated--When NSP funding has been encumbered through contracts for goods, services or acquisition of property or other forms of similar transactions requiring payment that have been determined by the Department to meet NSP requirements.

(106) Subgrantee--A Subrecipient or a Developer.

~~(117) Subrecipient--Units of General Local Government and nonprofit organizations with whom the Department contracts and provides funding in order to undertake activities eligible for such assistance.~~

~~(12) TDRA--Texas Department of Rural Affairs.~~

~~(138) Texas NSP--Texas Neighborhood Stabilization Program.~~

~~(14) The "State"--Collectively refers to either or both the Texas Department of Housing and Community Affairs and the Texas Department of Rural Affairs.~~

### **§9.8. Applicability**

(a) This chapter only applies to the Department's multifamily activities, as defined by the Governing Board of the Department or Executive Director.

(b) Chapter 20 of this title (relating to Single Family Umbrella Rule) will apply to all Single Family activities, including Single Family development involving rental or ownership.

## **Attachment 2: Preamble and proposed new 10 TAC Chapter 29 Texas Single Family Neighborhood Stabilization Program Rule**

The Texas Department of Housing and Community Affairs (the “Department”) new 10 TAC Chapter 29, §§29.1 – 29.8 concerning the **Texas Single Family Neighborhood Stabilization Program Rule**. The purpose of the proposed new sections is to set forth policies and procedures governing the administration of the Department’s Texas Single Family Neighborhood Stabilization Program.

**FISCAL NOTE.** Timothy K. Irvine, Executive Director, has determined that, for each year of the first five years the new sections will be in effect, enforcing or administering the amended rule does not have any foreseeable implications related to costs or revenues of the state or local governments.

**PUBLIC BENEFIT/COST NOTE.** Mr. Irvine also has determined that, for each year of the first five years the new sections will be in effect, the public benefit anticipated as a result of the new section will be to increase efficiency and consistency among the Department’s Single Family Programs. There will be no economic cost to any individuals required to comply with the new rule.

**ADVERSE IMPACT ON SMALL OR MICRO-BUSINESSES.** The Department has determined that there will be no economic effect on small or micro-businesses.

**REQUEST FOR PUBLIC COMMENT.** The public comment period will be held August 9, 2012 to September 10, 2012 to receive input on the new sections. Written comments may be submitted to Texas Department of Housing and Community Affairs, Rule Comments, P.O. Box 13941, Austin, Texas 78711-3941, by email to the following address: marni.holloway@tdhca.state.tx.us, or by fax to (512) 475-1672. **ALL COMMENTS MUST BE RECEIVED BY 5:00 P.M. September 10, 2012.**

**STATUTORY AUTHORITY.** The new sections are proposed pursuant to Texas Government Code §2306.053, which authorizes the Department to adopt rules. The proposed new sections affect no other code, article, or statute.

### **§29.1. Purpose.**

This chapter clarifies the administration of the Texas Single Family Neighborhood Stabilization Program (Texas SFNSP). Texas SFNSP funds are administered by the Department. The Texas SFNSP awards funding to Subgrantees to acquire foreclosed, abandoned, or vacant property in order to redevelop that property to prevent it from otherwise becoming a source of blight and a contributor to declining property values.

### **§29.2. Definitions.**

The following words and terms, when used in this chapter, shall have the following meanings unless the context or the Notice of Funding Availability (NOFA) indicates otherwise. Lack of capitalization of a term or word in this Chapter does not indicate that the term is undefined.

Other definitions may be found in Texas Government Code Chapter 2306, 10 TAC Chapter 1, Administration, and 10 TAC Chapter 20, Single Family Programs Umbrella Rule.

(1) Developer--A nonprofit entity that receives NSP assistance for the purpose of:

(A) acquiring homes and residential properties to rehabilitate for use for residential purposes; and

(B) constructing new housing in connection with the redevelopment of demolished or vacant properties.

(2) Expended--For the purposes of contract milestones and thresholds, "Expended" means that a complete drawdown request is submitted with back-up documentation adequate to process a draw; it is not necessary for staff to have processed a draw to meet a benchmark. For all other purposes, "Expended" means that an eligible cost was incurred and staff has processed a draw to reimburse the expense with Texas NSP funds.

(3) Land Bank--A governmental or nongovernmental nonprofit organization established, at least in part, to assemble, temporarily manage and dispose of vacant land for the purposes of stabilizing neighborhoods and encouraging re-use or redevelopment of urban property.

(4) Obligated--When NSP funding has been encumbered through contracts for goods, services or acquisition of property or other forms of similar transactions requiring payment that have been determined by the Department to meet NSP requirements.

(5) Subgrantee--A Subrecipient or a Developer.

(6) Subrecipient--Units of General Local Government and nonprofit organizations with whom the Department contracts and provides funding in order to undertake activities eligible for such assistance.

(7) Texas SFNSP--Texas Single Family Neighborhood Stabilization Program.

### **§29.3. General Provisions.**

(a) All assisted properties must be located in eligible areas as defined by HUD and by the applicable NOFA.

(b) The Contract term is based upon varying types of activities included in the Contract between the Department and the Department's Subgrantee. Exhibit C, Project Implementation Schedule, of the contract, provides an outline of specific timelines, milestones and thresholds. Performance under the contract will be evaluated according to the benchmarks described in each Contract.

(c) Administrative Threshold. Administrative draw requests are funded from the administration or developer fee line item in Exhibit B, Budget, of the Contract. Reimbursement of eligible administrative expenses is regulated as described in paragraphs (1) - (5) of this subsection:

(1) Threshold 1. Cumulative administrative draw requests may allow up to 10 percent of the administration or developer fee line item to be drawn down prior to the start of any project activity included in the performance statement of the contract (provided that all pre-draw requirements, as described in the Contract, for administration have been met). This draw may be limited by NOFA, underwriting report, or by Contract. Subsequent administrative expenditures will be reimbursed in the percentage amounts indicated, provided that all Contract benchmark requirements have been met, as identified in subsection (a) of this section;

(2) Threshold 2. Subsequent administrative draw requests are allowed in proportion to the direct project funds drawn on the contract; up to 90 percent of the total administration or developer fee



line item. The cumulative total percentage of administrative funds requested may not exceed the cumulative total percentage of project funds expended for hard and/or soft costs directly attributable to activities under the Contract;

(3) Threshold 3. The final 10 percent of the administration or developer fee line item is the administrative retainage. Half of the retainage or, in other words, an additional 5 percent (95 percent of the total), may be drawn down after submission of complete Contract close-out documents;

(4) Threshold 4. The final 5 percent (100 percent of the total), less any administrative funds reserved for audit costs as noted on the project completion report, may be drawn down following receipt of the programmatic Contract close-out letter issued by the Department; and

(5) Threshold 5. Any funds reserved for audit costs will be released upon completion and submission of an acceptable audit and a documented drawdown request for the expenses. Only the portion of audit expenses reasonably attributable to the contract is eligible.

(d) Forbearances. Contract expenditure thresholds and milestones are included in Exhibit C, Project Implementation Schedule, of the contract; violations of which will subject the Subgrantee to the requirements found in §29.5 of this chapter (relating to Sanctions/Deobligation). At the Department's discretion, forbearances of thresholds and milestones may be granted upon request and documentation of extenuating circumstances.

(e) Waivers. Program administrative regulations set forth in any Texas SFNSP NOFA by the Department's Governing Board or terms in the contract may be waived by the Department, acting by and through its Executive Director or his/her designee, up to the limits of Texas SFNSP regulations and guidance as previously established, periodically updated, or updated in the future by HUD. The Executive Director or his/her designee may waive the Texas SFNSP purchase discount to the limits of the purchase discount as allowed by the NSP Bridge Notice. The Texas NSP NOFA and the NSP *Federal Register* Notice (Docket No. FR-5255-N-01) published in the *Federal Register* (73 FR 58330), require a minimum discount of 5 percent for any individual property and 15 percent for a portfolio of properties to be acquired utilizing Texas SFNSP funds. (If only acquiring one property, the one property constitutes a portfolio.) The NSP Bridge Notice allows for up to a 1 percent discount for individual properties and portfolios.

#### **§29.6. Reassignment of Funds.**

(a) Funds deobligated may either be reassigned utilizing the amendment procedure or be subject to redistribution through a methodology to be approved by the Board.

(b) If the NSPSF Program Income Reservation System has a fund balance of \$1,000,000 for more than 30 days, the Executive Director may lower the target score required for funding of a project to twelve, if the project fulfills a local at-risk priority as identified on the Department's website.

#### **§29.7. Compliance and Monitoring**

(a) All properties will be monitored using the procedures outlined in Chapter 60 of this title (relating to Compliance Administration).

(b) All owners will be required to file reports with the Department as outlined in Chapter 60 of this title.

(c) Owners of rental properties will be required to pay the monitoring and compliance fees established by the Department from time to time, as assessed, in this title, by NOFA, or by Contract.

**1i**

**BOARD ACTION REQUEST**  
**TEXAS HOMEOWNERSHIP DIVISION**  
**July 26, 2012**

Presentation, Discussion, and Possible Action regarding a proposed repeal of 10 TAC Chapter 7, §§7.1 - 7.9 regarding the Texas First Time Homebuyer Program Rule and proposal of a new 10 TAC Chapter 27, §§27.1 - 27.10 regarding the Texas First Time Homebuyer Program Rule for public comment and publication in the *Texas Register*.

**RECOMMENDED ACTION**

**WHEREAS**, the Governing Board of the Texas Department of Housing and Community Affairs ("Department") approved organizational changes on April 12, 2012, of which, a key component was a new Single Family business model that it established consistency and coordination among all Single Family Programs; and

**WHEREAS**, Texas Homeownership Division programs are included in this effort. It is hereby

**RESOLVED**, that the Executive Director and his designees be and each of them hereby are authorized, empowered, and directed, for and on behalf of the Department, to cause the proposed repeal and the proposed new rule, in the form presented to this meeting, to be published in the *Texas Register* for review and public comment, and in connection therewith, make such non-substantive technical corrections as they may deem necessary to effectuate the foregoing.

**BACKGROUND**

The purpose of the repealed and proposed new Texas First Time Homebuyer Program Rule is to (1) eliminate unnecessary definitions because they are part of the common usage in trade or defined elsewhere, (2) clarify language for areas of chronic economic distress and targeted areas and define targeted area exemption and qualified veteran exemptions to the first-time home buyer requirement, (3) clarify the program application procedures and delete the list of support documentation, and (4) streamline the requirements for becoming a participating mortgage lender.

The purpose of the new rule is also to clarify that the Single Family Programs Umbrella Rule (10 TAC Chapter 20) will apply to the program ensuring consistency and coherence among all of the Department's Single Family Programs.

These new rules will be supplemented by uniform Single Family processes, standards, and procedures currently estimated to be implemented by the end of the calendar year. The changes to the amended rule and proposed new sections are outlined below.

**10 TAC §20 Single Family Umbrella Rule**

The requirement that borrowers cannot owe debt to the state of Texas was added for consistency with other single family programs as outlined in 10 TAC Chapter 20, Single Family Programs Umbrella Rule.

### §27.1 Purpose

References to the MCC program were removed since this is not part of the Department's First Time Homebuyer Program.

### §27.2 Definitions

- Affidavit of eligible borrower- This definition was removed. This document is located in the Master Mortgage Origination Agreement.
- Mortgage credit certificate- This definition was removed since references to the MCC are not part of the Department's First Time Homebuyer Program.
- Mortgage lender- This definition was removed and is captured in Chapter 2306 of the Texas Government Code.
- Present ownership interest- This term was removed because it is defined in the program's Master Mortgage Origination Agreement.
- Targeted areas - This term was clarified to include the correct reference.

### §27.3 Procedures for Submitting Requests or Inviting Proposals.

Section added to conform with requirements set forth in Texas Government Code §2306.295.

### §27.4 Restrictions on Residences Financed and Applicant.

Types of residences and number of units allowed were further described. Duplexes were not previously allowed under the program but were included under the last program release. Language has been added to define duplex.

### §27.5 Occupancy and Use Requirements.

Moved previous §7.6 First-Time Homebuyer Occupancy and Use Requirements to this section with no further changes.

### §27.6 Application Procedures and Requirements for Commitments by Mortgage Lenders

Clarified program application procedures and deleted list of supporting documentation since they change from time to time. References to specific fees were deleted due to periodic changes and inclusion in the program guidelines.

### §27.7 Criteria for Approving Participating Mortgage Lenders

Requirements for participating mortgage lenders may change based on servicer and are captured in the Master Mortgage Servicer Agreement.

### §27.8 Resale of the Residence.

Added section since required under Texas Government Code §2306.295 (concerning resale of the housing development).

### §27.9 Conflicts with Bond Indentures and Applicable Law

There were no changes to this section.

## **Attachment 1: Preamble and proposed repeal of 10 TAC Chapter 7.**

The Texas Department of Housing and Community Affairs (the “Department”) proposes the repeal of 10 TAC Chapter 7, §§7.1 - 7.9, concerning the Texas First Time Homebuyer Program Rule. The purpose of the proposed repeal is to develop new rules to set forth policies and procedures governing the administration of the Department’s Texas First Time Homebuyer Program.

**FISCAL NOTE.** Timothy K. Irvine, Executive Director, has determined that, for each year of the first five years the repeal will be in effect, enforcing or administering the repeal does not have any foreseeable implications related to costs or revenues of the state or local governments.

**PUBLIC BENEFIT/COST NOTE.** Mr. Irvine also has determined that, for each year of the first five years the repeal will be in effect, the public benefit anticipated as a result of repeal will be to develop a new rule to increase efficiency and consistency among the Department’s Single Family Programs. There will be no economic cost to any individuals required to comply with the repeal.

**ADVERSE IMPACT ON SMALL OR MICRO-BUSINESSES.** The Department has determined that there will be no economic effect on small or micro-businesses.

**REQUEST FOR PUBLIC COMMENT.** The public comment period will be held August 10, 2012 to September 10, 2012 to receive input on the repealed sections. Written comments may be submitted to Texas Department of Housing and Community Affairs, Rule Comments, P.O. Box 13941, Austin, Texas 78711-3941, by email to the following address: [Dina Gonzalez at the following address: dina.gonzalez@tdhca.state.tx.us](mailto:dina.gonzalez@tdhca.state.tx.us) or by fax to (512) 475-4798. **ALL COMMENTS MUST BE RECEIVED BY 5:00 P.M. September 10, 2012.**

**STATUTORY AUTHORITY.** The repealed section is proposed pursuant to Texas Government Code §2306.053, which authorizes the Department to adopt rules. Additionally, the repealed rule is proposed pursuant to Texas Government Code Chapter 2306, which specifically authorizes the Department to administer the Texas First Time Homebuyer Program. The proposed repeal affects no other code, article, or statute.

- §7.1 Purpose
- §7.2 Definitions
- §7.3 Administration of the Program
- §7.4 Criteria for Approving Participating Mortgage Lenders
- §7.5 Insurance Requirements
- §7.6 First-Time Homebuyer Occupancy and Use Requirements
- §7.7 Contracts with Mortgage Lenders
- §7.8 Conflicts with Bond Indentures and Applicable Law
- §7.9 Waiver

## **Attachment 2: Preamble and proposed new 10 TAC Chapter 27.**

The Texas Department of Housing and Community Affairs (the “Department”) proposed new 10 TAC Chapter 27, §§27.1 - 27.10 concerning the **Texas First Time Homebuyer Program Rule**. The purpose of the proposed sections is to set forth policies and procedures governing the administration of the Department’s Texas First Time Homebuyer Program.

FISCAL NOTE. Timothy K. Irvine, Executive Director, has determined that, for each year of the first five years the new sections will be in effect, enforcing or administering the new rule does not have any foreseeable implications related to costs or revenues of the state or local governments.

PUBLIC BENEFIT/COST NOTE. Mr. Irvine also has determined that, for each year of the first five years the new rule will be in effect, the public benefit anticipated as a result of the new rule will be to increase efficiency and consistency among the Department’s Single Family Programs. There will be no economic cost to any individuals required to comply with the new rule.

ADVERSE IMPACT ON SMALL OR MICRO-BUSINESSES. The Department has determined that there will be no economic effect on small or micro-businesses.

REQUEST FOR PUBLIC COMMENT. The public comment period will be held August 10, 2012 to September 10, 2012 to receive input on the new sections. Written comments may be submitted to Texas Department of Housing and Community Affairs, Rule Comments, P.O. Box 13941, Austin, Texas 78711-3941, by email to the following address: [dina.gonzalez@tdhca.state.tx.us](mailto:dina.gonzalez@tdhca.state.tx.us) or by fax to (512) 475-4798. ALL COMMENTS MUST BE RECEIVED BY 5:00 P.M. September 10, 2012.

STATUTORY AUTHORITY. The new sections are proposed pursuant to Texas Government Code §2306.053, which authorizes the Department to adopt rules. Additionally, the new rule is proposed pursuant to Chapter 2306 of the Texas Government Code, which specifically authorizes the Department to administer the Texas First Time Homebuyer Program. The proposed new sections affect no other code, article, or statute.

### **§27.1.- Purpose.**

The purpose of the Texas First-Time Homebuyer Program is to facilitate the origination of single-family mortgage loans for eligible first-time homebuyers and to provide to qualifying homebuyers down payment and closing cost assistance. [The Texas First-Time Homebuyer Program is administered in accordance with Texas Government Code, Chapter 2306 and Chapter 20 of this title \(relating to the Single Family Programs Umbrella Rule\).](#) Chapter 20 of this title will apply to all Single Family activities, including Single Family development involving rental or ownership.

### **§27.2.-Definitions.**

(a) The following words and terms, when used in this chapter, shall have the following meanings unless the context or the Notice of Funding Availability (NOFA) indicates otherwise. Other definitions may be found in Texas Government Code, Chapter 2306; Chapter 1 of this title (relating to Administration) and Chapter 20 of this title (relating to Single Family Program Umbrella Rule)

~~(a) Affidavit of eligible borrower—An affidavit substantially in the form of Exhibit A of the master mortgage origination agreement.~~

(b) ~~Applicable Median Family Income~~~~area median family income~~--The Department's determination, as permitted by ~~§2306.123 of the~~ Texas Government Code §2306.123, of the median income of a family for an area using a source or methodology acceptable under §143(f) of the Code~~federal law or rule~~. ~~Amounts~~~~Percentages~~ of the ~~Applicable~~~~area~~ ~~M~~median ~~F~~family ~~I~~income, as updated from time to time, may be found on the ~~D~~department's website ([www.tdhca.state.tx.us](http://www.tdhca.state.tx.us)) in the "Combined Income and Purchase Price Limits Table."

(c) Applicant--A person or persons applying for financing of a mortgage loan under the Program.

(~~ed~~) ~~a~~~~A~~Areas of ~~C~~ehronic ~~E~~conomic ~~D~~istress--Those areas in the state, whether one or more, designated from time to time as areas of chronic economic distress by the state and approved by the ~~U.S. Secretaries~~~~yies~~ of ~~the~~Treasury and ~~the Secretary of~~Housing and Urban Development, ~~respectively,~~ pursuant to §143(j) of the Code~~26 USC §143(j)~~, ~~as amended from time to time, and related regulations.~~

(e) Average Area Purchase Price--With respect to a Residence financed under the Program, the average purchase price of single-family residences in the statistical area in which the Residence is located which were purchased during the most recent twelve (12) month period for which statistical information is available, as determined in accordance with §143(e) of the Code.

(f) Code--The Internal Revenue Code of 1986, as amended from time to time.

(~~df~~) Contract for ~~D~~eed ~~E~~xception--The exception for certain mortgage loan eligibility requirements, as provided in the master mortgage origination agreement, available with respect to a principal residence owned under a contract for deed by a person whose family income is not more than 50% percent of the ~~area's~~ ~~A~~pplicable ~~area~~ ~~M~~median ~~F~~family ~~I~~income.

~~(e) Department~~--~~The Texas Department of Housing and Community Affairs.~~

(~~fg~~) First-~~T~~ime ~~H~~omebuyer--A person who ~~(1) resides in this state on the date on which an application is filed; and~~ has not owned a home during the three years preceding the date on which an application under this program is filed, except if the application is with respect to a home in a targeted area. A person will be considered to have owned a home if the person had a present ownership interest in a home during the three years preceding the date on which the application was filed. In the event there is more than one person applying with respect to a home, each applicant must separately meet this three year requirement.

~~(g) Home~~--~~A dwelling in this state in which a first time homebuyer intends to reside as the homebuyer's principal residence.~~

(~~gh~~) Master mortgage origination agreement--The contract between the department and a mortgage lender, together with any amendments thereto, setting forth certain terms and conditions relating to the origination and sale of mortgage loans by the mortgage lender and the financing of such mortgage loans by the department.

~~(i) m~~Maximum purchase price limit--~~The purchase price limits published and updated from time to time in the "Combined Income and Purchase Price Limits Table" found on the department's website.~~

~~(j) Mortgage credit certificate~~--~~Any certificate which:~~

~~-(1) is issued under a qualified mortgage credit certificate program by the department;~~

~~-(2) is issued to the first time homebuyer/taxpayer in connection with the acquisition of the first time homebuyer/taxpayer's principal residence; and~~



~~-(3) specifies the certificate credit rate, and the certified indebtedness amount.~~

~~(k) Mortgage lender--A bank, trust company, savings bank, mortgage company, mortgage banker, credit union, national banking association, savings and loan association, life insurance company, or other financial institution authorized to transact business in this state and approved as a mortgage lender by the department.~~

~~(l) Present ownership interest--~~

~~-(1) a fee simple interest;~~

~~-(2) a joint tenancy, a tenancy in common or tenancy by the entirety;~~

~~-(3) the interest of a tenant shareholder in a cooperative;~~

~~-(4) a life estate;~~

~~-(5) a land contract which does not fall within the contract for deed exception; or~~

~~-(6) an interest held in trust for an a person that would constitute a present ownership interest if held directly by such person. The term, "present ownership interest" does not include:~~

~~-(7) a remainder interest;~~

~~-(8) a lease with or without an option to purchase;~~

~~-(9) a mere expectancy to inherit an interest in a principal residence;~~

~~-(10) the interest that a purchaser of a residence acquires on the execution of a purchase contract;~~

~~-(11) a land contract which falls within the contract for deed exception; or~~

~~-(12) an interest in other than a principal residence.~~

~~(im) Program--The Texas First-Time Homebuyer Program.~~

(ij) Purchase Price Limit--The Purchase Price Limits published -from time to time in the "Combined Income and Purchase Price Limits Table" found on the Department's website equal to 90 percent of the Average Area Purchase Price, subject to certain exceptions for Targeted Area Loans.

(k) Qualified Veteran Exemption to First Time Homebuyer Requirement--A qualified veteran who has not previously received financing as a first-time homebuyer through a single family mortgage revenue bond program is exempt from the requirement to be a first-time homebuyer. The veteran must certify that he or she has not previously obtained a mortgage loan financed by single family mortgage revenue bonds and is utilizing the veteran exception set forth in §143(d)(2)(D) of the IRS Code. Qualified veterans must also complete a worksheet evidencing qualification as a veteran and provide copies of discharge papers.

(l) Residence--A dwelling in Texas in which an Applicant intends to reside as the Applicant's principal dwelling space.

(m) Targeted Areas-- A qualified census tract, as determined in accordance with §6(a)103A-(2)(b)(4) of the Regulations or any successor regulations thereto, an Area of Chronic Economic Distress or a Department Designated Area of Special Need. Applicants purchasing in Targeted Areas may have higher income and purchase price limits as set forth in the "Combined Income and Purchase Price Limits Table" found on the Department's website.

~~A census tract, as designated by the United States Secretary of Commerce, in which 70% or more of the families have incomes that are 80% or less of the statewide median income, such median income to be determined on the basis of the most recent decennial census for which data are available, or an area of chronic economic distress.~~

(kn) Targeted area exemption to first time homebuyer requirement--Borrower's purchasing homes in targeted areas financed through the program are exempt from the requirement to be a first-time

homebuyer and income and purchase price limits may be higher as found in the “Combined Income and Purchase Price Limits Table” located on the department’s website. ([www.tdhca.state.tx.us](http://www.tdhca.state.tx.us));

~~(l) Qualified Veteran Exemption to First Time Homebuyer Requirement—A qualified veteran who has not previously received financing as a first time homebuyer through a single family mortgage revenue bond program is exempt from the requirement to be a first time homebuyer requirement. The veteran must certify that he or she has not previously obtained a mortgage loan financed by single family mortgage revenue bonds and is utilizing the veteran exception set forth in Section 143(d)(2)(D) of the IRS Code. Qualified veterans must also complete a worksheet evidencing qualification as a veteran and provide copies of discharge papers.~~

~~(m) Residence—A dwelling in Texas in which an Applicant intends to reside as the Applicant’s principal residence.~~

### §27.3— Procedures for Submitting Requests or Inviting Proposals.

The Department will publish requests for proposals as needed for the purchase and sale of mortgage loans or interests in the mortgage loans. Based on published scoring criteria, an organization will be selected and a contract executed with the Department to carry out these responsibilities.

### §27.43- Restrictions on Residences Financed and Applicant Administration of the Program

(a) Type of Residence and Number of Units:- ~~First time homebuyer program eligibility requirements. To be eligible for any assistance under the program an Applicant must- apply-first time homebuyer must:~~

~~–(1) qualify as a first time homebuyer;~~

~~–(2) be able to sign at loan closing an affidavit of eligible borrower; and~~

~~–(3) apply with respect to a home that whose purchase price does not exceed the maximum purchase price limit for the relevant area, and is either a new or existing single family residence, new or existing condominium or town home, or manufactured housing that has been converted to real property in accordance with the Texas Occupations Code, Chapter 1201 or FHA guidelines as required by the Department. A duplex may be financed under the Program as long as one unit of the duplex is occupied by the Applicant as his or her Residencee~~b~~ p~~r~~ and the duplex was first occupied for residential purposes at least five years prior to the closing of the mortgage loan.~~

(b) Location of Residence. The Residence being financed must be located in Texas.

(c) Homebuyer Education~~completion of a pre-purchase homebuyer Eeducation.~~ Each applicant must complete a Department approved pre-purchase homebuyer education course. ~~course as determined by Department staff.~~

~~(b) Types of assistance available. Depending on the applicants' income, a first time home buyer that applies for a loan under the program may also be eligible for down payment and closing cost assistance or mortgage credit certificates. Down payment and closing cost assistance or mortgage credit certificates may be awarded only in conjunction with an application for a mortgage loan.~~

(de) Income Limits. ~~Applicants for loans. First time homebuyers applying for a mortgage loan or a mortgage credit certificate must meet Applicable Median Family Income requirements. have an income of not more than 115 percent of area median family income or 140 percent of area median family income in targeted areas.~~

~~subsection (d) of this section may qualify for down payment and closing (ed) DIncome limits for down Ppayment and closing cost Aassistance. All Applicants meeting the Income Limit requirement in cost assistance in connection with the mortgage loan onof a first come, first served basis, subject to availability of funds. First time homebuyers applying for down payment and closing cost assistance in conjunction with a mortgage loan must have an income of not more than 80 percent of area median family income.~~

~~(e) Application Procedure.~~

### **7.5— . Occupancy and Use Requirements.**

~~(a) Occupancy requirement. The Applicant must occupy the home within sixty (60) days after the date of closing as his or her Residence. Borrower’s receiving down payment assistance must repay the amount of assistance whenever they sell the property.~~

~~(b) Prohibited uses. Applicants may not use the property, or any part thereof, as an investment property, rental property, vacation or second home, or recreational home.~~

~~(c) Use for a business. Applicants may not use more than 15 percent of the residence in a trade or business (including childcare services) on a regular basis for compensation. If the residence is to be used, in part, for a trade or business, a schematic drawing from an appraiser must be provided.~~

### **§7.6. Application Procedure and Requirements for Commitments by Mortgage Lenders.**

~~(a) Applicants seeking assistance under the Program must first contact a participating mortgage lender. A list of participating mortgage lenders may be obtained on the Department’s website or by contacting the Department. The procedures to be used to participate in the program may be found in the program guidelines posted on the department website that accompanies the release of each program~~

~~—(1) Only applications filed on or after January 1, 2008 are subject to this Chapter.~~

~~—(2) Applicants seeking assistance under the program must first contact a participating mortgage lender. A list of participating mortgage lenders may be obtained on the department's website or by contacting the department.~~

~~—(3) All applicants shall complete an application with a participating mortgage lender and shall provide the following information at the time of application:~~

~~—(A) written permission to obtain credit reports of the applicants on a form to be provided by the mortgage lender;~~

~~—(B) an affidavit of Texas residency on a form to be provided by the mortgage lender;~~

~~—(C) the most recent statements for all credit and bank accounts;~~

~~—(D) pay stubs for the 3 month period prior to the month in which the application was filed;~~

~~—(E) W 2 forms for the two most recent calendar years for which they are available;~~

~~—(F) any information concerning debts that will not be paid off within twelve months of the date the application is filed, including, but not limited to the names of the associated creditors, account numbers and regular payment amounts;~~

~~—(G) documentation of any other income or other form of support not evidenced above; and~~

~~—(H) a copy of the executed sales contract for the subject property.~~

~~(b) All Applicants shall complete an application with a participating mortgage lender.~~

~~(cf) Application Fees. Fees that may be collected by the mortgage lender from the Applicant first-time homebuyer relating to a mortgage loan include:~~

- (1) an appropriate, as determined by the Department, -origination fee and/or buyer/seller points;
- (2) all usual and reasonable settlement or financing costs that are permitted to be so collected by Federal Housing Administration ("FHA"), Veteran's Administration (VA), Rural Housing Services (RHS), Freddie Mac or Fannie Mae, as applicable, and other applicable laws, but only to the extent such charges do not exceed the usual and reasonable amounts charged in the area in which the home is located. Such usual and reasonable settlement or financing costs shall include an application fee as determined by the Department, the total estimated costs of a credit report on the Applicants and an appraisal of the property to be financed with the mortgage loan, title insurance, survey fees, credit reference fees, legal fees, appraisal fees and expenses, credit report fees, FHA insurance premiums, private mortgage guaranty insurance premiums, VA guaranty fees, VA funding fees, RHS guaranty fees, hazard or flood insurance premiums, abstract fees, tax service fees, recording or registration fees, escrow fees, and file preparation fees. in cases where owner financing is not provided through a tax-exempt mortgage revenue bond financing. Such usual and reasonable settlement or financing costs shall include an application fee not to exceed \$325 (which includes the funding fee and the tax compliance fee), the total estimated costs of a credit report on the applicants and an appraisal of the property to be financed with the mortgage loan, payable to the mortgage lender at or within ten (10) days of the application for a mortgage loan, title insurance survey fees, credit reference fees, legal fees, appraisal fees and expenses, credit report fees, FHA insurance premiums, private mortgage guaranty insurance premiums, VA guaranty fees, VA funding fees, RHS guaranty fees, hazard or flood insurance premiums, abstract fees, tax service fees, recording or registration fees, escrow fees, file preparation fees; and
- (3) with respect to the issuance of mortgage credit certificates:
- (A) an issuance fee;
  - (B) a non-refundable commitment fee; and
  - (C) a document handling fee.
- (d) The Department will determine from time to time, a schedule of fees and charges necessary for expenses and reserves of the housing finance division as set forth in a Board resolution.
- (e) The mortgage lender must register the mortgage loan in accordance with the Department's published procedures.

**§27.74. Criteria for Approving Participating Mortgage Lenders.**

To be approved by the Board for participation in the program, a mortgage lender must meet the requirements to be a qualified mortgage lender as specified by:

- (1) Federal Housing Administration (FHA);
  - (2) Veteran's Administration (VA);
  - (3) Rural Housing Service's (RHS); and
  - (4) be a lender currently participating in the conventional home lending market for loans originated in accordance with Fannie Mae's and/or Freddie Mac's requirements;
  - (5) agree to originate mortgage loans and assign those loans and related mortgages and servicing to the Department's master servicer;
  - (6) originate, process, underwrote,, close and fund originated loans; and
  - (7) be an approved seller/servicer with the program's master servicer.
- (1) have maintained a loan origination office in the state for at least one year. Operation through brokers, correspondent institutions or other agents must be approved by the department;
  - (2) be either:
    - (A) a Federal Housing Administration ("FHA") approved mortgagee;

- ~~—(B) an eligible lender in good standing for Veteran's Administration ("VA") guaranteed mortgage loans;~~
- ~~—(C) an eligible lender in good standing for Rural Housing Service's ("RHS") guaranteed rural housing loan program; or~~
- ~~—(D) a lender currently participating in the conventional home lending market for loans originated in accordance with Fannie Mae's Mortgage Backed Securities and/or Freddie Mac's requirements;~~
- ~~—(3) have a minimum net worth as required by the program's master servicer;~~
- ~~—(4) have a minimum warehouse line of credit as required by the program's master servicer;~~
- ~~—(5) agree to originate mortgages and assign mortgages and servicing to the department's master servicer;~~
- ~~—(6) originate, process, underwrite, close and fund originated loans in the mortgage lender's own name; and~~
- ~~—(7) be an approved seller/servicer with the program's master servicer.~~

### **§7.5 — Insurance Requirements**

~~Mortgage lenders must originate all mortgage loans in accordance with the loan origination, eligibility, credit underwriting standards, and applicable insurance requirements, in effect during the origination period for the applicable loan program (VA, FHA, USDA-RHS, or Fannie Mae/Freddie Mac Conventional).~~

### **§27.8. Resale of the Residence.**

All mortgage loans will be subject to federal income tax recapture provisions. Assumption of a mortgage loan is allowed under the Program if the new owner meets the Program requirements at the time of the sale of the Residence.

### ~~§7.6 — First Time Homebuyer Occupancy and Use Requirements~~

- ~~(a) Occupancy requirement. The first time homebuyer must occupy the home within 60 days after the date of closing as required in the Affidavit of Eligible Borrower.~~
- ~~(b) Prohibited uses. First time homebuyers may not use the property, or any part thereof, as an investment property, rental property, vacation or second home, or recreational home.~~
- ~~(c) Use for a business. First time homebuyers may not use more than 15% of the residence in a trade or business (including childcare services) on a regular basis for compensation. If the residence is to be used, in part, for a trade or business, a schematic drawing from an appraiser must be provided.~~

### ~~§7.7 — Contracts with Mortgage Lenders~~

- ~~(a) As a condition precedent to participation in the program, a mortgage lender shall execute and deliver to the department the master mortgage origination agreement.~~
- ~~(b) The mortgage lender shall provide to the department certain other documents including a completed mortgage lender questionnaire, opinion of counsel to mortgage lender, and board resolution of mortgage lender, each in a form provided by the department.~~
- ~~(c) The department will provide to the mortgage lender notices of new bond programs and related guidelines. If the mortgage lender desires to participate in a bond program, the mortgage lender shall submit to the department an offer relating to such bond program.~~

### **§27.98. Conflicts with Bond Indentures and Applicable Law.**

- (a) All assistance provided under the program is funded from mortgage revenue bonds issued by the department and is subject to changes in the mortgage revenue bond indentures and applicable law. If there is a conflict between this chapter and any bond indenture or applicable law regarding the use of

the funds from mortgage revenue bonds, the mortgage revenue bond indenture or applicable law shall control.

(b) Assistance under this program is dependent, in part, on the availability of funds. The Department may cease offering all or a part of the assistance available under the program at any time and in its sole discretion.

**§27.10.9 — Waiver.**

The Board, in its discretion and within the limits of federal and state law, may waive any one or more of these Rules governing this Program if the Board finds that waiver is appropriate to fulfill the purposes or polices of Texas Government Code, Chapter 2306, ~~Texas Government Code~~, or for good cause, as determined by the Board.

1j

**BOARD ACTION REQUEST**  
**HOME INVESTMENT PARTNERSHIPS PROGRAM**  
**July 26, 2012**

Presentation, Discussion, and Possible Action regarding proposed repeals of 10 TAC Chapter 53, Subchapter C, Homeowner Rehabilitation Assistance Program Activity, Subchapter D concerning Homebuyer Assistance Program Activity, Subchapter E concerning Contract For Deed Conversion Program Activity, Subchapter F concerning Tenant-Based Rental Assistance Program Activity, and Subchapter G concerning Single Family Development Program Activity, and proposal of a new 10 TAC Chapter 23, concerning HOME Single Family Program, for public comment and publication in the *Texas Register*.

**RECOMMENDED ACTION**

**WHEREAS**, the Governing Board of the Texas Department of Housing and Community Affairs ("Department") approved organizational changes on April 12, 2012, of which, a key component was a new Single Family business model that established consistency and coordination among all Single Family Programs.

**WHEREAS**, the HOME Investment Partnerships Program is included in this effort. It is hereby

**RESOLVED**, that the Executive Director and his designees be and each of them hereby are authorized, empowered, and directed, for and on behalf of the Department, to cause the proposed repeals and new rule, in the form presented to this meeting, to be published in the *Texas Register* for review and public comment and, in connection therewith, make such non-substantive technical corrections as they may deem necessary to effectuate the foregoing, including the preparation of subchapter specific preambles.

**BACKGROUND**

The purpose of the repeal of HOME Program Rule Subchapter C, Homeowner Rehabilitation Assistance Program Activity, Subchapter D concerning Homebuyer Assistance Program Activity, Subchapter E concerning Contract For Deed Conversion Program Activity, Subchapter F concerning Tenant-Based Rental Assistance Program Activity, and Subchapter G concerning Single Family Development Program Activity is to withdraw Single Family Activity Subchapters from the existing rule, while allowing the HOME Multifamily Program continuing authority under the current 10 TAC Chapter 53.

The approval of a new 10 TAC Chapter 23, which will govern HOME Single Family Programs, will ensure consistency and coherence among all of the Department's Single Family Programs. Significant revisions to existing HOME Single Family Rules not reflected in the Single Family Umbrella Rule are outlined below. These rules will be supplemented by uniform processes, standards, and procedures currently estimated to be implemented by the end of the calendar year.

Comments regarding the draft rules will be accepted in writing and by email for 30 days from August 10, 2012 to September 10, 2012.



**§23.2. Definitions.**

Duplicative definitions which are now included in the Single Family Programs Umbrella Rule, proposed 10 TAC §20, were removed.

**§23.26. Reservation System Participant (RSP) Agreements.**

The match waiver was extended to December 31, 2013.

**§23.28. General Administrative Requirements.**

Households receiving Tenant-Based Rental Assistance are not subject to interim revisions due to increased household income during the year in which they were previously certified.

Appraisals must be submitted which include post-rehabilitation or reconstruction improvements for all projects involving construction activities.

**§23.29. Resale and Recapture Provisions**

Clarification of the resale/recapture provisions required by HUD and adopted by the Department is included in the rule.

**§23.30. Homeowner Rehabilitation Assistance (HRA) Program Threshold and Selection Criteria.**

The match waiver, as noted above, was extended to December 31, 2013.

**§23.31. Homeowner Rehabilitation Assistance (HRA) Program Requirements.**

Project cost limitations are exclusive of Match.

Direct Project Cost limitations were increased for reconstruction projects to the lesser of \$78.00 per square foot or \$85,000. If the household contains 6 or more persons, this limitation may be increased to \$90,000.

Direct Project Cost limitations were increased for rehabilitation projects to \$40,000 to conform to 10 TAC §20.

Project soft cost limitations for reconstruction and new construction Projects were increased to \$9,000 per housing unit.

All households at or above 60 percent AMFI are eligible for loans with a repayment term of 30 years and an affordability period of 15 years, regardless of whether the project is rehabilitation, reconstruction, or new construction.

The minimum front-end ratio requirement for the refinance portion of any project is reduced to 20 percent of a household's gross monthly income.

**§23.32. Homeowner Rehabilitation Assistance (HRA) Administrative Requirements.**

Administrators assisting households utilizing a grant agreement may submit a title report in lieu of a title commitment to evidence ownership of the housing unit.

Administrators assisting households utilizing a grant agreement may submit lien waivers in lieu down date endorsements to a title policy when requesting reimbursement.

Administrative funds drawn must be in proportion to the total amount of HOME funds disbursed.

Appraisals which include value of new improvements must be submitted at the time a Project is submitted to the Department.

**§23.40. Homebuyer Assistance (HBA) Threshold and Selection Criteria.**

The match waiver was extended to December 31, 2013.

**§23.41. Homebuyer Assistance (HBA) Program Requirements.**

Project cost limitations are exclusive of Match.

First lien mortgage requirements were changed to conform to requirements in 10 TAC §20.

The minimum front-end ratio requirement is reduced to 20 percent of a household's gross monthly income.

Third party mortgage lender fee limitations were increased from \$2,500 to \$3,500.

**§23.42. Homebuyer Assistance (HBA) Administrative Requirements.**

Administrative funds drawn must be in proportion to the total amount of HOME funds disbursed.

Pursuant to HUD guidance, in order for the Department to move forward on a project, appraisals which include the value of new improvements must be submitted at the time a Project is submitted to the Department.

**§23.51. Contract for Deed Conversion (CFDC) Program Requirements.**

Project cost limitations are exclusive of Match.

Properties must not be encumbered with equity liens and other liens are addressed under the Single Family Umbrella Rule.

Direct Project Cost limitations were increased for reconstruction projects to the lesser of \$78.00 per square foot or \$85,000. If the household contains 6 or more persons, this limitation may be increased to \$90,000.

Direct Project Cost limitations were increased for rehabilitation projects to \$40,000 to conform to 10 TAC §20.

Project soft cost limitations for reconstruction and new construction Projects were increased to \$9,000 per housing unit.

**§23.52. Contract for Deed Conversion (CFDC) Administrative Requirements.**

Administrative funds drawn must be in proportion to the total amount of HOME funds disbursed.

Appraisals which include the value of new improvements must be submitted at the time a Project is submitted to the Department.

**§23.61. Tenant-Based Rental Assistance (TBRA) Program Requirements.**

The minimum tenant payment contribution by the household is no less than 10 percent of the household's monthly gross income.

The lease date and the agreement start date must be the same date, unless otherwise approved by the Division Director.

**§23.71. Single Family Development (SFD) Program Requirements.**

Households up to 80 percent AMFI, rather than 60 percent AMFI, are eligible for assistance under this program.

Direct Project Cost limitations were increased for reconstruction projects to the lesser of \$78.00 per square foot or \$85,000. If the household contains 6 or more persons, this limitation may be increased to \$90,000.

Direct Project Cost limitations were increased for rehabilitation projects to \$40,000 to conform to 10 TAC §20.

The minimum front-end ratio requirement for the refinance portion of any project is reduced to 20 percent of household's gross monthly income.

In the instance that the Combined Loan to Value equals more than 100 percent of the appraised value, the portion of the sales price that exceeds 100 percent of the appraised value will be granted to the developer to buy down the purchase price if the homebuyer is receiving downpayment assistance or a first lien mortgage from the Department.

The minimum front-end ratio requirement is reduced to 20 percent of a household's gross monthly income.

Downpayment assistance limitation is increased from \$15,000 to \$20,000 to conform to other HOME homebuyer programs.

***§23.72. Single Family Development (SFD) Administrative Requirements.***

Appraisals which include value of new improvements must be submitted at the time a Project is submitted to the Department.

**Attachment 1: Preamble and proposed repeal of SUBCHAPTER C. HOMEOWNER REHABILITATION ASSISTANCE (HRA) PROGRAM ACTIVITY.**

The Texas Department of Housing and Community Affairs (the “Department”) proposes the repeal of 10 TAC Chapter 53, Subchapter C, §§53.30 – 53.33, concerning Homeowner Rehabilitation Assistance (HRA) Program Activity. The proposed new 10 TAC Chapter 23 concerning **HOME Single Family Program**, inclusive of Homeowner Rehabilitation Assistance, is published concurrently with this repeal in this issue of the *Texas Register*.

FISCAL NOTE. Timothy K. Irvine, Executive Director, has determined that, for each year of the first five years the repeal will be in effect, enforcing or administering the repeal does not have any foreseeable implications related to costs or revenues of the state or local governments.

PUBLIC BENEFIT/COST NOTE. Mr. Irvine also has determined that, for each year of the first five years the repeal will be in effect, the public benefit anticipated as a result of the repeal will be to allow for the adoption of new rules that will increase efficiency and consistency among the Department’s Single Family Programs. There will be no economic cost to any individuals required to comply with the repeal.

ADVERSE IMPACT ON SMALL OR MICRO-BUSINESSES. The Department has determined that there will be no economic effect on small or micro-businesses.

REQUEST FOR PUBLIC COMMENT. The public comment period will be held August 10, 2012 to September 10, 2012 to receive input on the repealed sections. Written comments may be submitted to Texas Department of Housing and Community Affairs, Rule Comments, P.O. Box 13941, Austin, Texas 78711-3941, by email to Ms. Sara Newsom: sara.newsom@tdhca.state.tx.us, or by fax to (512) 475-0220. ALL COMMENTS MUST BE RECEIVED BY 5:00 P.M. September 10, 2012.

STATUTORY AUTHORITY. The repealed section is proposed pursuant to Texas Government Code §2306.053, which authorizes the Department to adopt rules. The proposed repeal affects no other code, article, or statute.

§53.30. Homeowner Rehabilitation Assistance (HRA) Program Threshold and Selection Criteria.

§53.31. Homeowner Rehabilitation Assistance (HRA) Program Requirements.

§53.32. Homeowner Rehabilitation Assistance (HRA) Administrative Requirements.

**Attachment 2: Preamble and proposed repeal of SUBCHAPTER D. HOMEBUYER ASSISTANCE (HBA) PROGRAM ACTIVITY.**

The Texas Department of Housing and Community Affairs (the “Department”) proposes the repeal of 10 TAC Chapter 53, Subchapter D, §§53.40 – 53.42, concerning Homebuyer Assistance (HBA) Program Activity. The proposed new 10 TAC Chapter 23 concerning **HOME Single Family Program**, inclusive of Homebuyer Assistance, is published concurrently with this repeal in this issue of the *Texas Register*.

FISCAL NOTE. Timothy K. Irvine, Executive Director, has determined that, for each year of the first five years the repeal will be in effect, enforcing or administering the repeal does not have any foreseeable implications related to costs or revenues of the state or local governments.

PUBLIC BENEFIT/COST NOTE. Mr. Irvine also has determined that, for each year of the first five years the repeal will be in effect, the public benefit anticipated as a result of the repeal will be to allow for the adoption of new rules that will increase efficiency and consistency among the Department’s Single Family Programs. There will be no economic cost to any individuals required to comply with the repeal.

ADVERSE IMPACT ON SMALL OR MICRO-BUSINESSES. The Department has determined that there will be no economic effect on small or micro-businesses.

REQUEST FOR PUBLIC COMMENT. The public comment period will be held August 10, 2012 to September 10, 2012 to receive input on the repealed sections. Written comments may be submitted to Texas Department of Housing and Community Affairs, Rule Comments, P.O. Box 13941, Austin, Texas 78711-3941, by email to Ms. Sara Newsom: sara.newsom@tdhca.state.tx.us, or by fax to (512) 475-0220. ALL COMMENTS MUST BE RECEIVED BY 5:00 P.M. September 10, 2012.

STATUTORY AUTHORITY. The repealed section is proposed pursuant to Texas Government Code §2306.053, which authorizes the Department to adopt rules. The proposed repeal affects no other code, article, or statute.

- §53.40. Homebuyer Assistance (HBA) Threshold and Selection Criteria.
- §53.41. Homebuyer Assistance (HBA) Program Requirements.
- §53.42. Homebuyer Assistance (HBA) Administrative Requirements.

### **Attachment 3: Preamble and proposed repeal of SUBCHAPTER E. CONTRACT FOR DEED CONVERSION (CFDC) PROGRAM ACTIVITY**

The Texas Department of Housing and Community Affairs (the “Department”) proposes the repeal of 10 TAC Chapter 53, Subchapter E, §§53.50 – 50.52, concerning Contract for Deed Conversion (CFDC) Program Activity. The proposed new 10 TAC Chapter 23 concerning **HOME Single Family Program**, inclusive of Contract for Deed Conversion, is published concurrently with this repeal in this issue of the *Texas Register*.

FISCAL NOTE. Timothy K. Irvine, Executive Director, has determined that, for each year of the first five years the repeal will be in effect, enforcing or administering the repeal does not have any foreseeable implications related to costs or revenues of the state or local governments.

PUBLIC BENEFIT/COST NOTE. Mr. Irvine also has determined that, for each year of the first five years the repeal will be in effect, the public benefit anticipated as a result of the repeal will be to allow for the adoption of new rules that will increase efficiency and consistency among the Department’s Single Family Programs. There will be no economic cost to any individuals required to comply with the repeal.

ADVERSE IMPACT ON SMALL OR MICRO-BUSINESSES. The Department has determined that there will be no economic effect on small or micro-businesses.

REQUEST FOR PUBLIC COMMENT. The public comment period will be held August 10, 2012 to September 10, 2012 to receive input on the repealed sections. Written comments may be submitted to Texas Department of Housing and Community Affairs, Rule Comments, P.O. Box 13941, Austin, Texas 78711-3941, by email to Ms. Sara Newsom: sara.newsom@tdhca.state.tx.us, or by fax to (512) 475-0220. ALL COMMENTS MUST BE RECEIVED BY 5:00 P.M. September 10, 2012.

STATUTORY AUTHORITY. The repealed section is proposed pursuant to Texas Government Code §2306.053, which authorizes the Department to adopt rules. The proposed repeal affects no other code, article, or statute.

- §53.50. Contract for Deed Conversion (CFDC) Threshold and Selection Criteria.
- §53.51. Contract for Deed Conversion (CFDC) Program Requirements.
- §53.52. Contract for Deed Conversion (CFDC) Administrative Requirements.

**Attachment 4: Preamble and proposed repeal of SUBCHAPTER F. TENANT-BASED RENTAL ASSISTANCE (TBRA) PROGRAM ACTIVITY**

The Texas Department of Housing and Community Affairs (the “Department”) proposes the repeal of 10 TAC Chapter 53, Subchapter F, §§53.60 – 53.62, concerning Tenant-Based Rental Assistance (TBRA) Program Activity. The proposed new 10 TAC Chapter 23 concerning **HOME Single Family Program**, inclusive of Tenant-Based Rental Assistance, is published concurrently with this repeal in this issue of the *Texas Register*.

FISCAL NOTE. Timothy K. Irvine, Executive Director, has determined that, for each year of the first five years the repeal will be in effect, enforcing or administering the repeal does not have any foreseeable implications related to costs or revenues of the state or local governments.

PUBLIC BENEFIT/COST NOTE. Mr. Irvine also has determined that, for each year of the first five years the repeal will be in effect, the public benefit anticipated as a result of the repeal will be to allow for the adoption of new rules that will increase efficiency and consistency among the Department’s Single Family Programs. There will be no economic cost to any individuals required to comply with the repeal.

ADVERSE IMPACT ON SMALL OR MICRO-BUSINESSES. The Department has determined that there will be no economic effect on small or micro-businesses.

REQUEST FOR PUBLIC COMMENT. The public comment period will be held August 10, 2012 to September 10, 2012 to receive input on the repealed sections. Written comments may be submitted to Texas Department of Housing and Community Affairs, Rule Comments, P.O. Box 13941, Austin, Texas 78711-3941, by email to Ms. Sara Newsom: sara.newsom@tdhca.state.tx.us, or by fax to (512) 475-0220. ALL COMMENTS MUST BE RECEIVED BY 5:00 P.M. September 10, 2012.

STATUTORY AUTHORITY. The repealed section is proposed pursuant to Texas Government Code §2306.053, which authorizes the Department to adopt rules. The proposed repeal affects no other code, article, or statute.

- §53.60. Tenant-Based Rental Assistance (TBRA) Threshold and Selection Criteria.
- §53.61. Tenant-Based Rental Assistance (TBRA) Program Requirements.
- §53.62. Tenant-Based Rental Assistance (TBRA) Administrative Requirements.

**Attachment 5: Preamble and proposed repeal of SUBCHAPTER G. SINGLE FAMILY DEVELOPMENT (SFD) PROGRAM ACTIVITY**

The Texas Department of Housing and Community Affairs (the “Department”) proposes the repeal of 10 TAC Chapter 53, Subchapter G, §§53.70 – 53.72, concerning Single Family Development Program Activity. The proposed new 10 TAC Chapter 23 concerning **HOME Single Family Program**, inclusive of Single Family Development, is published concurrently with this repeal in this issue of the *Texas Register*.

FISCAL NOTE. Timothy K. Irvine, Executive Director, has determined that, for each year of the first five years the repeal will be in effect, enforcing or administering the repeal does not have any foreseeable implications related to costs or revenues of the state or local governments.

PUBLIC BENEFIT/COST NOTE. Mr. Irvine also has determined that, for each year of the first five years the repeal will be in effect, the public benefit anticipated as a result of the repeal will be to allow for the adoption of new rules that will increase efficiency and consistency among the Department’s Single Family Programs. There will be no economic cost to any individuals required to comply with the repeal.

ADVERSE IMPACT ON SMALL OR MICRO-BUSINESSES. The Department has determined that there will be no economic effect on small or micro-businesses.

REQUEST FOR PUBLIC COMMENT. The public comment period will be held August 10, 2012 to September 10, 2012 to receive input on the repealed sections. Written comments may be submitted to Texas Department of Housing and Community Affairs, Rule Comments, P.O. Box 13941, Austin, Texas 78711-3941, by email to Ms. Sara Newsom: sara.newsom@tdhca.state.tx.us, or by fax to (512) 475-0220. ALL COMMENTS MUST BE RECEIVED BY 5:00 P.M. September 10, 2012.

STATUTORY AUTHORITY. The repealed section is proposed pursuant to Texas Government Code §2306.053, which authorizes the Department to adopt rules. The proposed repeal affects no other code, article, or statute.

§53.70. Single Family Development (SFD) Threshold and Selection Criteria.

§53.71. Single Family Development (SFD) Program Requirements.

§53.72. Single Family Development (SFD) Administrative Requirements.



## **Attachment 6: Preamble and proposed new of 10 TAC Chapter 23, Subchapter A, General Guidance**

The Texas Department of Housing and Community Affairs (the “Department”) proposes new 10 TAC Chapter 23, Subchapter A, §§23.1 – 23.2, concerning General Guidance. The purpose of the proposed new sections are to set forth policies and procedures governing the administration of the Department’s Single Family HOME Program Activities and to ensure consistency and coherence among all of the Department’s Single Family Programs.

FISCAL NOTE. Timothy K. Irvine, Executive Director, has determined that, for each year of the first five years the proposed new section will be in effect, enforcing or administering the new section does not have any foreseeable implications related to costs or revenues of the state or local governments.

PUBLIC BENEFIT/COST NOTE. Mr. Irvine also has determined that, for each year of the first five years the new section will be in effect, the public benefit anticipated as a result of the new section will be to increase efficiency and consistency among the Department’s Single Family Programs. There will be no economic cost to any individuals required to comply with the new section.

ADVERSE IMPACT ON SMALL OR MICRO-BUSINESSES. The Department has determined that there will be no economic effect on small or micro-businesses.

REQUEST FOR PUBLIC COMMENT. The public comment period will be held August 10, 2012 to September 10, 2012 to receive input on the new sections. Written comments may be submitted to Texas Department of Housing and Community Affairs, Rule Comments, P.O. Box 13941, Austin, Texas 78711-3941, by email to Ms. Sara Newsom: sara.newsom@tdhca.state.tx.us, or by fax to (512) 475-0220. ALL COMMENTS MUST BE RECEIVED BY 5:00 P.M. September 10, 2012.

STATUTORY AUTHORITY. The new sections are proposed pursuant to Texas Government Code §2306.053, which authorizes the Department to adopt rules, and, more specifically, §2306.141, which authorizes the Department to adopt rules governing the administration of its housing programs. The proposed new sections affect no other code, article, or statute.

### **§23.1. Purpose.**

This chapter governs the administration of HOME Single Family contracts and activities. This chapter clarifies the use and administration of all funds provided to the Texas Department of Housing and Community Affairs (the “Department”) by the U.S. United States Department of Housing and Urban Development (HUD) pursuant to Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990 (42 USC §§12701 - 12839) and HUD regulations at 24 CFR, Part 92. Chapter 20 of this title (relating to Single Family Umbrella Rule) will apply to all Single Family activities, including Single Family development involving rental or ownership. All provisions of this chapter apply to any Application received on or after the date of adoption of this chapter ~~by the Department's Board~~. Existing Contracts executed within the preceding twelve (12) months from the date of adoption of this chapter or current pending Applications may be amended in writing at the request of the Contract Administrator (CA) or Applicant, and with Department approval, to subject the Contract or Application to all provisions of this chapter. Amendments proposing only partial adoption of this chapter are prohibited and no amendment adopting this chapter shall be granted if, in the discretion of the Department, any of the provisions of this chapter conflict with the Notice of Funding Availability (NOFA) under which the existing Contract was awarded or Application was submitted. All CAs with an active Contract may become Reservation System Participants (RSPs), at the written request of the CA without the submission of an Application, and with Department approval, subject to all applicable provisions of this chapter. The State's HOME Program is designed to:

- (1) focus on the areas with the greatest housing need described in the State Consolidated Plan;
- (2) provide funds for home ownership and rental housing through acquisition, new construction, rehabilitation, and tenant-based rental assistance;
- (3) promote partnerships among all levels of government and the private sector, including non-profit and for-profit organizations; and
- (4) provide low, very low, and extremely low income families with affordable, decent, safe, and sanitary housing.

**§23.2. Definitions.**

The following words and terms, when used in this chapter, shall have the following meanings, unless the context clearly indicates otherwise. Other definitions may be found in Texas Government Code Chapter 2306 or 10 TAC Chapter 20 of this title (relating to the Single Family Programs Umbrella Rule.

~~(1) Activity—A single housing unit with a unique physical address. An activity may also refer to an individual Project, Development, or site.~~

~~((2) Administrative Deficiencies—The absence of or lack of clarity in information or documentation as required in this chapter, the applicable NOFA, or in order to meet state or federal requirements in staff's determination. The Department staff may request clarification or correction of such Administrative Deficiencies during the review of an Application or at any time prior to the end of a Contract and including, but not limited to, review of performance under a Contract, processing of documentation for a Reservation or Commitment of Funds, closing of a loan, processing of a disbursement request, close-out of a contract, or resolution of any issues related to compliance.~~

~~(A) The Department staff may request clarification or correction in a deficiency notice in the form of a facsimile or electronic transmittal, and a telephone call to the Applicant advising that such a request has been transmitted.~~

~~(B) The time period to cure an Administrative Deficiency is reflected under each applicable section of this chapter. The time period begins at the start of the business day following the deficiency notice date.~~

~~(C) To cure an Administrative Deficiency, an Applicant or Contract Administrator must provide a clarification, further definition or exposition of an issue, an explanation as to why an Applicant or Contract Administrator has provided certain information or resolution of a discrepancy where an Applicant or Contract Administrator has provided conflicting information.~~

~~(3) Affiliate—An individual, corporation, partnership, joint venture, limited liability company, trust, estate, association, cooperative or other organization or entity of any nature whatsoever that directly, or indirectly through one or more intermediaries, Controls, is Controlled by, or is under common Control with any other Person, and specifically shall include parents or subsidiaries. Affiliates also include all General Partners, Special Limited Partners and Principals with an ownership interest.~~

~~(4) Affiliated Party--A Person with a contractual relationship with the Contract Administrator on a Contract with the Department.~~

~~(5) Applicant—A Person who has submitted to the Department an Application for Department funds or other assistance.~~

~~(6) Application--A request for a Contract award or to participate in a reservation system submitted to the Department in a form prescribed by the Department, including any exhibits or other supporting material.~~

(72) Application Submission Procedures Manual (ASPM)--The manual that sets forth the procedures, forms, and instructions for the completion and submission of an Application to the Department.

~~(8) Area Median Family Income (AMFI)--The income estimated and determined by HUD as the median family income with adjustments for family size and geographic locations.~~

~~(9) Board--The governing board of the Texas Department of Housing and Community Affairs.~~

(103) CFR--Code of Federal Regulations.

~~(11) Chapter 2306--The enabling statute for the Department found in the Texas Government Code.~~

(124) Commitment of Funds--Occurs when the An Activity or a Project or Project is approved by the Department and set up in the disbursement and information system established by HUD.

~~(13) Competitive Application Cycle--A defined period of time that Applications may be submitted according to a published Notice of Funding Availability (NOFA) that will include a submission deadline and selection or scoring criteria.~~

~~(14) Contract--The executed written agreement between the Department and a Contract Administrator, Reservation System Participant, or Development Owner, performing an activity related to a program that outlines performance requirements and responsibilities assigned by the document.~~

~~(15) Contract Administrator (CA)--The Person responsible for performing under a Contract with the Department as approved under §53.22 of this chapter.~~

(165) Control--The possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of any Person, whether through the ownership or voting securities, by contract or otherwise, including ownership of more than 50% percent of the General Partner interest in a limited partnership, or designation as a managing member of a limited liability company or managing General Partner of a limited partnership or any similar member.

~~(17) Deobligated Funds--The funds released by a CA or Development Owner or recovered by the Department canceling a Contract or award involving some or all of a contractual financial obligation between the Department and a CA or Development Owner.~~

~~(18) Department--The Texas Department of Housing and Community Affairs.~~

~~(19) Developer--Any Person entering into a Contract with the Development Owner to provide development services with respect to the Development and receiving a fee for such services and any other Person receiving any portion of such fee, whether by subcontract or otherwise.~~

~~(20) Development--A Project in which an Applicant, CA, or Development Owner has or will have an ownership interest and that has a construction component, either in the form of New Construction or Rehabilitation of multi-unit or single family residential housing.~~

~~(21) Development Owner--Any Person, General Partner, or Affiliate of a Person who owns or proposes a Development or expects to acquire Control of a Development under a purchase contract and is the Person responsible for performing under the Contract with the Department.~~

(226) Development Site--The area, or if scattered site, areas for on which the Development is proposed to be located.

~~(237) Direct Project Costs~~—The total of hard construction costs, demolition costs, aerobic septic systems, refinancing costs (as applicable), acquisition and closing costs, rental and utility subsidy and deposits, and Match funds.

~~(24) General Contractor~~—As defined in §1.1 of this title. A Person who contracts for the construction or Rehabilitation of an entire Development, rather than a portion of the work. The General Contractor hires subcontractors, such as plumbing contractors, electrical contractors, etc., coordinates all work, and is responsible for payment to the subcontractors. The prime subcontractors will also be treated as a General Contractor if any of the following are true (in which case, contractor fees will be treated as fees to the General Contractor):

~~(A) More than 50% of the contract sum in the construction contract is subcontracted to one subcontractor, material supplier, or equipment lessor ("prime subcontractors"); or~~

~~(B) More than 75% of the contract sum in the construction contract is subcontracted to three or less subcontractors, material suppliers, and equipment lessors ("prime subcontractors").~~

~~(2425) General Partner~~—As defined in §1.1 of this title. A Person, or Persons, who is identified as the general partner of the partnership that is the Development Owner and that has general liability for the partnership. In addition, unless the context shall clearly indicate the contrary, if the Development Owner in question is a limited liability company, the term "General Partner" shall also mean the managing member or other party with management responsibility for the limited liability company.

~~(25268) General Requirements~~--An allowance for the General Contractor's on-site overhead expenses. General Requirements shall be limited as prescribed in §1.32 of this title (relating to Underwriting Rules and Guidelines) and must follow the standards published by the Construction Specifications Institute.

~~(26279) HOME Final Rule~~--The regulations with amendments promulgated at 24 CFR, Part 92 as published by HUD for the HOME Investment Partnerships Program at 42 USC §§12701 - 12839.

~~(2728) Housing Contract System (HCS)~~ The electronic information system established by the Department to be used for tracking, funding, and reporting HOME Contracts and Activities or Projects.

~~(2829) HUD~~—The United States Department of Housing and Urban Development, or its successor.

~~(29) IDIS~~—The electronic grants management information system named the Integrated Disbursement and Information System established by HUD to be used tracking and reporting HOME funding progress.

~~(3031) Land Use Restriction Agreement (LURA)~~—An agreement between the Department and a Person related to a specific Property or Properties which is filed with the responsible recording authority.

~~(3132) NOFA~~—Notice of Funding Availability, published in the Texas Register.

~~(3233) Open Application Cycle~~—A defined period of time during which Applications may be submitted according to a published NOFA and which will be reviewed on a first-come, first-served basis until all funds available are committed, or until the NOFA is closed, whichever is earlier.

~~(33(10) Match~~--Funds contributed to a Project that meet the requirements of 24 CFR §§92.218 - 92.220. Match contributed to a Project or Activity does not include mortgage revenue bonds, HOME-match eligible projects, and cannot include any other sources of Department funding unless otherwise approved in writing by the Department.

(3411) Person--Any individual, partnership, corporation, association, unit of government, community action agency, or public or private organization of any character.

(3512) Persons with Special Needs--Individuals or categories of individuals determined by the Department to have unmet housing needs consistent with 42 USC §§12701, et seq. and as provided in the Consolidated Plan and may include any Households composed of one or more persons with alcohol and/or drug addictions, Colonia residents, Persons with Disabilities, elderly, victims of domestic violence, persons with HIV/AIDS, homeless populations, migrant farm workers, and public housing residents.

(3613) Predevelopment Costs--Costs related to a specific eligible Project including:

(A) Predevelopment housing project costs that the Department determines to be customary and reasonable, including but not limited to consulting fees, costs of preliminary financial applications, legal fees, architectural fees, engineering fees, engagement of a development team, and site control;

(B) Pre-construction housing project costs that the Department determines to be customary and reasonable, including but not limited to, the costs of obtaining firm construction loan commitments, architectural plans and specifications, zoning approvals, engineering studies and legal fees; and

(C) Predevelopment costs do not include general operational or administrative costs.

(3714) Principal--A Person, or Persons, that will exercise Control over a partnership, corporation, limited liability company, trust, or any other private entity. In the case of:

(A) Partnerships: Principals include all General Partners, special limited partners, and Principals with ownership interest;

(B) Corporations: Principals include any officer authorized by the board of directors to act on behalf of the corporation, including the president, vice president, secretary, treasurer, and all other executive officers, and each stock holder having a ten percent or more interest in the corporation; and

(C) Limited liability companies: Principals include all managing members, members having a ten percent or more interest in the limited liability company or any officer authorized to act on behalf of the limited liability company.

~~(4615) Project--A single housing unit with a unique physical address. A Project may also refer to an individual Project, Development, or site.~~

~~(37) Principal Residence--The primary housing unit a Person or Household inhabits.~~

~~(38) Program Activity--The specific purposes for which HOME funds are applied for and used.~~

~~(39) Reservation of Funds--Occurs when the Activity or Project is submitted to the Department by a Reservation System Participant.~~

(4016) Reservation System Participant (RSP)--Administrator whose executed written agreement allows for participation in the Reservation System.

(4117) Service Area--The city(ies), county(ies) and/or place(s) identified in the Application and/or Contract that the CA or RSP will serve.

~~(42) TAC--Texas Administrative Code.~~

(4318) Texas Minimum Construction Standard (TMCS)--The program standard used to determine the minimum acceptable housing condition for the purposes of rehabilitation, new construction, and acquisition.

(4419) Third Party--A Person who is not:

| (A) An Applicant, CA, RSP, Borrower, General Partner, Developer, Development Owner, or General Contractor; or

(B) An Affiliate, Affiliated Party to the Applicant, CA, Borrower, General Partner, Developer, Development Owner, or General Contractor; or

| (C) A Person receiving any portion of the administration, contractor fee, or developer fee.

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## **Attachment 7: Preamble and proposed new 10 TAC Chapter 23, Subchapter B, Single Family HOME Program Rule**

The Texas Department of Housing and Community Affairs (the “Department”) proposes new 10 TAC Chapter 23, Subchapter B, §§23.20 – 23.29, concerning Availability of Funds, Application Requirements, and Review and Award Procedures, General Administrative Requirements and Resale and Recapture of funds. The purpose of the proposed new sections is to set forth policies and procedures governing the administration of the Department’s Single Family HOME Program Activities and to ensure consistency and coherence among all of the Department’s Single Family Programs.

FISCAL NOTE. Timothy K. Irvine, Executive Director, has determined that, for each year of the first five years the proposed new section will be in effect, enforcing or administering the new section does not have any foreseeable implications related to costs or revenues of the state or local governments.

PUBLIC BENEFIT/COST NOTE. Mr. Irvine also has determined that, for each year of the first five years the new section will be in effect, the public benefit anticipated as a result of the new section will be to increase efficiency and consistency among the Department’s Single Family Programs. There will be no economic cost to any individuals required to comply with the new section.

ADVERSE IMPACT ON SMALL OR MICRO-BUSINESSES. The Department has determined that there will be no economic effect on small or micro-businesses.

REQUEST FOR PUBLIC COMMENT. The public comment period will be held August 10, 2012 to September 10, 2012 to receive input on the new sections. Written comments may be submitted to Texas Department of Housing and Community Affairs, Rule Comments, P.O. Box 13941, Austin, Texas 78711-3941, by email to Ms. Sara Newsom: sara.newsom@tdhca.state.tx.us, or by fax to (512) 475-0220. ALL COMMENTS MUST BE RECEIVED BY 5:00 P.M. September 10, 2012.

STATUTORY AUTHORITY. The new sections are proposed pursuant to Texas Government Code §2306.053, which authorizes the Department to adopt rules, and, more specifically, §2306.141, which authorizes the Department to adopt rules governing the administration of its housing programs. The proposed new sections affect no other code, article, or statute.

### ***§23.20. Availability of Funds and Regional Allocation Formula.***

~~The Department will make HOME funds available through Notices of Funding Availability (each a NOFA) or the procurement of a contractor. Funds made available under a NOFA may be allocated through Contract awards to Contract Administrators (CAs) or by providing the ability to submit Reservations of Funds for Reservation System Participants (RSPs).~~ Funds subject to regional allocation shall be made available as described in paragraphs (1) – (3) of this subparagraph as follows:

- (1) Applicants applying in response to a Competitive Application Cycle will be ranked highest to lowest by subregion. Funding that remains available after awarding all available eligible Applications in each subregion shall collapse and be directed to the next Application in the most underserved subregion. If funding is made available to multiple ~~Program~~ Activities under one NOFA, the funds remaining after awarding all eligible Applications by ~~Program~~ Activity shall collapse and be directed to the next Application in the most underserved subregion regardless of ~~Program~~ Activity;
- (2) Funds made available through an Open Application Cycle and subject to regional allocation shall be made available to each subregion for a time period to be specified in the applicable NOFA, after which the funds remaining shall collapse and be made available statewide; and

(3) In the event of a tie between two or more Applicants, the Department reserves the right to determine which Application will receive a recommendation for funding, or as otherwise specified in the NOFA. Tied Applicants may also receive a partial recommendation for funding.

**§23.21. Application Forms and Materials and Deadlines.**

(a) The Department will develop and publish an Application, which if completed by an eligible Applicant, would satisfy the requirements for requesting funds from the Department. The Department will also issue an ASPM to provide guidance on proper completion of the Application.

(b) Applicants must submit an Application for a Contract award by the deadline date specified in the NOFA. ~~Applications for participation in a reservation system may be submitted on an ongoing basis throughout the year.~~ All Applications must be received during business hours on any day in which the Department is open for business.

**§23.22. Contract Award Application Review Process.**

(a) An Application received by the Department in response to an Open Application Cycle NOFA will be assigned a "Received Date" based on the date it is received by the Division. An Application will be prioritized for review based on its "Received Date." An Application with outstanding Administrative Deficiencies may be held from further review until all Administrative Deficiencies have been cured. Applications that have completed the review process may be presented to the Board for approval with priority over Applications that continue to have Administrative Deficiencies at the time Board materials are prepared, regardless of "Received Date." If all funds available under a NOFA are awarded, all remaining Applicants will be notified and the remaining Applications will not be processed. ~~Notwithstanding the foregoing, for an Applicant that has also applied under the competitive housing tax credit cycle for the same development, the following shall apply:~~

~~(1) The HOME Application shall not lose its "Received Date" priority to applicants that are not requesting housing tax credits unless the development does not receive an award of housing tax credits by July 31st of the year of the cycle (For example: A HOME only application that is received after the start of the competitive housing tax credit cycle may not be presented to the Board for approval until HOME and housing tax credit layered applications with priority "Received Dates" are presented for approval and the layered application would maintain its "Received Date" priority); and~~

~~(2) Applications that have not submitted third party reports due to a later deadline under the housing tax credit program may be held as incomplete Applications until the housing tax credit deadline for submission of third party reports. Such Applications will not be considered complete Applications and shall not be assigned a "Received Date" until the third party reports are received.~~

(b) For Applications received by the Department in response to a Competitive Application Cycle NOFA, the Department will accept Applications on an ongoing basis during the ~~Application Acceptance Period~~ A application A-acceptance P-period as specified in the NOFA. Applications will be prioritized for review based upon the score of the Application.



(c) ~~Administrative Deficiencies~~—An Administration Deficiency may not be cured if it would require substantially changing an Application or providing any new unrequested information. An Applicant may not change or supplement any part of an Application in any manner after submission to the Department, and may not add any set-asides, increase the award request amount, or revise the unit mix (both income levels and bedroom mixes), except in response to a direct request from the Department to remedy an Administrative Deficiency as further described in this chapter or by amendment of an Application after the Board approval of a HOME award. The curative time periods allowable for Administrative Deficiencies are: for Applications received under an Open Application Cycle NOFA, Administrative Deficiencies not cured within five (5) business days will be terminated. Applicants that have been terminated may reapply for funds; or for Applications received under a Competitive Application Cycle NOFA, if Administrative Deficiencies are not cured to the satisfaction of the Department within five (5) business days of the deficiency notice date, then five (5) points shall be deducted from the selection score for each additional day the Administrative Deficiency remains unresolved. If Administrative Deficiencies are not clarified or corrected within seven (7) business days from the deficiency notice date, then the Application shall be terminated. An Applicant may not adjust the self-score without a request from the Department as a result of an Administrative Deficiency.

### **§23.23. Reservation System Participant Review Process.**

(a) In order for an Applicant to participate in the Reservation System, the Department must review and approve an Application to become a Reservation System Participant (RSP). Applications will be reviewed and if the Application is not terminated in accordance with subsection (c) below of this section, a Reservation System Participation Agreement will be drafted and presented to the Executive Director for approval in the order in which they are received.

(b) Applications for recertification may be submitted ninety (90) days prior to the end of the RSP agreement term and will be required to demonstrate that all Application requirements are met.

(c) Administrative Deficiencies must be cured within ten (10) business days of the date of the deficiency notice. If Administrative Deficiencies are not clarified or corrected within ten business days from the deficiency notice date, the Application may be terminated.

### **§23.24. General Threshold and Selection Criteria.**

All Applicants and Applications must submit or comply with ~~the following~~:

(1) ~~An an~~ Applicant certification of compliance with state and federal laws, ~~and state and federal~~ rules and guidance governing the HOME Program;

(2) ~~A a~~ resolution signed and dated within the six (6) months preceding the Application submission date from the Applicant's direct governing body which includes:

(A) ~~Authorization authorization~~ of the submission of the Application;

(B) ~~Commitment commitment~~ and amount of cash reserves, if applicable, for use during the Contract or RSP agreement term;

(C) ~~Source source~~ of funds for Match obligation and Match dollar amount, if applicable;

(D) ~~Name name~~ and title of the person authorized to represent the organization; and

(E) ~~Signature-signature~~ authority to execute a contract;

(3) ~~Any-any~~ Applicant requesting \$25,000 or more must be registered in the federal Central Contractor Registration (CCR) and have a current Data Universal Numbering System (DUNS) number. Applicants requesting funds for multifamily housing development and that are "to-be-formed" are not required to submit a CCR or DUNS number until after award but prior to Contract execution. If the property will be owned by a partnership, the partnership must be the registrant. If a partnership will be receiving funds under the CHDO set-aside, the partnership and the CHDO must both be registered;

(4) ~~An-an~~ Application fee, to be defined in the NOFA, which is sufficient to discourage the submission of partial or incomplete Applications except as otherwise allowed by state statute;

(5) ~~To-to~~ be eligible for a new Contract award, an Applicant must have committed funds to at least 80% ~~percent~~ of the total number of contractually required Households or has committed at least 80% ~~percent~~ of the total Project funds on their current Contract for the same ~~Program-Activity~~. This provision shall not apply to Applications submitted for disaster relief funding or those with an exclusively different Service Area;

~~(7) To be eligible for a new Contract award or to become a Reservation System Participant, an Applicant must have achieved performance requirements identified in any application submitted during a competitive funding cycle that resulted in a Contract Award during the previous two funding cycles for any Program Activity. This provision shall not apply to Applications submitted for disaster relief funding;~~

~~(86)~~ ~~An-an~~ Application must be substantially complete when received by the Department. An Application will be terminated if an entire volume of the Application is missing; has excessive omissions of documentation from the threshold or selection criteria or uniform Application documentation; or is so unclear, disjointed, or incomplete that a thorough review cannot reasonably be performed by the Department, as determined by the Department. Such Application will be terminated without being processed as an Administrative Deficiency. To the extent that a review was able to be performed, specific reasons for the Department's termination will be included in the notification sent to the Applicant but, because of the suspended review, may not include an all inclusive list of deficiencies in the Application; and

~~(79)~~ The Department may incentivize or provide preference to Applicants targeting very low and extremely low income Households or to Applicants that have successfully executed a previous HOME Contract with the Department. Such incentives may be established in the form of threshold or selection criteria in the NOFA and may be different for each ~~Program-Activity~~.

### **§23.25. Contract Award Limitations.**

(a) Project Funds Limits. Project funds for Contract awards are limited to \$500,000 per Contract Administrator for Homeowner Rehabilitation and Contract for Deed Conversion ~~Program-Activity~~ Applicants and \$300,000 per Contract Administrator for Homebuyer Assistance and Tenant-Based Rental Assistance ~~Program-Activity~~ Applicants. The Contract award limits for Project funds for Single Family Development ~~and Multifamily (Rental Housing) Development Program-Activity~~ Applicants ~~may be higher and~~ will be established in the NOFA for these ~~activities~~ Activities.

(b) Contract Award Terms. With the exception of Tenant-Based Rental Assistance, all ~~Program~~ Activity Contract awards will have a Contract term of twenty-four (24) months exclusive of any

applicable affordability period or loan term. Tenant-Based Rental Assistance ~~Program~~—Activity Contract awards will have a Contract term of thirty-six (36) months.

(c) Contract Award Benchmarks. All Contract Administrators must submit to the Department complete Project setup information for the Commitment of Funds of all contractually required Households in accordance with the requirements herein within twelve (12) months from the effective date of the Contract. All remaining funds will be automatically deobligated and returned to the Department unless an amendment has been requested in writing prior to this date and is approved.

~~(d) Amendments. The Division Director may approve amendments to Contract awards except amendments to extend the Contract and benchmarks by more than six (6) months, increase Project funds, or that would have negatively impacted the priority of the Board approved Application. The Executive Director may approve amendments except to extend the Contract and benchmarks by more than twelve (12) months, increase Project funds by more than 25% or \$50,000, whichever is greater, or that would have negatively impacted the priority of the Board approved Application in the Executive Director's estimation. The Board may, on a case by case basis, approve amendments provided such approval would not cause a violation of the Department's rules or federal requirements.~~

(ed) Voluntary deobligation. The Contract Administrator may fully deobligate funds in the form of a written request signed by the executor of the Contract. The Contract Administrator may partially deobligate funds under a Contract in the form of a written request from the executor if the letter also deobligates the associated number of targeted Households, funds for Administrative costs, and Match and the partial deobligation would not have impacted the award of the Contract.

(fe) The Department may request information regarding the performance or status under a Contract prior to a Contract benchmark or at various times during the term of a Contract. Contract Administrator must respond in a timely manner to such requests from the Department. Prolonged or repeated failure to respond may result an Administrative Deficiency and ultimately in termination of the Contract by the Department.

~~(g) The Department reserves the right to reduce the amount requested in an Application, condition the award recommendation, or terminate the Application based on Program Activity or Project feasibility, past performance, underwriting analysis, or availability of funds. The recommendation with amendments, if any, approved by the Board, will supersede any conflicting Application information.~~

(hf) Pre-Award Costs. Before the effective date of the HOME Contract, the Contract Administrator may incur and be reimbursed for travel costs, as provided for with Administrative funds, related to mandatory training required by the Department as a condition of receiving a HOME award and Contract. Department authorized pre-award costs for predevelopment costs, including but not limited to legal, architectural, engineering, appraisal, surveying, environmental, and market study fees, may be paid if incurred before the effective date of the Contract if the costs are in accordance with 24 CFR §92.212 and at the sole discretion of the Department.

**§23.26. Reservation System Participant (RSP) Agreements.**

(a) Terms of agreement. RSP agreements will have a twenty-four (24) month term for all ~~Program~~ Activities. Execution of an RSP agreement does not guarantee the availability of funds under a reservation system.

(b) Limits on Number of Reservations. The number of Homeowner Rehabilitation, Homebuyer Assistance or Single Family Development reservations for an RSP is limited to five (5) per county within the RSP's Service Area at any given time. The number of Tenant-Based Rental Assistance reservations for an RSP is limited to thirty (30) at any given time.

(c) Extremely Low-Income Households. Except for Households served with disaster relief, ~~HBA homebuyer assistance~~ or ~~single family development~~ funds, each RSP will be required to serve at least one ~~(1)~~ Household at or below 30% percent of area median family income (AMFI) out of every four ~~(4)~~ Households submitted and approved for assistance.

(d) Match. The requirements of this subsection are waived until ~~August-December 31, 2012~~2013. ~~Any Projects submitted to the Department under a Reservation Agreement prior to December 31, 2013 will not be required to provide Match as outlined in this section, except for Match that is proposed to meet Application threshold criteria.~~ An RSP must meet the tiered Match requirements per ~~Program~~ Activity for at least every fourth Household submitted and approved for assistance. For example, if Match is not provided for the first three ~~(3)~~ Households assisted by an RSP, the Match provided to the fourth Household must meet the Match requirement for all four ~~(4)~~ Households.

(e) Completion of Construction. For ~~Activities-Projects~~ involving construction, an RSP must complete construction and submit all requests for disbursement within nine (9) months from the Commitment of Funds for the ~~Activity-Project~~.

(f) Extensions. The ~~Division Director~~Executive Director or his/her designee may approve one ~~(1)~~ three ~~(3)~~ (3) month time extension to the Commitment of Funds to allow for the completion of construction and submission of requests for disbursement.

(g) An RSP must remain in good standing with the Department, the state of Texas, and HUD. If an RSP is not in good standing, participation in the reservation system will be suspended and may result in termination of the RSP agreement.

**§23.27. Procurement of Contractor.**

The Department may procure a contractor or contractors to provide services for the administration of the HOME Program through a Request for Proposals (RFP). A contractor must provide services and/or administer HOME funds in accordance with state and federal rules and the program requirements of this chapter for the applicable ~~Program~~ Activity.

### **§23.28. General Administrative Requirements.**

Unless otherwise provided in this chapter, the CA, RSP, or Development Owner, must comply with the following requirements described in paragraphs (1) – (16) of this subsection, for the administration and use of HOME funds:

- (1) Complete training, as applicable;
- (2) Provide all applicable Department Housing Contract System access request information and documentation requirements;
- (3) Establish and maintain sufficient records at its regular place of business and make available for examination by the Department, HUD, the ~~Auditor of the State~~ Auditor of the of Texas, the ~~United States U.S.~~ General Accounting Office, the Comptroller of Public Accounts of the State of Texas, and the U.S. ~~Comptroller of the United States~~, or any of their duly authorized representatives;
- (4) For non-development ~~Program~~ Activities, develop and establish written procurement procedures that comply with federal, state, and local procurement requirements including the following:
  - (A) Develop and comply with written procurement selection criteria and committees;
  - (B) Develop and comply with a written code of conduct governing employees, officers, or agents engaged in administering HOME funds and appoint a ~~Procurement procurement Officer officer~~ to manage any bid process;
  - (C) Ensure consultant or any procured service provider does not participate in or direct the process of procurement for professional service. In other words, a consultant cannot assist in ~~their~~ its own procurement before or after an award is made;
  - (D) Procedures established for procurement of building construction contractors may not include requirements for the provision of general liability insurance coverage for an amount to exceed the value of the contract;
  - (E) Building construction contractors must be procured using a formal sealed bid procedure for single family New Construction, Reconstruction or Rehabilitation ~~Activities or~~ Projects;
  - (F) Professional service providers (consultants) must be procured using an open competitive procedure and may not be procured based solely on the lowest priced bid; and
  - (G) Any Request for Proposals or Invitation for Bid must include:
    - (i) An equal opportunity disclosure and list the requirement that bidders are subject to search for listing on the Excluded Parties List;
    - (ii) Bidders' protest rights and outline the procedures bidders must take to address procurement related disputes;
    - (iii) A ~~Conflict~~ conflict of ~~Interest~~ interest disclosure;
    - (iv) A clear and accurate description of the technical requirements for the material, product, or service to be procured. The description must include complete, adequate, and realistic specifications;
    - (v) For sealed bid procedures, disclose the date, time and location for public opening of bids and indicate a fixed-price contract; and
    - (vi) For competitive ~~proposal specific proposals~~, disclose the specific selection/evaluation criteria;.
- (5) In instances where a potential conflict of interest ~~exist~~ exists, follow procedures to submit a request to the Department to grant an exception to any conflicts prohibited by 24 CFR §92.356. The request

submitted to the Department must include a disclosure of the nature of the conflict, accompanied by an assurance that there has been public disclosure of the conflict by newspaper publication and a description of how the public disclosure was made. No HOME funds will be committed to or reserved to assist a Household until HUD has granted an exception to the ~~Conflict-conflict~~ of ~~Interest-interest~~ provisions;

(6) Perform environmental clearance procedures, as required, before acquiring any Property or before performing any construction activities, including demolition, or the occurrence of the loan closing, if applicable;

(7) Develop and comply with written applicant intake and selection criteria for and ensure program eligibility ~~(except for Multifamily Development)~~ and promote and comply with Fair Housing requirements;

(8) ~~Except for Multifamily Development, completee-Complete~~ applicant intake and applicant selection. Notify each applicant Household in writing of either acceptance or denial of HOME assistance within sixty (60) days following receipt of the intake application. For Homeowner Rehabilitation Assistance and Contract for Deed Conversion the CA or RSP must:

(A) Provide Rehabilitation as an available option to Households, provide Households with a general cost estimate, and to the extent that Rehabilitation would not meet the program requirements, explain these program requirements;

(B) Unless not allowed by local code, provide replacement of an existing housing unit with a new MHU as an available option; and

(C) Explain relocation as an available option to any Households located within the 100-year floodplain and present the costs associated with flood insurance;

(9) Determine the income eligibility of a Household using the "Annual Income" as defined at 24 CFR §5.609;

(10) Except for ~~Multifamily Development and~~ Single Family Development, complete an updated income eligibility determination of a Household if more than six (6) months has elapsed from the date of certification and the date the HOME assistance is provided to the Household. For Single Family Development, complete income eligibility determination of a Household if more than six (6) months has elapsed from the date of certification and the date the contract to purchase the housing unit is executed with the Household. ~~For Tenant-Based Rental Assistance, in the event that a Household's monthly gross income changes by more than \$200, the Household must be recertified and the rental subsidy recalculated;~~

(11) For single family ~~Program~~ Activities involving construction, perform initial inspection in accordance with Chapter 20 of this title (relating to Single Family Programs Umbrella Rule) and at least four (4) progress inspections. Property inspections must include photographs of the front and side elevation of the housing unit and at least one picture of the kitchen, family room, one of the bedrooms and one of the bathrooms. The inspection must be signed and dated by the inspector and CA or RSP;

(12) Submit requests for the Commitment or Reservation of Funds, loan closing preparation, and disbursements and all required information and verification documentation in the Housing Contract System. A request will not be reviewed by the Department until the CA, RSP, or Development Owner has submitted all required documentation. If, during review, the Department identifies Administrative Deficiencies, the Department will allow a cure period of ten (10) business days beginning at the start of the first business day following the date the CA, RSP or Development Owner is notified of the deficiency. If any Administrative Deficiency remains after the cure period, the Department, in its sole

discretion, shall disapprove the request. Disapproved requests will not be considered sufficient to meet the performance benchmark and shall not constitute a Reservation of Funds;

(13) Not proceed or allow a contractor to proceed with construction, including demolition, on any ~~Activity~~, Project or Development without first completing the required environmental clearance procedures, preconstruction conference and receiving notice to proceed, if applicable, and execution of grant agreement or loan closing with the Department, whichever is applicable;

~~(14) Not retain Program Income of any kind, including Program Income to fund other eligible HOME Activities;~~

~~(1514)~~ Submit any Program Income received by the CA, RSP or Development Owner to the Department within ten (10) business days of receipt. Return any refunds to the Department's accounting division and include a written explanation of the return of funds, the Contract number, name of CA, RSP, or Development Owner, ~~Activity~~ Project address and ~~Activity~~ Project number referenced on the check;

~~(1615)~~ Submit required documentation, for ~~Project~~ project completion reports no later than thirty (30) days after the completion of the ~~Activity~~ Project. ~~For MFD, the Development Owner must periodically update completion reports to provide information on tenants until all HOME units have been occupied;~~

~~(1716)~~ For Contract awards, submit certificate of Contract Completion within ten (10) business days of the Department's request; and

~~(1816)~~ Submit to the Department reports or information regarding the operations related to HOME funds provided by the Department; and.

~~(19) Match contributed to a Project or Activity cannot be mortgage revenue bonds, HOME match eligible projects, and cannot include any other sources of Department funding unless otherwise approved by the Department.~~

### ***§23.29. Resale and Recapture Provisions.***

(a) The Department has elected to utilize the recapture provision under 24 CFR §92.254(a)(5)(ii) as its primary method of recapturing HOME funds.

(b) The Department has established the recapture provisions described in paragraphs (1) – (4) of this subsection to ensure affordability as defined in 24 CFR §92.254(a)(5)(ii).

(1) In the event that a federal affordability period is required and the assisted property is rented or leased, or otherwise ceases to be the Principal Residence of the Household, the forgiveness of the Loan, if applicable, will cease and the entire HOME investment is subject to recapture.

(2) In the event that a federal affordability period is required and the unit is sold, including through a short sale or foreclosure, prior to the end of the affordability period, the Department will recapture the shared net proceeds available based on the requirements of 24 CFR §92.254 and as outlined in the State's Consolidated Plan.

(3) The Household can sell the unit to any willing buyer at any price.

(4) If there are no net proceeds from the sale, no repayment will be required of the Household and the balance of the loan shall be forgiven as outlined in the State's Consolidated Plan.

(c) The Department has established the resale provisions described in paragraphs (1) – (7) of this subsection, in the event that the Department must impose the resale provisions of 24 CFR §92.254(a)(i).

(1) Resale is defined as the continuation of the affordability period upon the sale or transfer, rental or lease, refinancing, or the initial Household is no longer occupying the property as their Principal Residence.

(2) In the event that a federal affordability period is required and the assisted property is rented or leased, or is otherwise ceases to be the Principal Residence of the initial Household, the entire HOME investment must be repaid.

(3) In the event that a federal affordability period is required and the assisted property is sold, foreclosed, or transferred in lieu of foreclosure to a qualified low income buyer at an affordable price, the HOME loan balance shall be transferred to the subsequent qualified buyer and the affordability period shall remain in force to the extent allowed by law.

(4) The resale provisions shall remain in force from the date the legal documents are executed at loan closing until the expiration of the required affordability period.

(5) The Household is required to sell the home at an affordable price to a reasonable range of low income homebuyers that will occupy the home as their Primary Residence.

(i) The seller will be afforded a fair return on investment defined as the sum of down payment and closing costs paid from the initial seller's cash at purchase, closing costs paid by the seller at sale, the principal payments only made by the initial homebuyer in excess of the amount required by the loan, and any documented capital improvements in excess of \$500.

(ii) Fair return on investment is paid to the seller at sale once first mortgage debt is paid and all other conditions of the initial written agreement are met. In the event there are no funds for fair return, then fair return does not exist. In the event there are partial funds for fair return, then fair return shall remain in force.

(6) The appreciated value is the affordable sales price less first mortgage debt less fair return.

(i) If appreciated value is zero, or less than zero, then no appreciated value exists.

(ii) The initial homebuyer's initial investment of down payment and closing costs divided by the Department's HOME investment equals the percentage of appreciated value that shall be paid to the initial homebuyer. The balance of appreciated value shall be paid to the Department.

(7) The property purchased by the initial homebuyer will be encumbered with a deed restriction for the full affordability period.

(d) In the event that a federal affordability period is not required and the housing unit transfers by devise, descent, or operation of law upon the death of the assisted homeowner, forgiveness of installment payments under the loan may continue until maturity or the grant amount under the conditional grant agreement may be forgiven if the heir or remainderman Household qualifies for assistance in accordance with this chapter.

(e) Forgiveness of installment payments under the loan may continue until maturity or the grant amount under conditional grant agreement may be forgiven if the housing unit is sold by the decedent's estate to a purchasing Household that qualifies for assistance in accordance with this chapter.



## **Attachment 8: Preamble and proposed new of 10 TAC Chapter 23, Subchapter C, Homeowner Rehabilitation Assistance Program Activity**

The Texas Department of Housing and Community Affairs (the “Department”) proposes new 10 TAC Chapter 23, Subchapter C, §§23.30 – 23.32, concerning administration of the Homeowner Rehabilitation Assistance Program Activity. The purpose of the proposed new sections is to set forth policies and procedures governing the administration of the Department’s Single Family HOME Program Activities and to ensure consistency and coherence among all of the Department’s Single Family Programs.

FISCAL NOTE. Timothy K. Irvine, Executive Director, has determined that, for each year of the first five years the proposed new section will be in effect, enforcing or administering the new section does not have any foreseeable implications related to costs or revenues of the state or local governments.

PUBLIC BENEFIT/COST NOTE. Mr. Irvine also has determined that, for each year of the first five years the new section will be in effect, the public benefit anticipated as a result of the new section will be to increase efficiency and consistency among the Department’s Single Family Programs. There will be no economic cost to any individuals required to comply with the new section.

ADVERSE IMPACT ON SMALL OR MICRO-BUSINESSES. The Department has determined that there will be no economic effect on small or micro-businesses.

REQUEST FOR PUBLIC COMMENT. The public comment period will be held August 10, 2012 to September 10, 2012 to receive input on the new sections. Written comments may be submitted to Texas Department of Housing and Community Affairs, Rule Comments, P.O. Box 13941, Austin, Texas 78711-3941, by email to Ms. Sara Newsom: sara.newsom@tdhca.state.tx.us, or by fax to (512) 475-0220. ALL COMMENTS MUST BE RECEIVED BY 5:00 P.M. September 10, 2012.

STATUTORY AUTHORITY. The new sections are proposed pursuant to Texas Government Code §2306.053, which authorizes the Department to adopt rules, and, more specifically, §2306.141, which authorizes the Department to adopt rules governing the administration of its housing programs. The proposed new sections affect no other code, article, or statute.

### **§23.30. Homeowner Rehabilitation Assistance (HRA) Program Threshold and Selection Criteria.**

All Applicants and Applications must submit or comply with paragraphs (1) - (3) of this subsection:~~All Applicants and Applications must submit or comply with the following:~~

(1) The requirements of this subsection are waived until ~~August-December 31, 2012~~2013. Any Projects submitted to the Department under a Reservation Agreement or Contract awarded prior to December 31, 2013 will not be required to provide Match as outlined in this section, except for Match that is proposed to meet Application threshold criteria. An itemized schedule of the proposed Match and evidence to support the Applicant's ability to provide the required Match. For Applications submitted to become an RSP, the Department may withhold disbursements if after every four reservations sufficient Match documentation has not been provided. The Department shall use population figures from the most recently available U.S. Census to determine the applicable tier for an Application. The Department may incentivize or provide preference to Applicants committing to provide additional Match above the requirement of this subsection. Such incentives may be established in the form of a threshold or selection criteria and may be different for each ~~Program~~-Activity. Except for Applications for disaster relief, Match shall be required based on the ~~following~~-tiers described in subparagraph (A) of this paragraph:

(A) zero percent of Project funds if serving a city of less than 3,000 Persons or an unincorporated area of a county with less than 20,000 Persons;

(B) ten percent of Project funds if serving a city of between 3,001 and 5,000 Persons or an unincorporated area of a county of between 20,001 and 75,000 Persons; and

(C) twelve and one-half percent of Project funds for all other applications.

(2) Documentation of a commitment of at least \$80,000 or for a Contract award 80% percent of the award amount, whichever is less, in cash reserves to facilitate administration of the program and to ensure the capacity to cover costs prior to reimbursement or costs determined to be ineligible for reimbursement. Evidence of this commitment and the amount of the commitment must be included in the Applicant's resolution. To meet this requirement, Applicants must submit:

(A) Financial statements indicating adequate local unrestricted cash or cash equivalents to utilize as cash reserves and a letter from the Applicant's bank(s) or financial institution(s) indicating that current account balances are sufficient; or

(B) Evidence of an available line of credit or equivalent in an amount equal to or exceeding the above requirement in subparagraph (A) of this paragraph; or

(C) The CPA opinion letter from the most recent audit and a statement from the CPA that indicates, based on past experience with grant programs and past audits, the applicant has in place the best practices and financial capacity necessary in order to effectively administer a HOME Program award.

(3) Housing construction plans must meet the requirements of Chapter 20 of this title (relating to Single Family Programs Umbrella Rule). ~~be certified by a licensed architect. The Department may procure and make architect certified plans available.~~

(A) The Department will reimburse only for the first time a set of architectural plans are used unless any subsequent site specific fees are paid to a Third Party architect, or a licensed engineer; and

(B) A NOFA may include incentives or otherwise require architectural plans to incorporate "green building" elements.

### **§23.31. Homeowner Rehabilitation Assistance (HRA) Program Requirements.**

(a) Eligible ~~activities~~ Projects are limited to:

(1) The Rehabilitation or Reconstruction of existing owner-occupied housing on the same site. The Rehabilitation of an MHU is not an eligible ~~activity~~ Project;

(2) The New Construction of site-built housing on the same site to replace an existing owner-occupied Manufactured Housing Unit (MHU);

(3) ~~For only the purposes of relocating the existing housing out of the floodplain, t~~The replacement of existing owner-occupied housing with an MHU or New Construction of site-built housing on another site contingent upon written approval of the Department;

(4) If housing unit is uninhabitable as a result of disaster or condemnation by local government, the Household is eligible for the New Construction of site-built housing or an MHU under this section provided the assisted Household documents that the housing unit was previously their Principal Residence through evidence of a homestead exemption from the local taxing jurisdiction and Household certification; or

(5) If allowable under the NOFA, the refinance of an existing mortgage meeting the federal requirements at 24 CFR §92.206(b) and any additional requirements in the NOFA.

~~(b) HOME funds may be used to replace (Reconstruct) an owner-occupied housing unit with a new MHU if the unit is permanently installed with an engineer approved concrete perimeter foundation and in accordance with the Texas Manufactured Housing Standards Act, Chapter 1201 of the Texas Occupations Code.~~

~~(c) Real property taxes assessed on the housing unit must be current and/or the Household must be participating in an approved payment plan with the taxing authority.~~

~~(d) The property must not be encumbered with tax liens, child support liens, or mechanic or materialmen's liens.~~

(~~e~~b) If a housing unit has an existing mortgage loan and Department funds are provided in the form of a loan, the Department will require a first lien if the loan has an outstanding balance that is less than the investment of HOME funds and any of the [following statements described in paragraphs \(1\) – \(3\) of this subsection](#) are true:

(1) A federal affordability period is required; or

(2) Any existing mortgage has been in place for less three years from the date the Household applies for assistance; or

(3) The HOME loan is structured as a repayable loan.

(~~f~~c) The Household must be current on any existing mortgage loans or home equity loans. If the Department's assistance is provided in the form of a loan, the property cannot have any existing home equity loan liens.

(~~g~~d) ~~The total Direct Project costs are inclusive Costs, exclusive of hard construction costs, demolition costs, aerobic septic systems, refinancing costs (as applicable), and Match funds for Project costs, and are limited to:~~

(~~1~~1) Reconstruction and New Construction of site-built housing: The lesser of \$~~7378~~.00 per square foot or \$~~8085~~,000 or for Households of ~~6-six~~ or more Persons the lesser of \$~~7378~~.00 per square foot or \$~~8590~~,000;

(2) Replacement with an MHU: \$65,000;

(3) Rehabilitation that is not Reconstruction: \$~~3040~~,000; ~~and~~

(4) Refinancing of existing mortgages: in addition to the costs limited under paragraphs (1) - (3) of this subsection, the cost to refinance an existing mortgage is limited to \$35,000. To qualify, a Household's current total housing payment must be greater than 30% [percent](#) of their monthly gross income or their total monthly recurring debt payments must be greater than 45% [percent](#) of their gross monthly income; ~~and~~

(~~he~~) In addition to the Direct Project ~~eosts~~Costs allowable under subsection (~~gd~~) of this section, up to \$5,000 will be allowed in Direct Project ~~eosts~~Costs for additional sitework related to accessibility features if the house will be located more than 50 feet from the nearest paved roadway or if the house is being elevated above the floodplain.

(~~if~~) Project soft costs are limited to:

- (1) Reconstruction or New Construction: no more than ~~\$79~~,000 per housing unit;
- (2) Replacement with an MHU: no more than \$3,500 per housing unit;
- (3) Rehabilitation that is not Reconstruction: \$5,000 per housing unit. This limit may be exceeded for lead-based paint remediation and only upon prior approval of the Division Director. The costs of testing and assessments for lead-based paint are not eligible Project soft costs for housing units that are Reconstructed or if the existing housing unit was built after December 31, 1977; and
- (4) Third-party Project soft costs related to loan closing requirements, such as appraisals, title reports or insurance, tax certificates, recording fees, and surveys are not subject to a maximum per ~~Activity or~~ Project.

(~~ig~~) Funds for Administrative costs are limited to no more than 4% percent of the ~~total~~Direct Project ~~eosts~~Costs, exclusive of ~~Project soft costs and~~ Match funds.

(~~kh~~) In the ~~following~~ instances described in paragraphs (1) – (4) of this subsection, the assistance to an eligible Household shall be in the form of a loan in the amount of the ~~total~~Direct Project ~~eosts~~Costs excluding Match funds. If the Household is at or below 60% percent area median family income (AMFI), the loan will be at zero percent interest and include deferral of payment and annual pro-rata forgiveness with a term based on the federal affordability requirements as defined in 24 CFR §92.254. If the Household is above 60 percent AMFI but at or below 80 percent AMFI, the assistance to the Household will be a 0 percent interest repayable with a 30-year term.

- (1) An MHU being replaced with newly constructed housing (site-built) on the same site;
- (2) Any housing unit being replaced on an another site;
- (3) Any housing unit that is being relocated out of the floodplain or replaced due to uninhabitability as allowed under subsection (a)(4) of this section; and
- (4) Any Project that requires a federal affordability period.

(~~hi~~) For any Project involving refinancing described in subsection (~~gd~~)(4) of this section, the HOME funds used for refinancing shall be structured as a fully amortizing, repayable loan at zero percent interest. The loan term shall -be calculated by setting the total estimated housing payment (including principal, interest, property taxes, insurance, and any other homebuyer assistance), equal to 2520% percent of the Household's gross monthly income. The term shall not exceed thirty (30) years. Total debt service (back-end ratio) may not exceed 45 percent. Any ~~other~~Direct Project Costs, exclusive of refinancing costs, excluding soft costs and Match funds, shall be structured as a deferred, forgivable loan with an affordability term consistent with the Figure: 10 TAC §53.31(m)-a 15-year term.

~~(mj)~~ In all other instances not described in ~~subsections~~ ~~(kh)~~ of this section and ~~Project costs, exclusive of Project soft costs and costs related to refinancing an existing mortgage, described in subsection (hi)~~ of this section, the assistance to an eligible Household may be in the form of a loan or grant agreement ~~with an affordability term for~~ the amount of the ~~total~~ Direct Project ~~costs excluding~~ Costs exclusive of Match funds and with an affordability term based on the Household's AMFI as reflected in Figure: 10 TAC § ~~5323~~.31 ~~(mj)~~

Figure: 10 TAC § ~~5323~~.31 ~~(mj)~~

AMFI	Form of Assistance
≤30 percent AMFI	0 percent interest, 5-year deferred, forgivable loan, or grant agreement.
>30 percent and ≤50 percent AMFI	0 percent interest, 10-year deferred, forgivable loan, or grant agreement.
>50 percent and ≤60 percent AMFI	0 percent interest, 15-year deferred, forgivable loan, or grant agreement.
>60 percent and ≤80 percent AMFI	0 percent interest, 15-year affordability period, 30-year term repayable loan term

~~(nk)~~ ~~In the event that the housing unit ceases to be the Principal Residence of the Household, the forgiveness of the loan or grant agreement will cease and~~ To ensure affordability, the Department ~~has~~ will impose resale and recapture provisions established in this chapter. ~~established that the federal recapture requirements as defined in 24 CFR §92.254 will be imposed.~~

(l) For Reconstruction and New Construction, site-built housing units must meet or exceed the 2000 International Residential Code and all applicable local codes and standards. In addition, housing that is Rehabilitated under this chapter must meet the Texas Minimum Construction Standards (TMCS) and all other applicable local codes, rehabilitation standards, ordinances, and zoning ordinances in accordance with this chapter.

**§23.32. Homeowner Rehabilitation Assistance (HRA) Administrative Requirements.**

(a) Commitment or Reservation of Funds. The CA or RSP must submit the ~~following~~ true and complete information, certified as such, with a request for the Commitment or Reservation of Funds as described in paragraphs (1) – (14) of this subsection:

- (1) Head of Household name and address of housing unit for which assistance is being requested;
- (2) A budget that includes the amount of Project funds specifying the acquisition costs, construction costs, soft costs and administrative costs requested, a maximum of 5% percent of hard construction

costs for contingency items, proposed Match to be provided, evidence that Direct Project Cost and soft cost limitations are not exceeded, and evidence that any duplication of benefit is addressed;

(3) Verification of environmental clearance;

(4) A copy of the Household's intake application on a form prescribed by the Department;

~~(A) Household composition including name, date of birth, relationship to head of Household, gender, and social security number for each Household member;~~

~~(B) Identification and resolution of potential and/or existing conflicts of interest;~~

~~(C) Identification of amounts of housing assistance or insurance proceeds previously received from other sources;~~

~~(D) Identification if any Household member owes a debt to the State of Texas;~~

~~(E) Identification of head of Household's race and ethnicity;~~

~~(F) Household special needs status, if applicable;~~

~~(G) Names of Household members who are temporarily absent and reason for absence, if applicable;~~

~~(H) Future Household members and explanation, if applicable;~~

~~(I) Income sources and gross amounts for all Household members;~~

~~(J) Full-time student status of Household members over age 18, if applicable;~~

~~(K) Type and source of all assets owned by Household members including cash value and annual asset income;~~

~~(L) Year in which property to be assisted was built;~~

~~(M) Household's occupancy requirements including number of bedrooms being requested;~~

~~(N) Household expense information including current rent, phone, medical expenses, credit card payments, utilities, car payments, cable television, insurance including Medicare if applicable, loan payments, child care for children under age 13, and other expenses; and~~

~~(O) Signatures of all Household members age 18 or over;~~

(5) Certification of the income eligibility of the Household signed by the CA or RSP and all Household members age 18 or over, and including the date of the income eligibility determination. In instances where the total Household income is within \$3,000 of the 80% percent AMFI, all documentation used to determine the income of the Household;

(6) Provide written consent from all Persons who have a valid lien or ownership interest in the Property for the rehabilitation or reconstruction activities-Projects;

~~(7) In the instance of relocation in accordance with §53.31(a)(3) of this chapter (relating to HRA Program Requirements),~~ tThe Household must document Homeownership of the existing unit to be replaced and must establish Homeownership of the lot on which the replacement housing unit will be constructed. The Household must agree to the demolition of the existing housing unit. HOME Project funds cannot be used for the demolition of the existing unit and any funding used for the demolition is not eligible Match; however, solely for an Activity-Project under this paragraph, the CA or RSP Match obligation may be reduced by the cost of such demolition without any Contract amendment ~~in order to facilitate relocation~~;

(8) Identification of any Lead-Based Paint (LBP);

(9) For housing units located within the 100-year floodplain, a quote for the cost of flood insurance and certification from the Household that they understand the flood insurance requirements;

(10) Consent to demolish from any existing mortgage lien holders and consent to subordinate to the Department's Loan, if applicable;

(11) If applicable, documentation to address or resolve any potential conflict of interest, identity of interest, duplication of benefit, or floodplain mitigation;

(12) A title commitment or policy or a down date endorsement to an existing title policy, and the actual documents, or legible copies thereof, establishing the Household's ownership, such as a warranty deed or ninety-nine (99) year leasehold. For assistance provided in the form of a grant agreement, a title report may be submitted in lieu of a title commitment or policy. In instances of an MHU, a Statement of Ownership and Location (SOL) must be submitted. Together, these documents must evidence the definition of Homeownership is met. ~~The title commitment or down date endorsement must not be older than ninety (90) days on the date submitted to the Department for a Commitment of Funds;~~

(13) Tax certificate that evidences a current paid status, and in the case of delinquency, evidence of an approved payment plan with the taxing authority and evidence that the payment plan is current; ~~and~~

(14) Appraisal which includes post rehabilitation or reconstruction improvements for Projects involving construction; and

~~(1415)~~ Any other documentation necessary to evidence that the Activity-Project meets the program requirements.

(b) Loan closing or grant agreement. The CA or RSP must comply with or submit the following documents described in paragraphs (1) – (3) of this subsection, with a request for the preparation of loan closing or grant agreement as applicable, with the request for the Commitment or Reservation of Funds:

(1) A title commitment or title policy that expires prior to execution of closing must be updated at closing and must not have any adverse changes in order to close. An updated title report is not required for grant agreements;

(2) In the instances of replacement with an MHU, information necessary to draft loan documents and/or grant agreements to issue SOL; and

(3) Life event documentation, as applicable, and all information necessary to prepare any applicable affidavits such as marital status and heirship.

(c) Disbursement of funds. The CA or RSP must comply with all of the following requirements described in paragraphs (1) – (11) of this subsection, for a request for disbursement of funds to reimburse eligible costs incurred. Submission of documentation related to the CA's or RSP's compliance with following requirements described in paragraphs (1) – (11) of this subsection, may be required with a request for disbursement.

(1) For construction costs associated with a loan, a down date endorsement to the title policy not older than the date of the last disbursement of funds or forty-five (45) days, whichever is later. For release of retainage the down date endorsement must be dated at least thirty (30) days after the date of construction completion;

- (42) For construction costs ~~that are part of~~associated with a grant agreement, an interim lien waiver or final lien waiver. For release of retainage the final lien waiver must be dated at least thirty (30) days after the date of construction completion;
- (23) If applicable, up to 50% percent of Project funds for ~~an~~ Activity-Project may be drawn before providing evidence of Match. Thereafter, each CA or RSP must provide evidence of Match, including the date of provision, in accordance with the percentage of Project funds disbursed;
- (34) Property inspections, including photographs of the front and side elevation of the housing unit and at least one picture of the kitchen, family room, one of the bedrooms and one of the bathrooms with date and property address reflected on each photo. The inspection must be signed and dated by the inspector and CA or RSP;
- (45) Certification that its fiscal control and fund accounting procedures are adequate to assure the proper disbursement of, and accounting for, funds provided, no Person that would benefit from the award of HOME funds has provided a source of Match or has satisfied the Applicant's cash reserve obligation or made promises in connection therewith; that each request for disbursement of HOME funds is for the actual cost of providing a service and that the service does not violate any conflict of interest provisions;
- (56) The executed grant agreement or original, executed, legally enforceable loan documents and ~~SOI~~statement of location, if applicable, for each assisted Household containing remedies adequate to enforce any applicable affordability requirements. Original documents must evidence that such agreements have been recorded in the real property records of the county in which the housing unit is located and the original documents must be returned, duly certified as to recordation by the appropriate county official;
- (67) Expenditures must be allowable and reasonable in accordance with federal, state, and local rules and regulations. The Department shall determine the reasonableness of each expenditure submitted for reimbursement. The Department may request CA or RSP to make modifications to the disbursement request and is authorized to modify the disbursement procedures set forth herein and to establish such additional requirements for payment of HOME funds to CA or RSP as may be necessary or advisable for compliance with all Program Requirements~~Rules~~;
- (8) ~~(7) With the exception of up to 10% of the total funds available for Administrative costs, the~~ The request for funds for Administrative costs must be proportionate to the amount of Direct Project ~~costs~~Costs requested or already disbursed;
- (89) Include the withholding of 10% percent of hard construction costs for retainage. Retainage will be held until at least thirty (30) days after completion of construction;
- (910) For final disbursement requests, submission of documentation required for Project completion reports and evidence that the demolition or, if an MHU, salvage and removal of all dilapidated housing units on the lot occurred for Newly Constructed or Rehabilitated housing unit, certification or other evidence acceptable to Department that the replacement house, whether site-built or MHU, was constructed or placed on and within the same lot for which ownership was established and on and within the same lot secured by the loan or grant agreement, if applicable, and evidence of floodplain mitigation; and
- (1011) The final request for disbursement must be submitted to the Department with support documentation no later than sixty (60) days after the termination date of the Contract in order to remain in compliance with Contract and eligible for future funding. The Department shall not be obligated to pay for costs incurred or performances rendered after the termination date of a Contract.



## **Attachment 9: Preamble and proposed new of 10 TAC Chapter 23, Subchapter D, Homebuyer Assistance Program Activity**

The Texas Department of Housing and Community Affairs (the "Department") proposes new 10 TAC Chapter 23, Subchapter D, §§23.40 – 23.42, concerning administration of the Homebuyer Assistance Program Activity. The purpose of the proposed new sections is to set forth policies and procedures governing the administration of the Department's Single Family HOME Program Activities and to ensure consistency and coherence among all of the Department's Single Family Programs.

FISCAL NOTE. Timothy K. Irvine, Executive Director, has determined that, for each year of the first five years the proposed new section will be in effect, enforcing or administering the new section does not have any foreseeable implications related to costs or revenues of the state or local governments.

PUBLIC BENEFIT/COST NOTE. Mr. Irvine also has determined that, for each year of the first five years the new section will be in effect, the public benefit anticipated as a result of the new section will be to increase efficiency and consistency among the Department's Single Family Programs. There will be no economic cost to any individuals required to comply with the new section.

ADVERSE IMPACT ON SMALL OR MICRO-BUSINESSES. The Department has determined that there will be no economic effect on small or micro-businesses.

REQUEST FOR PUBLIC COMMENT. The public comment period will be held August 10, 2012 to September 10, 2012 to receive input on the new sections. Written comments may be submitted to Texas Department of Housing and Community Affairs, Rule Comments, P.O. Box 13941, Austin, Texas 78711-3941, by email to Ms. Sara Newsom: sara.newsom@tdhca.state.tx.us, or by fax to (512) 475-0220. ALL COMMENTS MUST BE RECEIVED BY 5:00 P.M. September 10, 2012.

STATUTORY AUTHORITY. The new sections are proposed pursuant to Texas Government Code §2306.053, which authorizes the Department to adopt rules, and, more specifically, §2306.141, which authorizes the Department to adopt rules governing the administration of its housing programs. The proposed new sections affect no other code, article, or statute.

### **§23.40. Homebuyer Assistance (HBA) Threshold and Selection Criteria.**

~~(a)~~ All Applicants and Applications must submit or comply with ~~the following paragraphs (1) and (2) of this subsection:~~

(1) The requirements of this subsection are waived until August 31, ~~2012~~2013. Any Projects submitted to the Department under a Reservation Agreement or Contract awarded prior to December 31, 2013 will not be required to provide Match as outlined in this section, except for Match that is proposed to meet Application threshold criteria. An itemized schedule of the proposed Match and evidence to support the Applicant's ability to provide the required Match must be submitted. The Department may not require such support at the time an Application is submitted when the funds are made available under a reservation system. Except for Applications for disaster relief and Persons with Disabilities set-asides, the amount of Match required must be at least 5% percent of Project funds requested. The Department may incentivize or provide preference to Applicants committing to provide additional Match above the requirement of this subsection. Such incentives may be established in the form of a threshold or selection criteria and may be different for each ~~Program~~ Activity.

(2) Documentation of a commitment of at least \$80,000 or for a Contract award 100% percent of the award amount, whichever is less, in cash reserves to facilitate administration of the program and to ensure the capacity to cover costs prior to reimbursement or costs determined to be ineligible for

reimbursement. Evidence of this commitment and the amount of the commitment must be included in the Applicant's resolution. To meet this requirement, Applicants must submit:

(A) Financial statements indicating adequate local unrestricted cash or cash equivalents to utilize as cash reserves and a letter from the Applicant's bank(s) or financial institution(s) indicating that current account balances are sufficient; or

(B) Evidence of an available line of credit or equivalent in an amount equal to or exceeding the ~~above~~ requirement in subparagraph (A) of this paragraph; or

(C) The CPA opinion letter from the most recent audit and a statement from the CPA that indicates, based on past experience with grant programs and past audits, the applicant has in place the best practices and financial capacity necessary in order to effectively administer a HOME Program award.

**§23.41. Homebuyer Assistance (HBA) Program Requirements.**

(a) Eligible activities are limited to the acquisition or acquisition and Rehabilitation for accessibility modifications of single family housing units.

~~(b) A new MHU is an eligible property type for acquisition only. HOME funds may be used to acquire a new MHU if the unit is permanently installed with an engineer approved concrete perimeter foundation and in accordance with the Texas Manufactured Housing Standards Act.~~

(~~e~~b) The Household must complete a homebuyer counseling program/class.

(~~d~~c) ~~The first~~First lien purchase loans must comply with the ~~following~~ requirements described in paragraphs (1) – (8) of this subsection:

(1) No adjustable rate mortgage loans (ARMs) or temporary interest rate buy-down loans are allowed;

(2) No first lien mortgage loans with a total loan to value equal to or greater than 100% percent are allowed;

(3) No Subprime Mortgage Loans are allowed;

(4) Other than ~~surveys and appraisals~~ reimbursed to third-parties and fees allowed for the origination of single family mortgage revenue bond and mortgage credit certificate programs, fees charged by the lender in connection with mortgage loans may not exceed \$2,500;

(5) ~~The~~For Nonconforming Mortgage Loans, the debt to income ratio (back-end ratio) may not exceed 45% percent;

(6) Fees charged by third party mortgage lenders are limited to the greater of 2 percent of the mortgage loan amount or \$3,500, including but not limited to origination, application, and/or underwriting fees. Fees paid to other parties that are supported by an invoice and reflected on the HUD-1 will not be included in the limit.

(~~6~~7) No identity of interest relationship between the lender and the Household is allowed; and

(~~7~~8) If an identity of interest exists between the Household and the seller, the Department may require additional documentation that evidences that the sales price is equal to or less than the appraised value of the property as documented by a Third-Party appraisal ordered by the first lien lender. If an identity of interest exists between the builder and CA or RSP, the CA or RSP must provide documentation that

evidences that the sales price does not provide for a profit of more than 15% percent of the total hard construction costs and does not exceed the current appraised value as documented by a Third-Party appraisal ordered by the first lien lender.

~~(ed)~~ ~~The total~~ Direct Project ~~costs are inclusive~~ Costs, exclusive of ~~acquisition and closing costs, hard construction costs for accessibility modifications, and~~ Match funds, ~~and are~~ limited to:

(1) Acquisition and closing costs: the lesser of \$20,000 or the amount necessary as determined by an affordability analysis that evidences the total estimated housing payment (including principal, interest, property taxes, insurance, and any other homebuyer assistance) is no less than ~~25~~ 20% percent of the Household's gross monthly income based on a thirty (30) year amortization schedule. If the estimated housing payment will be less than 20 percent, the Department shall reduce the amount of downpayment assistance to the homebuyer such that the total estimated housing payment is no less than 20 percent of the homebuyer's gross income; and ~~(2) Rehabilitation for accessibility modifications: \$20,000.~~

(2) Rehabilitation for accessibility modifications: \$20,000; and

(3) The amount necessary to acquire the home and make accessibility modifications (funds may not be disbursed to the Household at closing).

~~(fe)~~ Project soft costs are limited to:

(1) Acquisition and closing costs: no more than \$1,500 per housing unit; and

(2) Rehabilitation for accessibility modifications: \$5,000 per housing unit.

~~(ef)~~ Funds for Administrative costs are limited to no more than 4% percent of the ~~total~~ Direct Project ~~costs~~ Costs, exclusive of ~~Project soft costs and~~ Match funds.

~~(hg)~~ The assistance to an eligible Household shall be in the form of a loan in the amount of the ~~total~~ Direct Project ~~costs~~ Costs, excluding Match funds. The loan will be at 0% percent interest and include deferral of payment and annual pro-rata forgiveness with a term based on the federal affordability requirements as defined in 24 CFR §92.254.

~~(ih)~~ Any forgiveness of the Loan occurs upon the anniversary date of the Household's continuous occupancy as its Principal Residence and continues on an annual pro-rata basis until maturity of the Loan.

~~(ji)~~ ~~In the event that the housing unit ceases to be the Principal Residence of the Household~~ To ensure affordability, the Department has will impose the recapture provisions established in this chapter. ~~established that the federal recapture requirements as defined in 24 CFR §92.254 will be imposed.~~

~~(k)~~ ~~In the event that the housing unit ceases to be the Principal Residence of the Household, the forgiveness of the Loan, if applicable, will cease.~~

~~(l) In the event that the housing unit is sold, the Department will recapture the shared net proceeds available based on the requirements of 24 CFR §92.254 and the housing unit must be sold for an amount not less than the current appraised value as then appraised by the appropriate governmental authority unless the balance on the Loan will be paid at closing.~~

(m) Housing units that will be rehabilitated with HOME funds must meet or exceed the TMCS, as ~~applicable,~~applicable, and all applicable codes and standards. In addition, housing that is Rehabilitated under this chapter must meet all applicable local codes, rehabilitation standards, ordinances, and zoning ordinances in accordance with the HOME Final Rule. Housing units that are provided assistance for acquisition only must meet all applicable state and local housing quality standards and code requirements. In the absence of such standards and requirements, the housing units must meet the Housing Quality Standards (HQS) in 24 CFR §982.401.

### **§23.42. Homebuyer Assistance (HBA) Administrative Requirements.**

(a) Commitment or Reservation of Funds. The CA or RSP must submit ~~the following~~ true and complete information, certified as such, with a request for the Commitment or Reservation of Funds, as described in paragraphs (1) – (11) of this subsection:

- (1) Head of Household name and address of housing unit for which assistance is being requested;
- (2) A budget that includes the amount of Project funds specifying the acquisition costs, construction costs, soft costs and administrative costs requested. A maximum of 5% percent of hard construction costs for contingency items, proposed Match to be provided, evidence that Project and soft cost limitations are not exceeded, and evidence that any duplication of benefit is addressed;
- (3) Verification of environmental clearance;
- (4) A copy of the Household's intake application, ~~which must include:~~ on a form prescribed by the Department:
  - ~~(A) Household composition including name, date of birth, relationship to head of Household, gender, and social security number for each Household member;~~
  - ~~(B) Identification and resolution of potential and/or existing conflicts of interest;~~
  - ~~(C) Identification of amounts of housing assistance or insurance proceeds previously received from other sources;~~
  - ~~(D) Identification if any Household member owes a debt to the State of Texas;~~
  - ~~(E) Identification of head of Household's race and ethnicity;~~
  - ~~(F) Household special needs status, if applicable;~~
  - ~~(G) Names of Household members who are temporarily absent and reason for absence, if applicable;~~
  - ~~(H) Future Household members and explanation, if applicable;~~
  - ~~(I) Income sources and gross amounts for all Household members;~~
  - ~~(J) Full-time student status of Household members over age 18, if applicable;~~
  - ~~(K) Type and source of all assets owned by Household members including cash value and annual asset income;~~
  - ~~(L) Year in which property to be assisted was built;~~

~~(M) Household's occupancy requirements including number of bedrooms being requested;~~

~~(N) Household expense information including current rent, phone, medical expenses, credit card payments, utilities, car payments, cable television, insurance including Medicare if applicable, loan payments, child care for children under age 13, and other expenses; and~~

~~(O) Signatures of all Household members age 18 or over;~~

(5) Certification of the income eligibility of the Household signed by the CA or RSP, and all Household members age 18 or over, and including the date of the income eligibility determination. In instances the total Household income is within \$3,000 of the 80% percent area median family income, all documentation used to determine the income of the Household;

(6) Identification of Lead-Based Paint (LBP);

(7) For housing units located within the 100-year floodplain, a quote for the cost of flood insurance and certification from the Household that they understand the flood insurance requirements;

(8) Executed sales contract and documentation that the first lien mortgage meets the eligibility requirements;

(9) If applicable, documentation to address or resolve any potential Conflict of Interest, identity of interest, or duplication of benefit;

(10) Appraisal which includes post rehabilitation or reconstruction improvements for Projects involving construction; and

~~(1011)~~ Any other documentation necessary to evidence that the Activity-Project meets the program requirements.

(b) Loan closing. The CA or RSP must submit the following documents described in paragraphs (1) and (2) of this subsection, with a request for the preparation of loan closing with the request for the Commitment or Reservation of Funds:

(1) A title commitment to issue a title policy ~~not older than ninety (90) days when submitted for a Commitment of Funds~~ that evidences the property will transfer with no tax lien, child support lien, mechanics or materialman's lien or any other restrictions or encumbrances that impair the good and marketable nature of title to the ownership interest and that the definition of Homeownership will be met. Commitments that expire prior to execution of closing must be updated at closing and must not have any adverse changes in order to close; and

(2) A good faith estimate that is or letter from the lender confirming that the loan terms and closing costs will be consistent with the executed sales contract, the first lien mortgage loan requirements, and the requirements of this chapter.

(c) Disbursement of funds. The CA or RSP must comply all of the following requirements described in paragraphs (1) – (10) of this subsection, for a request for disbursement of funds to reimburse eligible costs incurred. Submission of documentation related to the CA's or RSP's compliance with following requirements described in paragraphs (1) – (10) of this subsection, may be required with a request for disbursement:

(1) For construction costs that are a part of a loan subject to the requirements of this subsection, a down date endorsement to the title policy not older than the date of the last disbursement of funds or

forty-five (45) days, whichever is later. For release of retainage the down date endorsement must be dated at least thirty (30) days after the date of construction completion;

(2) If applicable, up to 50% percent of Project funds for ~~an Activity a Project~~ may be drawn before providing evidence of Match. Thereafter, each CA or RSP must provide evidence of Match, including the date of provision, in accordance with the percentage of Project funds disbursed;

(3) Property inspections. The inspection must be signed and dated by the inspector and CA, RSP, or Development Owner;

(4) Certification that its fiscal control and fund accounting procedures are adequate to assure the proper disbursement of, and accounting for, funds provided, no Person that would benefit from the award of HOME funds has provided a source of Match or has satisfied the Applicant's cash reserve obligation or made promises in connection therewith; that each request for disbursement of HOME funds is for the actual cost of providing a service and that the service does not violate any conflict of interest provisions;

(5) Original, executed, legally enforceable loan documents for each assisted Household containing remedies adequate to enforce any applicable affordability requirements. Original documents must evidence that such agreements have been recorded in the real property records of the county in which the housing unit is located and the original documents must be returned, duly certified as to recordation by the appropriate county official. This provision is not applicable for funds made available at the loan closing;

(6) Expenditures must be allowable and reasonable in accordance with federal, state, and local rules and regulations. The Department shall determine the reasonableness of each expenditure submitted for reimbursement. The Department may request CA or RSP to make modifications to the disbursement request and is authorized to modify the disbursement procedures set forth herein and to establish such additional requirements for payment of HOME funds to CA or RSP as may be necessary or advisable for compliance with all program requirements;

(7) ~~With the exception of up to 10% of the total funds available for Administrative costs, the~~The request for funds for Administrative costs must be proportionate to the amount of Direct Project ~~costs~~Costs requested or already disbursed;

(8) Table funding requests must be submitted to the Department with complete documentation no later than ten (10) business days prior to the anticipated loan closing date. Such a request must include a draft settlement statement, title company payee identification information, the Development Owner's authorization for disbursement of funds to the title company, request letter from title company to the Texas Comptroller with bank account wiring instructions, and invoices for soft costs being paid at closing;

(9) For Activities involving Rehabilitation, include the withholding of 10% percent of hard construction costs for retainage. Retainage will be held until at least thirty (30) days after completion of construction and until submission of documentation required for Project completion reports; and

(10) The final request for disbursement must be submitted to the Department with support documentation no later than sixty (60) days after the termination date of the Contract in order to remain in compliance with Contract and eligible for future funding. The Department shall not be obligated to pay for costs incurred or performances rendered after the termination date of a Contract.

## **Attachment 10: Preamble and proposed new of 10 TAC Chapter 23, Subchapter E, Contract for Deed Conversion Program Activity**

The Texas Department of Housing and Community Affairs (the “Department”) proposes new 10 TAC Chapter 23, Subchapter D, §§23.50 – 23.52, concerning administration of the Contract for Deed Conversion Program Activity. The purpose of the proposed new sections is to set forth policies and procedures governing the administration of the Department’s Single Family HOME Program Activities and to ensure consistency and coherence among all of the Department’s Single Family Programs.

FISCAL NOTE. Timothy K. Irvine, Executive Director, has determined that, for each year of the first five years the proposed new section will be in effect, enforcing or administering the new section does not have any foreseeable implications related to costs or revenues of the state or local governments.

PUBLIC BENEFIT/COST NOTE. Mr. Irvine also has determined that, for each year of the first five years the new section will be in effect, the public benefit anticipated as a result of the new section will be to increase efficiency and consistency among the Department’s Single Family Programs. There will be no economic cost to any individuals required to comply with the new section.

ADVERSE IMPACT ON SMALL OR MICRO-BUSINESSES. The Department has determined that there will be no economic effect on small or micro-businesses.

REQUEST FOR PUBLIC COMMENT. The public comment period will be held August 10, 2012 to September 10, 2012 to receive input on the new sections. Written comments may be submitted to Texas Department of Housing and Community Affairs, Rule Comments, P.O. Box 13941, Austin, Texas 78711-3941, by email to Ms. Sara Newsom: sara.newsom@tdhca.state.tx.us, or by fax to (512) 475-0220. ALL COMMENTS MUST BE RECEIVED BY 5:00 P.M. September 10, 2012.

STATUTORY AUTHORITY. The new sections are proposed pursuant to Texas Government Code §2306.053, which authorizes the Department to adopt rules, and, more specifically, §2306.141, which authorizes the Department to adopt rules governing the administration of its housing programs. The proposed new sections affect no other code, article, or statute.

### ***§23.50. Contract for Deed Conversion (CFDC) Threshold and Selection Criteria.***

All Applicants and Applications must submit or comply with paragraphs (1) and (2) of this subsection:  
~~All Applicants and Applications must submit or comply with the following:~~

(1) Documentation of a commitment of at least \$80,000 in cash reserves to facilitate administration of the program and to ensure the capacity to cover costs prior to reimbursement or costs determined to be ineligible for reimbursement. Evidence of this commitment and the amount of the commitment must be included in the Applicant's resolution. To meet this requirement, Applicants must submit:

(A) ~~Financial~~ financial statements indicating adequate local unrestricted cash or cash equivalents to utilize as cash reserves and a letter from the Applicant's bank(s) or financial institution(s) indicating that current account balances are sufficient; or

(B) ~~Evidence~~ evidence of an available line of credit or equivalent in an amount equal to or exceeding the ~~above~~ requirement in subparagraph (A) of this paragraph; or

(C) ~~The~~ the CPA opinion letter from the most recent audit and a statement from the CPA that indicates, based on past experience with grant programs and past audits, the applicant has in place the best practices and financial capacity necessary in order to effectively administer a HOME Program award.

(2) Housing construction plans must ~~be certified by a licensed architect.~~ meet the requirements Chapter 20 of this title (relating to Single Family Programs Umbrella Rule). ~~The Department may procure and make architect certified plans available.~~

(A) The Department will reimburse only for the first time a set of architectural plans are used unless any subsequent site specific fees are paid to a Third Party architect, or a licensed engineer; and

(B) A NOFA may include incentives or otherwise require architectural plans to incorporate "green building" elements.

**§~~5323~~.51. Contract for Deed Conversion (CFDC) Program Requirements.**

(a) Eligible activities are limited to the acquisition or acquisition and Rehabilitation, Reconstruction, or New Construction of single family housing units.

(b) A new MHU is an eligible property type for acquisition only. An MHU is not an eligible property type for Rehabilitation.

(c) The Household's income must not exceed ~~60%~~ percent AMFI and the Household must complete a homebuyer counseling program/class.

~~(d) The Property must not be encumbered with tax liens, child support liens, or mechanic or materialmen's liens.~~

~~(e) The Department will require a first lien position, or equity loan liens.~~

(ed) The Department will require a first lien position.

~~(fe) The total Direct Project costs are inclusive of acquisition costs, closing costs, hard construction costs, demolition costs, aerobic septic systems, and Match funds, and are~~ limited to:

(1) Acquisition and closing costs: \$35,000. In the case of a contract for deed conversion housing unit that involves the acquisition of a loan on an existing MHU and/or the loan for the associated land, the Executive Director may grant an exception to exceed this amount, however, the Executive Director will not grant an exception to exceed \$40,000 of assistance;

(2) Reconstruction and New Construction of site-built housing: The lesser of ~~\$7378~~.00 per square foot or ~~\$8085~~,000 or for Households of 6 or more Persons the lesser of ~~\$7378~~.00 per square foot or ~~\$8590~~,000;

(3) Replacement with an MHU: \$65,000; and

(4) Rehabilitation that is not Reconstruction: ~~\$3040~~,000.

(gf) In addition to the Direct Project costs allowable under subsection (fe) of this section, up to \$5,000 will be allowed in Direct Project costs for additional sitework related to accessibility features if the house will be located more than 50 feet from the nearest paved roadway or if the house is being elevated above the floodplain.



(hg) Project soft costs are limited to:

- (1) Acquisition and closing costs: no more than \$1,500 per housing unit;
- (2) Reconstruction or New Construction: no more than \$79,000 per housing unit;
- (3) Replacement with and MHU: no more than \$3,500 per housing unit; and
- (4) Rehabilitation that is not Reconstruction: \$5,000 per housing unit. This limit may be exceeded for lead-based remediation and only upon prior approval of the Division Director. The costs of testing and assessments for lead-based paint are not eligible Project soft costs for housing units that are ~~Reconstructed~~reconstructed or if the existing housing unit was built after December 31, 1977.

(ih) Funds for Administrative costs are limited to no more than 4% percent of the ~~total~~Direct Project ~~eosts~~Costs, exclusive of ~~Project soft eosts and~~ Match funds.

(ji) The assistance to an eligible Household shall be in the form of a loan in the amount of the ~~total~~Direct Project ~~eosts~~Costs excluding Match funds. The loan will be at zero percent interest and include deferral of payment and annual pro-rata forgiveness with a term based on the federal affordability requirements as defined in 24 CFR §92.254.

(kj) Any forgiveness of the Loan occurs upon the anniversary date of the Household's continuous occupancy as its Principal Residence and continues on an annual pro-rata basis until maturity of the Loan. ~~(l) In the event that the housing unit ceases to be the Principal Residence of the Household, the Department has established that the federal recapture requirements as defined in 24 CFR §92.254 will be imposed.~~

~~(m) In the event that the housing unit ceases to be the Principal Residence of the Household, the forgiveness of the loan, if applicable, will cease.~~

~~(n) In the event that the housing unit is sold, the Department will recapture the shared net proceeds available based on the requirements of 24 CFR §92.254 and the housing unit must be sold for an amount not less than the current appraised value as then appraised by the appropriate governmental authority unless the balance on the loan will be paid at closing.~~

~~(k)~~ To ensure affordability, the Department will impose resale and recapture provisions established in this chapter.

~~(ml)~~ For Reconstruction and New Construction, site-built housing units must meet or exceed the 2000 International Residential Code and all applicable local codes and standards. In addition, housing that is Rehabilitated under this chapter must meet the Texas Minimum Construction Standards (TMCS) and all other applicable local codes, rehabilitation standards, ordinances, and zoning ordinances in accordance with the HOME Final Rule. Housing units that are provided assistance for acquisition only, must meet all applicable state and local housing quality standards and code requirements. In the absence of such standards and requirements, the housing units must meet the Housing Quality Standards (HQS) in 24 CFR §982.401.

**§23.52. Contract for Deed Conversion (CFDC) Administrative Requirements.**

(a) Commitment or Reservation of Funds. The CA or RSP must submit ~~the following~~ true and correct information, certified as such, with a request for the Commitment or Reservation of Funds:

(1) Head of Household name and address of housing unit for which assistance is being requested;

(2) A budget that includes the amount of Project funds specifying the acquisition costs, construction costs, soft costs and administrative costs requested, a maximum of 5% percent of hard construction costs for contingency items, proposed Match to be provided, evidence that Project and soft cost limitations are not exceeded, and evidence that any duplication of benefit is addressed;

(3) Verification of environmental clearance;

(4) A copy of the Household's intake application, ~~which must include:~~

~~(A) Household composition including name, date of birth, relationship to head of Household, gender, and social security number for each Household member;~~

~~(B) Identification and resolution of potential and/or existing conflicts of interest;~~

~~(C) Identification of amounts of housing assistance or insurance proceeds previously received from other sources;~~

~~(D) Identification if any Household member owes on a debt to form prescribed by the State of Texas Department;~~

~~(E) Identification of head of Household's race and ethnicity;~~

~~(F) Household special needs status, if applicable;~~

~~(G) Names of Household members who are temporarily absent and reason for absence, if applicable;~~

~~(H) Future Household members and explanation, if applicable;~~

~~(I) Income sources and gross amounts for all Household members;~~

~~(J) Full-time student status of Household members over age 18, if applicable;~~

~~(K) Type and source of all assets owned by Household members including cash value and annual asset income;~~

~~(L) Year in which property to be assisted was built;~~

~~(M) Household's occupancy requirements including number of bedrooms being requested;~~

~~(N) Household expense information including current rent, phone, medical expenses, credit card payments, utilities, car payments, cable television, insurance including Medicare if applicable, loan payments, child care for children under age 13, and other expenses; and~~

~~(O) Signatures of all Household members age 18 or over;~~

(5) Certification of the income eligibility of the Household signed by the CA or RSP and all Household members age 18 or over, and including the date of the income eligibility determination. In instances the total Household income is within \$3,000 of the 80% percent AMFI, all documentation used to determine the income of the Household;

(6) Identification of Lead-Based Paint (LBP);

(7) For housing units located within the 100-year floodplain, a quote for the cost of flood insurance and certification from the Household that they understand the flood insurance requirements;

(8) If applicable, documentation to address or resolve any potential Conflict of Interest, identity of interest, duplication of benefit, or floodplain mitigation; ~~and~~

(9) Appraisal which includes post rehabilitation or reconstruction improvements for Projects involving construction; and

(910) Any other documentation necessary to evidence that the ~~Activity~~-Project meets the program requirements.

(b) Loan closing. The CA or RSP must submit the following documents described in paragraphs (1) – (4) of this subsection, with a request for the preparation of loan closing with the request for the Commitment or Reservation of Funds:

(1) A title commitment to issue a title policy not older than ninety (90) days when submitted for a Commitment of Funds that evidences the property will transfer with no tax lien, child support lien, mechanic's or materialman's lien or any other restrictions or encumbrances that impair the good and marketable nature of title to the ownership interest and that the definition of Homeownership will be met. Commitments that expire prior to execution of closing must be updated at closing and must not have any adverse changes in order to close;

(2) In the instances of replacement with an MHU, information necessary to draft loan documents and issue Statement of Ownership and Location (SOL);

(3) Life event documentation, as applicable, and all information necessary to prepare any applicable affidavits such as marital status and heirship; and

(4) A copy of the recorded contract for deed and a current payoff statement.

(c) Disbursement of funds. The CA or RSP must comply all of the following requirements described in paragraphs (1) – (11) of this subsection, for a request for disbursement of funds to reimburse eligible costs incurred. Submission of documentation related to the CA's or RSP's compliance with following requirements described in paragraphs (1) – (11) of this subsection may be required with a request for disbursement.

(1) For construction costs, a down date endorsement to the title policy not older than the date of the last disbursement of funds or forty-five (45) days, whichever is later. For release of retainage the down date endorsement must be dated at least thirty (30) days after the date of construction completion;

(2) If applicable, up to 50% percent of Project funds for ~~an Activity~~-a Project may be drawn before providing evidence of Match. Thereafter, each CA or RSP must provide evidence of Match, including the date of provision, in accordance with the percentage of Project funds disbursed;

(3) Property inspections, including photographs of the front and side elevation of the housing unit and at least one picture of the kitchen, family room, one of the bedrooms and one of the bathrooms with date and property address reflected on each photo. The inspection must be signed and dated by the inspector and CA or RSP;

(4) Certification that its fiscal control and fund accounting procedures are adequate to assure the proper disbursement of, and accounting for, funds provided, no Person that would benefit from the award of HOME funds has provided a source of Match or has satisfied the Applicant's cash reserve obligation or

made promises in connection therewith; that each request for disbursement of HOME funds is for the actual cost of providing a service and that the service does not violate any conflict of interest provisions;

(5) Original, executed, legally enforceable loan documents, and ~~SOL~~statement of location, as applicable, for each assisted Household containing remedies adequate to enforce any applicable affordability requirements. Original documents must evidence that such agreements have been recorded in the real property records of the county in which the housing unit is located and the original documents must be returned, duly certified as to recordation by the appropriate county official. This provision is not applicable for funds made available at the loan closing;

(6) Expenditures must be allowable and reasonable in accordance with federal, state, and local rules and regulations. The Department shall determine the reasonableness of each expenditure submitted for reimbursement. The Department may request CA, RSP, or Development Owner to make modifications to the disbursement request and is authorized to modify the disbursement procedures set forth herein and to establish such additional requirements for payment of HOME funds to CA or RSP as may be necessary or advisable for compliance with all program requirements;

(7) ~~With the exception of up to 10% of the total funds available for Administrative costs, the~~The request for funds for Administrative costs must be proportionate to the amount of Direct Project ~~costs~~Costs requested or already disbursed;

(8) Table funding requests must be submitted to the Department with complete documentation no later than ten (10) business days prior to the anticipated loan closing date. Such a request must include a draft settlement statement, title company payee identification information, the Development Owner's authorization for disbursement of funds to the title company, request letter from title company to the Texas Comptroller with bank account wiring instructions, and invoices for soft costs being paid at closing;

(9) Include the withholding of 10% percent of hard construction costs for retainage. Retainage will be held until at least thirty (30) days after completion of construction;

(10) For final disbursement requests, submission of documentation required for Project completion reports and evidence that the demolition or, if an MHU, salvage and removal of all dilapidated housing units on the lot, certification or other evidence acceptable to Department that the replacement house, whether site-built or MHU, was constructed or placed on and within the same lot secured by the loan or grant agreement, if applicable, and evidence of floodplain mitigation; and

(11) The final request for disbursement must be submitted to the Department with support documentation no later than sixty (60) days after the termination date of the Contract in order to remain in compliance with Contract and eligible for future funding. The Department shall not be obligated to pay for costs incurred or performances rendered after the termination date of a Contract.

## **Attachment 11: Preamble and proposed new of 10 TAC Chapter 23, Subchapter F, Tenant-Based Rental Assistance Program Activity**

The Texas Department of Housing and Community Affairs (the “Department”) proposes new 10 TAC Chapter 23, Subchapter F, §§23.60 – 23.62, concerning administration of the Tenant-Based Rental Assistance Program Activity. The purpose of the proposed new sections is to set forth policies and procedures governing the administration of the Department’s Single Family HOME Program Activities and to ensure consistency and coherence among all of the Department’s Single Family Programs.

FISCAL NOTE. Timothy K. Irvine, Executive Director, has determined that, for each year of the first five years the proposed new section will be in effect, enforcing or administering the new section does not have any foreseeable implications related to costs or revenues of the state or local governments.

PUBLIC BENEFIT/COST NOTE. Mr. Irvine also has determined that, for each year of the first five years the new section will be in effect, the public benefit anticipated as a result of the new section will be to increase efficiency and consistency among the Department’s Single Family Programs. There will be no economic cost to any individuals required to comply with the new section.

ADVERSE IMPACT ON SMALL OR MICRO-BUSINESSES. The Department has determined that there will be no economic effect on small or micro-businesses.

REQUEST FOR PUBLIC COMMENT. The public comment period will be held August 10, 2012 to September 10, 2012 to receive input on the new sections. Written comments may be submitted to Texas Department of Housing and Community Affairs, Rule Comments, P.O. Box 13941, Austin, Texas 78711-3941, by email to Ms. Sara Newsom: sara.newsom@tdhca.state.tx.us, or by fax to (512) 475-0220. ALL COMMENTS MUST BE RECEIVED BY 5:00 P.M. September 10, 2012.

STATUTORY AUTHORITY. The new sections are proposed pursuant to Texas Government Code §2306.053, which authorizes the Department to adopt rules, and, more specifically, §2306.141, which authorizes the Department to adopt rules governing the administration of its housing programs. The proposed new sections affect no other code, article, or statute.

### ***§23.60. Tenant-Based Rental Assistance (TBRA) Threshold and Selection Criteria.***

All Applicants and Applications must submit Documentation of a commitment of at least \$15,000 in cash reserves to facilitate administration of the program and to ensure the capacity to cover costs prior to reimbursement or costs determined to be ineligible for reimbursement. Evidence of this commitment and the amount of the commitment must be included in the Applicant's resolution. To meet this requirement, Applicants must submit:

- (1) Financial statements indicating adequate local unrestricted cash or cash equivalents to utilize as cash reserves and a letter from the Applicant's bank(s) or financial institution(s) indicating that current account balances are sufficient; or
- (2) Evidence of an available line of credit or equivalent in an amount equal to or exceeding the [above](#) requirement [in paragraph \(1\) of this subsection](#); or
- (3) The CPA opinion letter from the most recent audit and a statement from the CPA that indicates, based on past experience with grant programs and past audits, the applicant has in place the best practices and financial capacity necessary in order to effectively administer a HOME Program award.

### ***§23.61. Tenant-Based Rental Assistance (TBRA) Program Requirements.***

- (a) The Household must participate in a self-sufficiency program.
- (b) The amount of assistance will be determined using the Housing Choice Voucher Method.
- (c) Households certifying to zero income must also complete a questionnaire which includes a series of questions regarding how basic hygiene, dietary, transportation, and other living needs are met.
- (d) The minimum Household contribution toward gross monthly rent paid portion of the monthly rent cannot exceed must be 40 10% percent of the Household's gross monthly income.
- (e) Project funds are limited to:
- (1) Rental subsidy: No more than twenty-four (24) months per Household with an additional twelve (12) months extension available to Households participating in a reservation system; and
  - (2) Security deposit: No more than the amount equal to two (2) month's rent for the unit.
- (f) The ~~rent~~ (payment) standard must be the current HUD "Fair Market Rent for the Housing Choice Voucher Program" at the time the household is income certified (or the rental coupon is executed). In instances where the area rents exceed the established Fair Market Rent, the CA or RSP may submit a written request to the Department for approval of a higher rent-payment standard. The request must be evidenced by a market study. For HOME-assisted units, the payment standard must be the current HOME rent applicable for the unit.

~~(g)~~ The lease agreement start date must correspond to the date of the TBRA rental coupon contract. The dates may be different only upon prior approval of the Executive Director or his/her designee.

(h) Funds for Administrative costs are limited to 8% percent of Direct Project ~~funds~~ Costs, excluding Match funds. Funds for Administrative costs may be increased an additional 1% percent of Direct Project ~~funds~~ Costs if Match is provided in an amount equal to 5% percent or more of Direct Project ~~funds~~ Costs.

(hi) Rental units must be inspected prior to occupancy, annually upon Household recertification, and must comply with Housing Quality Standards established by HUD.

### ***§23.62. Tenant-Based Rental Assistance (TBRA) Administrative Requirements.***

(a) Commitment or Reservation of Funds. The CA or RSP must submit the following documents described in paragraphs (1) – (8) of this subsection, with a request for the Commitment or Reservation of Funds:

- (1) Head of Household name and address of housing unit for which assistance is being requested;

(2) A budget that includes the amount of Direct Project fundsCosts and Administrative costs requested, Match to be provided, evidence that Direct Project eostCost limitations are not exceeded, and evidence that any duplication of benefit is addressed;

(3) Verification of environmental clearance;

(4) A copy of the Household's intake application, ~~which must include:~~ on a form prescribed by the Department;

~~(A) Household composition including name, date of birth, relationship to head of Household, gender, and social security number for each Household member;~~

~~(B) Identification and resolution of potential and/or existing conflicts of interest;~~

~~(C) Identification of amounts of housing assistance or insurance proceeds previously received from other sources;~~

~~(D) Identification if any Household member owes a debt to the State of Texas;~~

~~(E) Identification of head of Household's race and ethnicity;~~

~~(F) Household special needs status, if applicable;~~

~~(G) Names of Household members who are temporarily absent and reason for absence, if applicable;~~

~~(H) Future Household members and explanation, if applicable;~~

~~(I) Income sources and gross amounts for all Household members;~~

~~(J) Full-time student status of Household members over age 18, if applicable;~~

~~(K) Type and source of all assets owned by Household members including cash value and annual asset income;~~

~~(L) Year in which property to be assisted was built;~~

~~(M) Household's occupancy requirements including number of bedrooms being requested;~~

~~(N) Household expense information including current rent, phone, medical expenses, credit card payments, utilities, car payments, cable television, insurance including Medicare if applicable, loan payments, child care for children under age 13, and other expenses; and~~

~~(O) Signatures of all Household members age 18 or over;~~

~~(5) Certification of the income eligibility of the Household signed by the CA or RSP, and all Household members age 18 or over, and including the date of the income eligibility determination. All CA or RSP must submit documentation used to determine the income and rental subsidy of the Household;~~

(6) Identification of Lead-Based Paint (LBP);

(7) If applicable, documentation to address or resolve any potential cConflict of iInterest or duplication of benefit; and

(8) Any other documentation necessary to evidence that the Activity-Project meets the program requirementsProgram Rules.

(b) Disbursement of funds. The CA or RSP must comply all of the following requirements described in paragraphs (1) – (8) of this subsection for a request for disbursement of funds. Submission of

documentation related to the CA's or RSP's compliance with ~~following~~ requirements described in paragraphs (1) – (8) of this subsection may be required with a request for disbursement.

(1) If required or applicable, up to 50% percent of Direct Project  ~~funds~~ Costs for ~~an Activity a Project~~ may be drawn before providing evidence of Match. Thereafter, each CA or RSP must provide evidence of Match, including the date of provision, in accordance with the percentage of Direct Project  ~~funds~~ Costs disbursed;

(2) Property inspections. The inspection must be signed and dated by the inspector and CA or RSP;

(3) Certification that its fiscal control and fund accounting procedures are adequate to assure the proper disbursement of, and accounting for, funds provided, no Person that would benefit from the award of HOME funds has provided a source of Match or has satisfied the Applicant's cash reserve obligation or made promises in connection therewith; that each request for disbursement of HOME funds is for the actual cost of providing a service and that the service does not violate any conflict of interest provisions;

(4) Expenditures must be allowable and reasonable in accordance with federal, state, and local rules and regulations. The Department shall determine the reasonableness of each expenditure submitted for reimbursement. The Department may request CA or RSP to make modifications to the disbursement request and is authorized to modify the disbursement procedures set forth herein and to establish such additional requirements for payment of HOME funds to CA, RSP, or Development Owner as may be necessary or advisable for compliance with all Program Requirements;

(5) With the exception of up to 25% percent of the total funds available for Administrative costs, the request for funds for Administrative costs must be proportionate to the amount of Direct Project  ~~eests~~ Costs requested or already disbursed;

(6) Requests may come in up to ten (10) days in advance of the first day of the following month;

(7) For final disbursement requests, submission of documentation required for Project completion reports; and

(8) The final request for disbursement must be submitted to the Department with support documentation no later than sixty (60) days after the termination date of the Contract in order to remain in compliance with Contract and eligible for future funding. The Department shall not be obligated to pay for costs incurred or performances rendered after the termination date of a Contract.



## **Attachment 12: Preamble and proposed new of 10 TAC Chapter 23, Subchapter G, Single Family Development Program Activity**

The Texas Department of Housing and Community Affairs (the “Department”) proposes new 10 TAC Chapter 23, Subchapter G, §§23.70 – 23.72, concerning administration of the Single Family Development Program Activity. The purpose of the proposed new sections is to set forth policies and procedures governing the administration of the Department’s Single Family HOME Program Activities and to ensure consistency and coherence among all of the Department’s Single Family Programs.

FISCAL NOTE. Timothy K. Irvine, Executive Director, has determined that, for each year of the first five years the proposed new section will be in effect, enforcing or administering the new section does not have any foreseeable implications related to costs or revenues of the state or local governments.

PUBLIC BENEFIT/COST NOTE. Mr. Irvine also has determined that, for each year of the first five years the new section will be in effect, the public benefit anticipated as a result of the new section will be to increase efficiency and consistency among the Department’s Single Family Programs. There will be no economic cost to any individuals required to comply with the new section.

ADVERSE IMPACT ON SMALL OR MICRO-BUSINESSES. The Department has determined that there will be no economic effect on small or micro-businesses.

REQUEST FOR PUBLIC COMMENT. The public comment period will be held August 10, 2012 to September 10, 2012 to receive input on the new sections. Written comments may be submitted to Texas Department of Housing and Community Affairs, Rule Comments, P.O. Box 13941, Austin, Texas 78711-3941, by email to Ms. Sara Newsom: sara.newsom@tdhca.state.tx.us, or by fax to (512) 475-0220. ALL COMMENTS MUST BE RECEIVED BY 5:00 P.M. September 10, 2012.

STATUTORY AUTHORITY. The new sections are proposed pursuant to Texas Government Code §2306.053, which authorizes the Department to adopt rules, and, more specifically, §2306.141, which authorizes the Department to adopt rules governing the administration of its housing programs. The proposed new sections affect no other code, article, or statute.

### ***§23.70. Single Family Development (SFD) Threshold and Selection Criteria.***

All Applicants and Applications must submit or comply with ~~the following~~:

(1) An Application for CHDO certification.

(2) If the total of Department loans equals more than 50% percent of the total development cost, except for developments also financed with USDA funds, the Applicant must provide:

(A) Evidence of a line of credit or equivalent tool equal to at least 10% percent of the total development cost from a financial institution that is available for use during the proposed development activities; or

(B) A letter from a third party CPA verifying the capacity of the owner or developer to provide at least 10% percent of the total development cost as a short term loan for development; and

(C) A letter from the developer's or owner's bank(s) confirming funds amounting to 10% percent of the total development cost are available.

(3) A proposed development plan that is consistent with the requirements of ~~§53.71~~ of this chapter, all other federal and state rules, and includes:

(A) A floor plan and front exterior elevation for each proposed unit which reflects the exterior building composition;

(B) A FEMA Issued Flood Map that identifies the location of the proposed site(s);

(C) Letters from local utility providers, on company letterhead, confirming each site has access to the following services: water and wastewater, sewer, electricity, garbage disposal and natural gas, if applicable;

(D) Documentation of site control of each proposed lot, ~~as follows~~: A recorded warranty deed with corresponding executed settlement statement; or a contract or option for the purchase of the proposed lots that is valid for at least one hundred-twenty (120) days from the date of application submission; and

(E) An "as vacant" appraisal of at least one of the proposed lots if: The Applicant has an Identity of Interest with the seller or current owner of the property; or any of the proposed property is part of a newly developed or under-development subdivision in which at least three other third-party sales cannot be evidenced. The purchase price of any lot in which the current owner has an ~~i~~Identity of ~~i~~Interest must comply with the ~~i~~Identity of ~~i~~Interest transfer requirements in §1.32 of this title ([relating to Underwriting Rules and Guidelines](#)).

(4) The Department may prioritize Applications or otherwise incentivize Applications that partner with other lenders to provide permanent purchase money financing for the purchase of units developed with funds provided under this subchapter.

### **§23.71. Single Family Development (SFD) Program Requirements.**

(a) Eligible activities include the acquisition and New Construction or acquisition and Rehabilitation of single family housing. Single family housing units assisted with HOME funds must comply with the required affordability requirements as defined at 24 CFR §92.254.

(b) This ~~Program~~ Activity is a CHDO-eligible ~~activity~~Activity.

(c) The Household's income must not exceed ~~60~~80% ~~percent~~ [area median family income \(AMFI\)](#)AMFI and the Household must complete a homebuyer counseling program/class.

(d) Each unit must meet the ~~following~~ design and quality requirements [described in paragraphs \(1\) – 5 of this subsection](#):

(1) For New Construction and Reconstruction, current applicable International Residential Code, local codes, rehabilitation standards, ordinances, and zoning ordinances in accordance with the 24 CFR §92.251(a);

(2) Include the following amenities: Wired with RG-6 COAX or better and CAT3 phone cable or better to each bedroom and living room; Blinds or window coverings for all windows; Disposal and Energy-Star or equivalently rated dishwasher (must only be provided as an option to each Household); Oven/Range; Exhaust/vent fans (vented to the outside) in bathrooms; Energy-Star or equivalently rated lighting in all rooms, which may include compact florescent bulbs. The living room and each bedroom must contain at least one ceiling lighting fixture and wiring must be capable of supporting ceiling fans; and Paved off-street parking for each unit to accommodate at least one mid-sized car and access to on-street parking for a second car;

(3) Contain no less than two bedrooms. Each unit must contain complete physical facilities and fixtures for living, sleeping, eating, cooking, and sanitation;

(4) Each bedroom must be no less than 100 square feet; have a length or width no less than 8 feet; be self contained with a door; have at least one window that provides exterior access; and have at least one closet that is not less than 2 feet deep and 3 feet wide and high enough to contain at least 5 feet of hanging space; and

(5) Be no less than 800 total net square feet for a two bedroom home; no less than 1,000 total net square feet for a three bedroom and two bathroom home; and no less than 1,200 total net square feet for a four bedroom and two bathroom home.

(e) The total hard construction costs are limited as [follows described in paragraph \(1\) and \(2\) of this subsection](#):

(1) Reconstruction and New Construction of site-built housing: The hard construction costs are limited to ~~\$7378~~.00 per square foot and ~~\$8085~~,000 or for Households of 6 or more Persons ~~\$8590~~,000; and

(2) Rehabilitation that is not Reconstruction: ~~\$3040~~,000.

(f) Developer fees (including consulting fees) are limited to 15% [percent](#) of the total hard construction costs.

(g) Construction period financing for each unit shall be structured as a 0% [percent](#) interest loan with a six (6) month term. The maximum construction loan amount may not exceed the total sales price less developer fees/profit, homebuyer closing costs, and other ineligible Project costs. Prior to construction loan closing, a sales contract must be executed with a qualified homebuyer.

[\(h\) In the instance that the Combined Loan to Value equals more than 100 percent of the appraised value, the portion of the sales price that exceeds 100 percent of the appraised value will be granted to the developer to buy down the purchase price if the homebuyer is receiving downpayment assistance or a first lien mortgage from the Department.](#)

[\(hi\)](#) The HOME assistance to the homebuyer shall be structured as a first and/or second lien loan(s) ~~as follows~~:

(1) The downpayment assistance is limited to ~~\$1520~~,000 and shall be structured as a fifteen (15) year deferred, forgivable loan with a subordinate lien; and

(2) A first lien conventional mortgage not provided by the Department must meet the mortgage financing requirements applicable to ~~§5323.41(d)~~ of this chapter [\(relating to Homebuyer Assistance \(HBA\) Program Requirements\)](#). If the Department is providing the first lien mortgage with HOME financing, the loan will be fully amortizing with a thirty (30) year term. ~~and the~~ The Department will require a debt to income ratio (back-end ratio) not to exceed 45% [percent](#). The total estimated housing payment (including principal, interest, property taxes, and insurance) shall be no less than ~~2520%~~ [percent](#) and no greater than 30% [percent](#) of the Household's gross monthly income. Should the estimated housing payment be less than ~~25%~~, [20 percent of the Household's gross income](#), the Department shall reduce the amount of downpayment assistance and/or charge an interest rate to the

homebuyer such that the total estimated housing payment is no less than ~~25%~~20 percent of the homebuyer's gross income. In no instance shall the interest rate charged to the homebuyer exceed 5% percent. The Department shall use to the Household's income certification to make this determination.

(~~h~~) Earnest money is limited to no more than \$500, which will be credited to the homebuyer at closing. HOME funds may be used to pay other reasonable and customary closing costs that are HOME eligible costs.

(~~j~~) If a Household should become ineligible or otherwise cease participation and a replacement Household is not located within ninety (90) days of the end of the construction period, all additional funding closings and draws on the award will cease and the Department will require the Applicant to repay any outstanding construction debt in full.

(~~k~~) The Division Director may approve the use of alternative floorplans or lots from those included in the approved Application, provided the requirements of this section can still be met and such changes do not materially affect the total budget.

(m) To ensure affordability, the Department will impose resale and/or recapture provisions established in this chapter.

### ***§23.72. Single Family Development (SFD) Administrative Requirements.***

(a) Commitment or Reservation of Funds. The CA or RSP must submit the following documents described in paragraphs (1) – (10) of this subsection, with a request for the Commitment or Reservation of Funds:

(1) Head of Household name and address of housing unit for which assistance is being requested;

(2) A budget that includes the amount of Project funds specifying the acquisition cost, construction costs, developer fees. A maximum of 5% percent of hard construction costs for contingency items, proposed Match to be provided, evidence that Project and soft cost limitations are not exceeded, and evidence that any duplication of benefit is addressed;

(3) Verification of environmental clearance;

(4) A copy of the Household's intake application, ~~which must include:~~ on a form prescribed by the Department;

~~(A) Household composition including name, date of birth, relationship to head of Household, gender, and social security number for each Household member;~~

~~(B) Identification and resolution of potential and/or existing conflicts of interest;~~

~~(C) Identification of amounts of housing assistance or insurance proceeds previously received from other sources;~~

~~(D) Identification if any Household member owes a debt to the State of Texas;~~

~~(E) Identification of head of Household's race and ethnicity;~~

~~(F) Household special needs status, if applicable;~~

~~(G) Names of Household members who are temporarily absent and reason for absence, if applicable;~~

~~(H) Future Household members and explanation, if applicable;~~

~~(I) Income sources and gross amounts for all Household members;~~

~~(J) Full time student status of Household members over age 18, if applicable;~~

~~(K) Type and source of all assets owned by Household members including cash value and annual asset income;~~

~~(L) Year in which property to be assisted was built;~~

~~(M) Household's occupancy requirements including number of bedrooms being requested;~~

~~(N) Household expense information including current rent, phone, medical expenses, credit card payments, utilities, car payments, cable television, insurance including Medicare if applicable, loan payments, child care for children under age 13, and other expenses; and~~

~~(O) Signatures of all Household members age 18 or over;~~

~~(P5)~~ Certification of the income eligibility of the Household signed by the CA, or RSP, ~~or Development Owner~~, and all Household members age 18 or over, and including the date of the income eligibility determination. ~~For TBRA and in~~In instances where the total Household income is within \$3,000 of the 80% percent AMFI, all documentation used to determine the income of the Household;

~~(6)~~ Identification of Lead-Based Paint (LBP);

(7) Executed sales contract and documentation that the first lien mortgage meets the eligibility requirements;

(8) If applicable, documentation to address or resolve any potential cConflict of interest, identity of interest, duplication of benefit, or floodplain mitigation;

and

(9) Appraisal which includes post rehabilitation or reconstruction improvements for Projects involving construction; and

(910) Any other documentation necessary to evidence that the Activity-Project meets the program requirementsProgram Rules.

(b) Loan closing. The CA, RSP or Development Owner must submit the following documents described in paragraphs (1) – (3) of this subsection, with a request for the preparation of loan closing with the request for the Commitment or Reservation of Funds:

(1) A title commitment to issue a title policy not older than ninety (90) days when submitted for a Commitment of Funds that evidences the property will transfer with no tax lien, child support lien, mechanic's or materialman's lien or any other restrictions or encumbrances that impair the good and marketable nature of title to the ownership interest and that the definition of Homeownership will be met. Commitments that expire prior to execution of closing must be updated at closing and must not have any adverse changes in order to close;

(2) Within ninety (90) days after the loan closing date, the Contract Administrator or Development Owner must submit to the Department the original recorded deed of trust and transfer of lien, if

applicable. Failure to submit these documents within ninety (90) days after the Loan closing date will result in the Department withholding payment for disbursement requests; and

(3) A draft settlement statement that is consistent with the executed sales contract, the first lien mortgage loan requirements (as applicable), and the terms of this Contract will be provided to Department.

(c) Disbursement of funds. The CA or RSP must comply all of the ~~following~~ requirements described in paragraphs (1) – (10) of this subsection, for a request for disbursement of funds to reimburse eligible costs incurred. Submission of documentation related to the CA's or RSP's compliance with ~~following~~ requirements described in paragraphs (1) – (10) of this subsection may be required with a request for disbursement.

(1) For construction costs, a down date endorsement to the title policy not older than the date of the last disbursement of funds or forty-five (45) days, whichever is later. For release of retainage the down date endorsement must be dated at least thirty (30) days after the date of construction completion;

(2) If required or applicable, up to 50% percent of Direct Project funds ~~Costs~~ for an Activity ~~Project~~ may be drawn before providing evidence of Match. Thereafter, each CA or RSP must provide evidence of Match, including the date of provision, in accordance with the percentage of Project funds disbursed;

(3) Property inspections, including photographs of the front and side elevation of the housing unit and at least one picture of the kitchen, family room, one of the bedrooms and one of the bathrooms with date and property address reflected on each photo. The inspection must be signed and dated by the inspector and CA, RSP, or Development Owner;

(4) Certification that its fiscal control and fund accounting procedures are adequate to assure the proper disbursement of, and accounting for, funds provided, no Person that would benefit from the award of HOME funds has provided a source of Match or has satisfied the Applicant's cash reserve obligation or made promises in connection therewith; that each request for disbursement of HOME funds is for the actual cost of providing a service and that the service does not violate any conflict of interest provisions;

(5) Original, executed, legally enforceable loan documents containing remedies adequate to enforce any applicable affordability requirements. Original documents must evidence that such agreements have been recorded in the real property records of the county in which the housing unit is located and the original documents must be returned, duly certified as to recordation by the appropriate county official;

(6) Expenditures must be allowable and reasonable in accordance with federal, state, and local rules and regulations. The Department shall determine the reasonableness of each expenditure submitted for reimbursement. The Department may request CA, RSP, or Development Owner to make modifications to the disbursement request and is authorized to modify the disbursement procedures set forth herein and to establish such additional requirements for payment of HOME funds to CA, RSP, or Development Owner as may be necessary or advisable for compliance with all Program Requirements;

(7) Table funding requests must be submitted to the Department with complete documentation no later than ten (10) business days prior to the anticipated loan closing date. Such a request must include a draft settlement statement, title company payee identification information, the Development Owner's authorization for disbursement of funds to the title company, request letter from title company to the



### **Attachment 13: Preamble and proposed new of 10 TAC Chapter 23, Subchapter H, Community Housing Development Organizations**

The Texas Department of Housing and Community Affairs (the “Department”) proposes new 10 TAC Chapter 23, Subchapter H, §23.80, concerning application and certification of Community Housing Development Organizations. The purpose of the proposed new sections is to set forth policies and procedures governing the administration of the Department’s Single Family HOME Program Activities and to ensure consistency and coherence among all of the Department’s Single Family Programs.

FISCAL NOTE. Timothy K. Irvine, Executive Director, has determined that, for each year of the first five years the proposed new section will be in effect, enforcing or administering the new section does not have any foreseeable implications related to costs or revenues of the state or local governments.

PUBLIC BENEFIT/COST NOTE. Mr. Irvine also has determined that, for each year of the first five years the new section will be in effect, the public benefit anticipated as a result of the new section will be to increase efficiency and consistency among the Department’s Single Family Programs. There will be no economic cost to any individuals required to comply with the new section.

ADVERSE IMPACT ON SMALL OR MICRO-BUSINESSES. The Department has determined that there will be no economic effect on small or micro-businesses.

REQUEST FOR PUBLIC COMMENT. The public comment period will be held August 10, 2012 to September 10, 2012 to receive input on the new sections. Written comments may be submitted to Texas Department of Housing and Community Affairs, Rule Comments, P.O. Box 13941, Austin, Texas 78711-3941, by email to Ms. Sara Newsom: sara.newsom@tdhca.state.tx.us, or by fax to (512) 475-0220. ALL COMMENTS MUST BE RECEIVED BY 5:00 P.M. September 10, 2012.

STATUTORY AUTHORITY. The new sections are proposed pursuant to Texas Government Code §2306.053, which authorizes the Department to adopt rules, and, more specifically, §2306.141, which authorizes the Department to adopt rules governing the administration of its housing programs. The proposed new sections affect no other code, article, or statute.

#### ***§23.80. Application Procedures for Certification of Community Housing Development Organization (CHDO).***

(a) An Applicant requesting certification as a CHDO must submit an application for CHDO certification in a form prescribed by the Department. The CHDO Application must be submitted with an Application for HOME funding under the CHDO Set-Aside and the CHDO must be a sponsor, developer, or owner of the Development within the meaning ascribed by HUD for the ~~Program~~ Activity being performed. An Applicant shall not receive more than one award of CHDO operating funds during the same fiscal year of the Department regardless of the number of Applications submitted. Any such award is limited to \$50,000. The Application must include documentation evidencing the requirements of 24 CFR Part 92 and this subsection:

(1) All Applications shall include the ~~following~~ documents described in subparagraphs (A) – (C) of this paragraph, as applicable which shall be reviewed for compliance with federal and state requirements:

(A) Bylaws with date of board approval;

(B) Charter; and

(C) ~~Articles of Incorporation~~Certificate of Formation;



(2) The Applicant must be organized as a private nonprofit organization under the Texas ~~Nonprofit Corporation Act~~Business Code or other state not-for-profit/nonprofit statute as evidenced by the documents required under paragraph (1) of this subsection;

(3) The Applicant must be registered with the Office of the Secretary of State to do business in the State of Texas;

(4) The Applicant must have the ~~following~~ tax status described in subparagraphs (A) and (B) of this paragraph:

(A) A current tax exemption ruling from the Internal Revenue Service (IRS) under §501(c)(3), a charitable, nonprofit corporation, or §501(c)(4), a community or civic organization, of the Internal Revenue Code of 1986, as evidenced by a certificate from the IRS that is dated 1986 or later. The exemption ruling must be effective on the date of the Application and must continue to be effective while certified as a CHDO; or

(B) Classification as a subordinate of a central organization nonprofit under the Internal Revenue Code, as evidenced by a current group exemption letter, that is dated 1986 or later, from the IRS that includes the Applicant. The group exemption letter must specifically list the Applicant; and a private nonprofit organization's pending application for §501(c)(3) or (4) status cannot be used to comply with the tax status requirement under this subparagraph;

(5) The Applicant must have among its purposes the provision of decent housing that is affordable to low and moderate income people as evidenced by the documents required in paragraph (1) of this subsection or a business plan which outlines the CHDO's plans for developing affordable housing, providing services to each of the areas included within the service area, and internal operations;

(6) The Applicant must have a clearly defined service area that may encompass an entire "community" as defined in 24 CFR §92.2 under Community Housing Development Organization. The service area must be delineated in the entity's organizational documents;

(7) An Applicant must have the ~~following~~ capacity and experience described in subparagraphs (A) – (C) of this paragraph:

(A) Conforms to the financial accountability standards of 24 CFR §84.21, "Standards of Financial Management Systems" as evidenced by:

(i) A notarized statement by the ~~Executive Director~~Chief Executive Officer or ~~chief Chief financial Financial officer-Officer~~ of the organization in a form prescribed by the Department;

(ii) A certification from a Certified Public Accountant; or

(iii) A HUD-approved audit summary; and

(iv) A written narrative describing internal controls used to create financial duties and safe guard corporate assets; and

(v) A written narrative describing the conflict of interest policy governing employees and development activities and procurement; and

(vi) A written narrative describing the current corporation's financial structure can support housing development activities; and

(vii) A written narrative describing the organization's ability to manage additional rental development activities, if applicable;

(B) Demonstrated capacity for carrying out activities assisted with HOME funds, as evidenced by:

(i) Documentation that describes the experience of key staff members who have successfully completed projects similar to those to be assisted with HOME funds; or

(ii) Contract(s) with consultant firms or individuals who have housing experience similar to projects to be assisted with HOME funds, to train appropriate key staff of the organization;

(C) Has a history of serving the low income residents of the city or county in which housing to be assisted with HOME funds is to be located as evidenced by:

(i) Documentation of at least one year of experience providing services; or

(ii) For newly created organizations formed by local churches, service or community organizations, a statement that documents that its parent organization has at least one year providing services; and

(iii) The documentation provided in clause (i) or (ii) of this subparagraph must document and describe the organization's history (or its parent organization's history) of serving the city or county, such as, developing new housing, rehabilitating existing housing stock and managing housing stock, or delivering non-housing services that have had lasting benefits for those receiving services, such as counseling, food relief, or childcare facilities. The statement in the submission package must be signed by the president or other official of the organization;

(8) An Applicant must have an organizational structure that meets the federal requirements in 24 CFR §92.2. Compliance with this paragraph shall be evidenced by:

(A) A written provision or statement in the organizations Bylaws, Charter or ~~Articles of Incorporation~~ Certificate of Formation;

(B) An affidavit signed by the organization's ~~Executive Director~~ Chief Executive Officer and notarized; and

(C) A current roster of all Board of Directors, including names and mailing addresses. The required one-third low-income residents or elected representatives must be marked on list as such;

(9) The Applicant must provide a formal process for low-income individuals, including potential program beneficiaries to advise the organization in all of its decisions regarding the design, siting, development, and management of affordable housing projects. The formal process should include a system for community involvement in parts of the private nonprofit organization's service areas where housing will be developed, but which are not represented on its boards. Input from the low-income community is not met solely by having low-income representation on the board. The formal process must be in writing and approved or adopted by the private nonprofit organization, as evidenced by:

(A) An organization's Bylaws; or

(B) A written statement of operating procedures approved by the governing body. Statement must be original letterhead, signed by the ~~Executive Director~~ Chief Executive Officer and evidence date of board approval; and

(C) A Resolution with evidence of date of board approval;

(10) If the CHDO's creation was sponsored by a for-profit organization the for-profit entity's primary purpose cannot include the development or management of housing, as evidenced in the for-profit organization's Bylaws. If an Applicant is associated or has a relationship with a for-profit entity or entities, the CHDO must prove it is not controlled, nor receives directions from individuals, or entities seeking profit as evidenced by the documentation required in paragraph (1) of this subsection or an memorandum of understanding or similar agreement; and

(11) CHDOs that are in partnership agreements associated with the Development must maintain effective Control and decision making control over the Development. All legally binding ownership and/or partnership agreements must clearly state the CHDO's role in the Development, as evidenced by an affidavit from the CHDO and any other developer, general partner, or special limited partner (except for entities related to a tax credit investor limited partner) that the CHDO will maintain effective Control and decision making control over the Development. In addition, the CHDO or entity wholly owned by the CHDO must receive at least 50% percent of the cashflow from the property (for multifamily developments) or 50% percent of the developer fee which must also be evidenced by the affidavit.

(b) An Application for CHDO Certification will only be accepted if submitted with an Application to the Department for HOME funds. If all requirements under this section are met, the Applicant will be certified as a CHDO upon the award of HOME funds by the Department. A new Application for CHDO certification must be submitted to the Department with each new Application for HOME funds under the CHDO Set-Aside.

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**BOARD ACTION REQUEST**  
**TEXAS HOMEOWNERSHIP DIVISION**

**July 26, 2012**

Presentation, Discussion, and Possible Action to publish a proposed new rule for the Taxable Mortgage Program (TMP), 10 TAC Chapter 28, §§28.1 - 28.9, for public comment and publication in the *Texas Register*.

**RECOMMENDED ACTION**

**WHEREAS**, the Governing Board of the Texas Department of Housing and Community Affairs (“the Department”) approved issuance of a Request for Proposals for a Market Rate GNMA Taxable Mortgage Program, (previously referred to as the “TBA” program) program administrator for the Texas First Time Homebuyer Program on December 15, 2011; and

**WHEREAS**, staff has identified the need to publish rules to implement the Taxable Mortgage Program; and

**WHEREAS**, the Governing Board of the Texas Department of Housing and Community Affairs ("Department") approved organizational changes on April 12, 2012, of which, a key component was a new Single Family business model that established consistency and coordination among all Single Family Programs, including the proposed TMP. It is hereby

**RESOLVED**, that the Executive Director and his designees be and each of them hereby are authorized, empowered, and directed, for and on behalf of the Department, to cause the proposed new rule, in the form presented to this meeting to be published in the *Texas Register* for review and public comment, and in connection therewith, to make such non-substantive technical corrections as they may deem necessary to effectuate the foregoing.

**BACKGROUND**

Historically, TDHCA has borrowed money in the tax-exempt bond market by issuing mortgage revenue bonds (MRBs) under the department’s statutory authority relating to the bond ceiling to fund the First Time Homebuyer Program. Because the interest income from the bonds is exempt from federal income taxes, investors were willing to purchase the bonds at lower interest rates. These lower borrowing costs allowed the Department to use bond proceeds to make loans at below-market rates. However, mortgage rates are lower than tax-exempt bond rates (meaning the MRB spread is negative) and Department’s cost of borrowing in the tax-exempt bond market is higher than the rate at which the Department could competitively offer and originate mortgage loans. As a result, many Housing Finance Agencies are turning to non-bond Mortgage Backed Security (MBS) Programs or “TBA” Programs to fulfill the mission of providing affordable home ownership. The TMP program is such a program.

The TMP market facilitates the forward trading of MBSs issued by Ginnie Mae and the Government Sponsored Enterprises (GSEs) (Fannie Mae and Freddie Mac). In a TMP trade, the seller and buyer agree to the type of security, coupon, face value, price and settlement date at the time of the trade but do not specify the actual pools to be traded. The securities are “to be announced” two business days prior to the trade settlement date.

In order for the Department to provide loans to low to moderate income homebuyers, the Department is creating a TMP Program (called the Taxable Mortgage Program) as a tool to fund the First Time Homebuyer Program in order to take advantage of this opportunity. The program will be paid for from revenues generated by the packaging and sale of the TMP MBSs. An Escrow Agreement will be negotiated and established to limit the recourse on the servicer, who will deliver the loans and provide the funds for down payment assistance (DPA) and on the purchaser, who will acquire the MBSs comprising the loans, both first lien and DPA. The amount of the escrow will be up to \$4 million, coming from the cost of issuance funds.

The purpose of the new rule is also to clarify that the Single Family Programs Umbrella Rule (10 TAC Chapter 20) will apply to all Single Family activities including development activities for rental or ownership. The Single Family Umbrella Rules ensure consistency and coherence among all of the Department’s Single Family Programs.

These new rules will be supplemented by uniform Single Family processes, standards, and procedures currently estimated to be implemented by the end of the calendar year.

**Attachment 1: Preamble and proposed new 10 TAC Chapter 28.**

The Texas Department of Housing and Community Affairs (the “Department”) proposes a new 10 TAC Chapter 28, §§28.1 – 28.9 concerning the Taxable Mortgage Program. The purpose of the proposed new sections is to set forth procedures for implementing the new Taxable Mortgage Program. The proposed sections establish definitions for the program and procedures for submitting requests or initiating proposals, sets restrictions, and occupancy and use requirements. The proposed rules create application procedures and requirements for commitment by mortgage lenders, and criteria for approving mortgage lenders and provide that there are no restrictions on resale of a residence.

FISCAL NOTE. Timothy K. Irvine, Executive Director, has determined that, for each year of the first five years the new rule will be in effect, enforcing or administering the new rule does not have any foreseeable implications related to costs or revenues of the state or local governments.

PUBLIC BENEFIT/COST NOTE. Mr. Irvine also has determined that, for each year of the first five years the new rule will be in effect, the public benefit anticipated as a result of the new rule will be from the affordable interest rates the Department will be able to offer and the down payment and closing cost assistance. There will be no economic cost from the state to any individuals required to comply with the new rule.

ADVERSE IMPACT ON SMALL OR MICRO-BUSINESSES. The Department has determined that there will be no economic effect on small or micro-businesses.

REQUEST FOR PUBLIC COMMENT. The public comment period will be held August 10 to September 9, 2012 to receive input on the new sections. Written comments may be submitted to Texas Department of Housing and Community Affairs, Rule Comments, P.O. Box 13941, Austin, Texas 78711-3941, by email to Dina Gonzalez at the following address: [dina.gonzalez@tdhca.state.tx.us](mailto:dina.gonzalez@tdhca.state.tx.us), or by fax to (512) 475-4798. ALL COMMENTS MUST BE RECEIVED BY 5:00 P.M. SEPTEMBER 9, 2012.

STATUTORY AUTHORITY. The new sections are proposed pursuant to Texas Government Code §2306.053 which authorizes the Department to adopt rules. More specifically, Texas Government Code §2306.141 is authorized to adopt rules governing the administration of its housing programs. The proposed new rule affects no other code, article, or statute.

**§28.1. Purpose.**

The purpose of the Taxable Mortgage Program is to facilitate the origination of single-family mortgage loans and to refinance existing mortgage loans for eligible homebuyers and in both cases to provide down payment and closing cost assistance. Chapter 20 of this title (relating to the Single Family Umbrella Rule) will apply to all Single Family activities, including Single Family development involving rental or ownership.

**§28.2. Definitions.**

The following words and terms, when used in this chapter, shall have the following meanings unless the context or the Notice of Funding Availability (NOFA) indicates otherwise. Other

definitions may be found in Texas Government Code, Chapter 2306; Chapter 1 of this title (relating to Administration) and Chapter 20 of this title (relating to Single Family Program Umbrella Rule).

(1) Applicable Median Family Income--The Department's determination, as permitted by Texas Government Code §2306.123, of the median income of a family for an area using the source or methodology acceptable under §143(f) of the Code. Amounts of the Applicable Median Family Income, as updated from time to time, may be found on the Department's website ([www.tdhca.state.tx.us](http://www.tdhca.state.tx.us)) in the "Combined Income and Purchase Price Limits Table."

(2) Applicant--A person or persons applying for financing or refinancing of a mortgage loan under the Program.

(3) Area of Chronic Economic Distress--Those areas in Texas, whether one or more, designated from time to time as areas of chronic economic distress by the state and approved by the Secretaries of Treasury and Housing and Urban Development, respectively, pursuant to §143(j) of the Code.

(4) Average Area Purchase Price--With respect to a Residence financed under the Program, the average purchase price of single-family residences in the statistical area in which the Residence is located which were purchased during the most recent twelve (12) month period for which statistical information is available, as determined in accordance with §143(e) of the Code.

(5) Code--The Internal Revenue Code of 1986, as amended from time to time.

(6) Department Designated Areas of Special Need--Geographic areas designated by the Department from time to time as areas of special need.

(7) Program--The Taxable Mortgage Program.

(8) Purchase Price Limit--The Purchase Price Limits published and updated from time to time in the "Combined Income and Purchase Price Limits Table" found on the Department's website equal to 90 percent of the Average Area Purchase Price, subject to certain exceptions for Targeted Area Loans.

(9) Regulations--The applicable proposed, temporary or final Treasury Regulations promulgated under the Code or, to the extent applicable to the Code, under the Internal Revenue Code of 1954, as such regulations may be amended or supplemented from time to time.

(10) Residence--A dwelling in Texas in which an Applicant intends to reside as the Applicant's principal dwelling space.

(11) Targeted Area--A qualified census tract, as determined in accordance with §6(a)103A-(2)(b)(4) of the Regulations or any successor regulations thereto, an Area of Chronic Economic Distress or a Department Designated Area of Special Need. Applicants purchasing in Targeted Areas may have higher income and purchase price limits as set forth in the "Combined Income and Purchase Price Limits Table" found on the Department's website.

### **§28.3. Procedures for Submitting Requests or Inviting Proposals.**

The Department will publish requests for proposals as needed for the purchase and sale of mortgage loans or interests in the mortgage loans. Based on published scoring criteria, an organization will be selected and a contract executed with the Department to carry out these responsibilities.

### **§28.4. Restrictions on Residences Financed and Applicant.**

(a) Type of Residence and Number of Units: To be eligible for assistance under the Program an Applicant must apply with respect to a home that is either a new or existing single family home,



new or existing condominium or town home, or manufactured housing that has been converted to real property in accordance with the Texas Occupations Code, Chapter 1201 or FHA guidelines as required by the Department. A duplex may be financed under the Program as long as one unit of the duplex is occupied by the Applicant as his or her Residence and the duplex was first occupied for residential purposes at least five years prior to the closing of the mortgage loan.

(b) Location of Residence. The Residence being financed must be located in Texas.

(c) Homebuyer Education. Each Applicant must complete a Department approved pre-purchase homebuyer education course.

(d) Income Limits. Applicants applying for a mortgage loan must meet Applicable Median Family Income requirements.

(e) Down Payment Assistance. All Applicants meeting the Income Limit requirements in section (d) of this section above may qualify for down payment and closing cost assistance in connection with the mortgage loan on a first come, first served basis, subject to availability of funds.

#### **§28.5. Occupancy and Use Requirements.**

(a) Occupancy requirement. The Applicant must occupy the home within sixty (60) days after the date of closing as his or her Residence. There is no occupancy requirement beyond the sixty (60) days. Borrower's receiving down payment assistance must repay the amount of assistance whenever they sell the property.

(b) Prohibited uses. Applicants may not use the property, or any part thereof, as an investment property, rental property, vacation or second home, or recreational home.

#### **§28.6. Application Procedure and Requirements for Commitments by Mortgage Lenders.**

(a) Applicants seeking assistance under the Program must first contact a participating mortgage lender. A list of participating mortgage lenders may be obtained on the Department's website or by contacting the Department.

(b) All Applicants shall complete an application with a participating mortgage lender.

(c) Application Fees. Fees that may be collected by the mortgage lender from the Applicant relating to a mortgage loan include:

- (1) an appropriate, as determined by the Department, origination fee and/or buyer/seller points;
- (2) all usual and reasonable settlement or financing costs that are permitted to be so collected by Federal Housing Administration (FHA), Veteran's Administration (VA), Rural Housing Services (RHS), Freddie Mac or Fannie Mae, as applicable, and other applicable laws, but only to the extent such charges do not exceed the usual and reasonable amounts charged in the area in which the home is located. Such usual and reasonable settlement or financing costs shall include an application fee as determined by the Department, the total estimated costs of a credit report on the Applicants and an appraisal of the property to be financed with the mortgage loan, title insurance, survey fees, credit reference fees, legal fees, appraisal fees and expenses, credit report fees, FHA

insurance premiums, private mortgage guaranty insurance premiums, VA guaranty fees, VA funding fees, RHS guaranty fees, hazard or flood insurance premiums, abstract fees, tax service fees, recording or registration fees, escrow fees, and file preparation fees.

(d) The Department will determine from time to time, a schedule of fees and charges necessary for expenses and reserves of the housing finance division as set forth in a Board resolution.

(e) The mortgage lender must register the mortgage loan in accordance with the Department's published procedures.

**§28.7. Criteria for Approving Participating Mortgage Lenders.**

To be approved by the Board for participation in the program, a mortgage lender must meet the requirements to be a qualified mortgage lender as specified by:

- (1) Federal Housing Administration (FHA);
- (2) Veteran's Administration (VA);
- (3) Rural Housing Service's (RHS); and
- (4) be a lender currently participating in the conventional home lending market for loans originated in accordance with Fannie Mae's and/or Freddie Mac's requirements;
- (5) agree to originate mortgage loans and assign those loans and related mortgages and servicing to the Department's master servicer;
- (6) originate, process, underwrite, close and fund originated loans; and
- (7) be an approved seller/servicer with the program's master servicer.

**§28.8. Resale of the Residence.**

There are no Program restrictions on resale of the Residence. Assumption of a mortgage loan is allowed under the Program if the new owner meets the Program requirements at the time of the sale of the Residence.

**§28.9. Waiver.**

The Board, in its discretion and within the limits of federal and state law, may waive any one or more of the rules governing this Program if the Board finds that waiver is appropriate to fulfill the purposes or policies of Texas Government Code, Chapter 2306, or for good cause, as determined by the Board.

11

**BOARD ACTION REQUEST**  
**COMMUNITY AFFAIRS DIVISION**

**July 26, 2012**

Presentation, Discussion, and Possible Action regarding submission of the FFY 2013 Low Income Home Energy Assistance Program (LIHEAP) State Plan to US Department of Health and Human Services

**RECOMMENDED ACTION**

**WHEREAS**, the Texas Department of Housing and Community Affairs (the Department) receives funds under the Low Income Home Energy Assistance Program (LIHEAP) from the U.S. Department of Health and Human Services (HHS), and;

**WHEREAS**, the HHS requires the Department to submit an annual state plan to access its 2013 Program Year award; therefore be it

**RESOLVED**, that the Program Year 2013 Low Income Home Energy Assistance Program (LIHEAP) State Plan is approved in the form presented to this meeting and staff is hereby authorized and directed to submit said Plan to HHS.

**BACKGROUND**

The Department develops and submits a Low Income Home Energy Assistance Program (LIHEAP) State Plan each year on or before September 1 to U.S. Department of Health and Human Services (HHS). HHS provides a model plan to guide format and content, which the Department followed. The Department developed the draft State Plan, with review and comment by Community Affairs Division (CAD) staff, the Community Affairs Division Director, Legal Services, the Financial Services Division, and Executive staff. A draft of the Program Year (PY) 2013 LIHEAP State Plan was presented to, and approved by, the Board on June 14, 2012. The draft plan was posted on the Department's website through July 14, 2012. The Texas Register published the announcement of the public hearing and the availability of the draft plan on June 29, 2012. The Department conducted its public hearing for the plan on Thursday, July 12, 2012, at 9:00 a.m. at the Department headquarters. The comment period closed July 15, 2012, at 5:00 p.m.

**Summary of Comments and Department Response**

The Department received three public comments. The following summary represents the official comments and the Department's response. The name of the commenters and the organizations that they represent appear at the end.

**Comment 1:**

Commenter submitted comments related to the LIHEAP Assurances Section and modifying the Weatherization Program Year.

Assurance 2 references households with incomes not to exceed 150% of the poverty level; however, the maximum eligibility limit found in the first chart on page 8 of 21 states 125% of the poverty guidelines. Assurance 3 does not reference eligible households with young children; however, the reference is found in the second chart on page 8 of 21. In regards to Assurance 5, commenter estimated that timely assistance will be difficult to accomplish with the removal of funding from the “Direct Service Support” category, which pays for staff.

Commenter noted the April through March date of operation for the weatherization assistance component and questioned if that date range will change to a calendar year as recently discussed at a subrecipient roundtable.

**Department Response:**

As part of their annual plan, all LIHEAP State Grantees are required to indicate that they will comply with the 16 assurances contained in Title XXVI of the Omnibus Budget Reconciliation Act, as amended. These 16 assurances are listed verbatim from the statute in pages 3 thru 6 of the FFY2013 LIHEAP State Plan.

Assurance 2 indicates that State grantees may set household income eligibility **up to** 150% of Federal Poverty Income Guidelines. The Department will keep household income set at 125% of Federal Poverty Income Guidelines, as indicated on page 8 of 21 to retain consistency with the income eligibility criteria for the Community Services Block Grant (CSBG) Program.

Assurance 3 does not reference eligible households with young children; however, following the LIHEAP Statute, the Department gives priority eligibility to applicant households with young children, elderly, and/or disabled members, as indicated on page 8 of 21.

With the removal of Direct Service Support (DSS) from the Comprehensive Energy Assistance Program (CEAP), DSS funds will not move directly to the Direct Services category but will be re-allocated by program allocation formula to allow for increases in the administrative funds category.

At a recent roundtable discussion, where CAD staff and CEAP and WAP subrecipients were all present, attendees proposed the idea of changing the program year for weatherization from April through March to a calendar year. At the time of submission of the FFY 2013 LIHEAP Plan to the HHS, the weatherization program year will remain April through March. However, the Department plans to implement a January through December LIHEAP WAP program year in 2014.

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**Comment 2:**

Commenter submitted comments related to Use of Funds, eligibility, maximum benefit levels, and the Program Integrity Assessment Supplement.

In regards to use of funds, commenter suggests amending the dates of operation for the heating assistance component and the cooling assistance component, based on extreme temperature data in central Texas. Commenter also suggested that, in the Use of Funds table, funds allocated weatherization decrease and funds allocated for crisis assistance increase.

In regards to eligibility, commenter suggests changing income eligibility threshold be from 125% Federal Poverty Income guidelines to 60% of the State Median Income to allow subrecipients to serve working families and potentially assist their moving out of poverty rather than slipping farther into poverty. Further, commenter suggest adding “Elderly and Disabled” as an additional variable used to determine benefit levels.

Under the heating assistance, cooling assistance and crisis assistance components, commenter recommends a single income threshold and single maximum benefit for these components.

Finally, in reviewing the Program Integrity Assessment Supplement, commenter requests clear guidance from the Department to assist subrecipients in determining eligibility of LIHEAP households under the Personal Responsibility and Work Opportunity Act of 1996. Commenter references California’s Program Integrity Assessment Supplement as a guide for verifying residency and citizenship requirements.

**Department Response:**

Texas does not run separate heating assistance and cooling assistance programs. The breakout of the dates of operation for each program as indicated on page 7 of 21 simply follows the template of the HHS LIHEAP plan format. For reporting purposes, Texas reports to HHS, all Co-Pay component and Elderly/Disabled component assistance activities in heating months as heating assistance and all Co-Pay component and Elderly/Disabled component assistance activities in cooling months as cooling assistance. Percentage of funds for each component will remain as listed in the FFY2013 LIHEAP State Plan.

The department will leave income eligibility at 125% Federal Poverty Income Guidelines to maintain consistency with income eligibility for the Community Services Block Grant (CSBG) Program. Further, “Elderly and Disabled” will not be listed as an additional variable used to determine benefit levels because the Department already gives priority eligibility to these groups as listed on page 8 of 21.

The department continues to review single maximum benefits for the CEAP program.

The Department is still in the progress of implementing improved eligibility verification measures. Once access is gained to verification systems, subrecipient will receive clear guidance.

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**Comment 3:**

Commenter submitted comments related to Assurance 2, the Department’s proposed Use of Funds, and maximum benefit level for weatherization.

Assurance 2 references households with incomes not to exceed 150% of the poverty level; however, the maximum eligibility limit found in the first chart on page 8 of 21 states 125% of the poverty guidelines.

Commenter recommended that the April through March date of operation for the weatherization assistance component change to a January through December calendar year to allow for alternating closeout dates for the LIHEAP WAP and DOE WAP programs.

In regards to weatherization funds, commenter suggested that, in the Use of Funds table, funds allocated cooling assistance decrease and funds allocated for weatherization increase. Further, commenter recommended that maximum benefit level for weatherization increase from \$5,000 to \$5,500 to provide the typical housing stock of low income households in commenter's region with an adequate weatherization package.

**Department Response:**

Assurance 2 indicates that State grantees may set household income eligibility **up to** 150% of Federal Poverty Income Guidelines. Following the LIHEAP Statute, the Department will keep household income set at 125% of Federal Poverty Income Guidelines, as indicated on page 8 of 21.

At the time of submission of the FFY 2013 LIHEAP Plan to the HHS, the weatherization program year will remain April through March. The Department plans to implement a January through December LIHEAP WAP program year in 2014.

In regards to comments on Weatherization Use of funds, the LIHEAP Statute states that no more than 25% of LIHEAP funds may be allocated to weatherization activities. Maximum LIHEAP Weatherization benefit will remain at \$5,000 per household. The Department is currently studying the data gathered during American Recovery and Reinvestment Act (ARRA) WAP in order to determine the best limit threshold for weatherization activities. The Department will seek to balance the desire to assist a high number of households with the relative benefit gained from increasing the per-household spending cap. An increase from \$5,000 spending cap to \$5,500 may be reasonable, efficacious, and equitable, but the Department cannot make that determination without further analysis of the ARRA data.

In sum, no changes were made from the draft version of the FFY 2013 LIHEAP Plan.

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Appendix A – Collected Public Comments on the LIHEAP 2013 Plan

<b>Comment #</b>	<b>Contact</b>	<b>Organization</b>
1	Stella Rodriguez	Texas Association of Community Action Agencies (TACAA)
2	Dennis Chapman	Travis County Health and Human Services and Veteran Services, Family Support Services (TCHHS&VS)
3	Dean Danos	Alamo Area Council of Governments (AACOG)

LOW INCOME HOME ENERGY ASSISTANCE PROGRAM (LIHEAP)



DETAILED PLAN  
PUBLIC LAW 97-35,  
AS AMENDED  
FISCAL YEAR (FY) 2013

GRANTEE: TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

EIN:.....17426105429

ADDRESS:.....P.O. Box 13941  
.....Austin, TX 78711-3941

NAME OF LIHEAP COORDINATOR: .....Alfredo Mycue

EMAIL:..... [alfredo.mycue@tdhca.state.tx.us](mailto:alfredo.mycue@tdhca.state.tx.us)

TELEPHONE: .....(512) 475-7823 FAX: (512) 475-3935

PLEASE CHECK ONE: TRIBE  STATE  INSULAR AREA

[Department of Health and Human Services \(Federal government web site:](http://www.acf.hhs.gov/programs/ocs/liheap/)

[http://www.acf.hhs.gov/programs/ocs/liheap/\)](http://www.acf.hhs.gov/programs/ocs/liheap/)

Administration for Children and Families

Office of Community Services

Washington, DC 20447

August 1987, revised 05/92, 02/95, 03/96, 12/98, 11/01

OMB Approval No. 0970-0075

Expiration Date: 04/30/2014

THE PAPERWORK REDUCTION ACT OF 1995 (Pub. L. 104-13)

Use of this model plan is optional. However, the information requested is required in order to receive a Low Income Home Energy Assistance Program (LIHEAP) grant in years in which the grantee is not permitted to file an abbreviated plan. Public reporting burden for this collection of information is estimated to average 1 hour per response, including the time for reviewing instructions, gathering and maintaining the data needed, and reviewing the collection of information. An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number.



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## **Assurances**

The Texas Department of Housing & Community Affairs agrees to:

*(Grantee Name)*

(1) use the funds available under this title to –

- (A) conduct outreach activities and provide assistance to low income households in meeting their home energy costs, particularly those with the lowest incomes that pay a high proportion of household income for home energy, consistent with paragraph (5);
- (B) intervene in energy crisis situations;
- (C) provide low-cost residential weatherization and other cost-effective energy-related home repair; and
- (D) plan, develop, and administer the State's program under this title including leveraging programs,

and the State agrees not to use such funds for any purposes other than those specified in this title;

(2) make payments under this title only with respect to –

(A) households in which one or more individuals are receiving –

- (i) assistance under the State program funded under part A of title IV of the Social Security Act;
- (ii) supplemental security income payments under title XVI of the Social Security Act;
- (iii) food stamps under the Food Stamp Act of 1977; or
- (iv) payments under section 415, 521, 541, or 542 of title 38, United States Code, or under section 306 of the Veterans' and Survivors' Pension Improvement Act of 1978; or

(B) households with incomes which do not exceed the greater of –

- (i) an amount equal to 150 percent of the poverty level for such State; or
- (ii) an amount equal to 60 percent of the State median income;

except that a State may not exclude a household from eligibility in a fiscal year solely on the basis of household income if such income is less than 110 percent of the poverty level for such State, but the State may give priority to those households with the highest home energy costs or needs in relation to household income.

(3) conduct outreach activities designed to assure that eligible households, especially households with elderly individuals or disabled individuals, or both, and households with high home energy burdens, are made aware of the assistance available under this title, and any similar energy-related assistance available under subtitle B of title VI (relating to community services block grant program) or under any other provision of law which carries out programs which were administered under the Economic Opportunity Act of 1964 before the date of the enactment of this Act;

- (4) coordinate its activities under this title with similar and related programs administered by the Federal Government and such State, particularly low-income energy-related programs under subtitle B of title VI (relating to community services block grant program), under the supplemental security income program, under part A of title IV of the Social Security Act, under title XX of the Social Security Act, under the low-income weatherization assistance program under title IV of the Energy Conservation and Production Act, or under any other provision of law which carries out programs which were administered under the Economic Opportunity Act of 1964 before the date of the enactment of this Act;
- (5) provide, in a timely manner, that the highest level of assistance will be furnished to those households which have the lowest incomes and the highest energy costs or needs in relation to income, taking into account family size, except that the State may not differentiate in implementing this section between the households described in clauses 2(A) and 2(B) of this subsection;
- (6) to the extent it is necessary to designate local administrative agencies in order to carry out the purposes of this title, to give special consideration, in the designation of such agencies, to any local public or private nonprofit agency which was receiving Federal funds under any low-income energy assistance program or weatherization program under the Economic Opportunity Act of 1964 or any other provision of law on the day before the date of the enactment of this Act, except that –
  - (A) the State shall, before giving such special consideration, determine that the agency involved meets program and fiscal requirements established by the State; and
  - (B) if there is no such agency because of any change in the assistance furnished to programs for economically disadvantaged persons, then the State shall give special consideration in the designation of local administrative agencies to any successor agency which is operated in substantially the same manner as the predecessor agency which did receive funds for the fiscal year preceding the fiscal year for which the determination is made;
- (7) if the State chooses to pay home energy suppliers directly, establish procedures to –
  - (A) notify each participating household of the amount of assistance paid on its behalf;
  - (B) assure that the home energy supplier will charge the eligible household, in the normal billing process, the difference between the actual cost of the home energy and the amount of the payment made by the State under this title;
  - (C) assure that the home energy supplier will provide assurances that any agreement entered into with a home energy supplier under this paragraph will contain provisions to assure that no household receiving assistance under this title will be treated adversely because of such assistance under applicable provisions of State law or public regulatory requirements; and
  - (D) ensure that the provision of vendor payments remains at the option of the State in consultation with local grantees and may be contingent on unregulated vendors taking appropriate measures to alleviate the energy burdens of eligible households, including providing for agreements between suppliers and individuals eligible for benefits under this Act that seek to reduce home energy costs, minimize the risks of home energy crisis, and encourage regular payments by individuals receiving financial assistance for home energy costs;
- (8) provide assurances that,

- (A) the State will not exclude households described in clause (2)(B) of this subsection from receiving home energy assistance benefits under clause (2), and
  - (B) the State will treat owners and renters equitably under the program assisted under this title;
- (9) provide that –
- (A) the State may use for planning and administering the use of funds under this title an amount not to exceed 10 percent of the funds payable to such State under this title for a fiscal year; and
  - (B) the State will pay from non-Federal sources the remaining costs of planning and administering the program assisted under this title and will not use Federal funds for such remaining cost (except for the costs of the activities described in paragraph (16));
- (10) provide that such fiscal control and fund accounting procedures will be established as may be necessary to assure the proper disbursement of and accounting for Federal funds paid to the State under this title, including procedures for monitoring the assistance provided under this title, and provide that the State will comply with the provisions of chapter 75 of title 31, United States Code (commonly known as the "Single Audit Act");
- (11) permit and cooperate with Federal investigations undertaken in accordance with section 2608;
- (12) provide for timely and meaningful public participation in the development of the plan described in subsection (c);
- (13) provide an opportunity for a fair administrative hearing to individuals whose claims for assistance under the plan described in subsection (c) are denied or are not acted upon with reasonable promptness; and
- (14) cooperate with the Secretary with respect to data collecting and reporting under section 2610.
- (15) \* beginning in fiscal year 1992, provide, in addition to such services as may be offered by State Departments of Public Welfare at the local level, outreach and intake functions for crisis situations and heating and cooling assistance that is administered by additional State and local governmental entities or community-based organizations (such as community action agencies, area agencies on aging and not-for-profit neighborhood-based organizations), and in States where such organizations do not administer functions as of September 30, 1991, preference in awarding grants or contracts for intake services shall be provided to those agencies that administer the low-income weatherization or energy crisis intervention programs.
- \* This assurance is applicable only to States, and to territories whose annual regular LIHEAP allotments exceed \$200,000. Neither territories with annual allotments of \$200,000 or less nor Indian tribes/tribal organizations are subject to Assurance 15.**
- (16) use up to 5 percent of such funds, at its option, to provide services that encourage and enable households to reduce their home energy needs and thereby the need for energy assistance, including needs assessments, counseling, and assistance with energy vendors, and report to the Secretary concerning the impact of such activities on the number of households served, the level of direct benefits provided to those households, and the number of households that remain unserved.

## **Certification to the Assurances**

As Chief Executive Officer, I agree to comply with the sixteen assurances contained in Title XXVI of the Omnibus Budget Reconciliation Act of 1981, as amended. By signing these assurances, I also agree to abide by the standard assurances on lobbying, debarment and suspension, and a drug-free workplace.

Signature of the Tribal or Board Chairperson or Chief Executive Officer of the State or Territory.

Signature: \_\_\_\_\_

Title: Executive Director

Date: August , 2012

**The Governor of Texas has delegated the responsibility of signing this document to the Executive Director of the Texas Department of Housing and Community Affairs. A copy of the letter is attached.**

**The EIN (Entity Identification Number) of the Texas Department of Housing & Community Affairs, which receives the grant funds, appears on the cover of this application.**

In the above assurances which are quoted from the law, "State" means the 50 States, the District of Columbia, an Indian Tribe or Tribal Organization, or a Territory; "title" of the Act refers to Title XXVI of the Omnibus Budget Reconciliation Act of 1981 (OBRA), as amended, the "Low Income Home Energy Assistance Act"; "section" means Section 2605 of OBRA; and, "subsection" refers to Section 2605(b) of OBRA.

## Components Operated Under LIHEAP

Statutory Reference 2605(a) and 2605(b)(1)

Please check which components you will operate under the LIHEAP program. (Note: You must provide information for each component designated here as requested elsewhere in this plan.)

### Use of Funds

Program Component	Dates of Operation
heating assistance	December – February
cooling assistance	March – November
crisis assistance	January – December
weatherization assistance	April – March

Statutory Reference 2605(c)(1)(C)

Please estimate what amount of available LIHEAP funds will be used for each component that you will operate: The total of all percentages must add up to 100%.

Statutory Reference	Percentage of Funds	Program Component
	10%	heating assistance
	40%	cooling assistance
	10%	crisis assistance
2605(k)(1)	25%	weatherization assistance
2605(b)(9)	0%	carryover to the following fiscal year
	10%	administrative and planning costs
2605(b)(16)	5%	services to reduce home energy needs including needs assessment (assurance 16)
	0%	used to develop and implement leveraging activities (limited to the greater of 0.08% or \$35,000 for States, the greater of 2% or \$100 for territories, tribes and tribal organizations).
	100%	<b>TOTAL</b>

### Alternate Use of Crisis Assistance Funds

Statutory Reference 2605(c)(1)(C)

The funds reserved for winter crisis assistance that have not been expended by March 15 will be reprogrammed to:

Program Component	Yes/No
Heating assistance	No
Cooling assistance	No
weatherization assistance	No
Other(specify): Year-round crisis	Yes

Do you accept applications for energy crisis assistance at sites that are geographically accessible to all households in the area to be served? (This is required by the statute.)

Yes

## Eligibility

Statutory Reference 2605(b)(2) and 2605(c)(1)(A)

What are your maximum eligibility limits? (Please check the components to which they apply.) Current year guidelines must be used.

Maximum Eligibility Limit	Heating Component	Cooling Component	Crisis Component	Weatherization Component
150% of the poverty guidelines				
125% of the poverty guidelines	X	X	X	X
111% of the poverty guidelines				
60% of the State's median income				

Subrecipient agencies will base applicant household eligibility on Texas Administrative Code Title 10, Part 1, Chapter 5, Subchapter A, §5.19 Client Income Guidelines and §5.20 Determining Income Eligibility.

Households are not automatically eligible if one person is receiving TANF, SSI, Food Stamps, or Certain means-tested veterans programs for any Program Component.

Statutory Reference 2605(c)(1)(A) and 2605(b)(2)

Additional eligibility requirements for Heating Component and Cooling Component.

Additional Eligibility Criteria	Heating Component (Yes or No)	Cooling Component (Yes or No)
Do you have additional eligibility requirements?	No	No
Do you use assets test?	No	No
Do you give priority eligibility to elderly?	Yes	Yes
Do you give priority eligibility to disabled?	Yes	Yes
Do you give priority eligibility to young children?	Yes	Yes
Other: High Energy Burden and High Energy Consumption	Yes	Yes

Statutory Reference 2604(c) and 2605(c)(1)(A)

Additional eligibility requirements for Crisis component.

<b>Additional Eligibility Criteria</b>	<b>Crisis Component (Yes or No)</b>
Do you have additional eligibility requirements?	No
Do you use assets test?	No
Must the household have received a shut-off notice or have an empty tank?	No
Must the household have exhausted regular benefit?	No
Must the household have received a rent eviction notice?	No
Must heating/cooling be medically necessary?	No

*What constitutes a crisis? Please describe*

A utility disconnection notice may constitute an energy crisis. Extreme hot or cold weather, defined at the local level.

[Statutory Reference 2605\(c\)\(1\)\(A\)](#)

*Additional eligibility requirements for Weatherization.*

<b>Additional Eligibility Criteria</b>	<b>Weatherization (Yes or No)</b>
Do you have additional eligibility requirements?	No
Do you use assets test?	No
Do you give priority eligibility to elderly?	No
Do you give priority eligibility to disabled?	No
Do you give priority eligibility to young children?	No
Other: High Energy Burden and High Energy Consumption	No

*Are you using Department of Energy (DOE) Low Income Weatherization Assistance Program (LIWAP) rules (<http://www1.eere.energy.gov/wip/wap.html>) to establish eligibility or to establish priority eligibility for households with certain characteristics?*

Yes

*If Yes, are there exceptions? Please list below.*

Texas Administrative Code Title 10, Part 1, Chapter 5, Subchapter E. Weatherization Assistance Program General ([http://info.sos.state.tx.us/pls/pub/readtac\\$ext.ViewTAC?tac\\_view=5&ti=10&pt=1&ch=5&sch=E&rl=Y](http://info.sos.state.tx.us/pls/pub/readtac$ext.ViewTAC?tac_view=5&ti=10&pt=1&ch=5&sch=E&rl=Y)) RULE §5.507 - Subrecipient Requirements for Establishing Priority for Eligible Households and Client Eligibility Criteria

## **Outreach Activities**

[Statutory Reference 2605\(b\)\(3\) and 2605\(c\)\(3\)\(A\)](#)

*Please indicate the outreach activities that you conduct that are designed to assure that eligible households are made aware of all LIHEAP assistance available:*



<b>Outreach Activity</b>	<b>Do you conduct this activity? (Yes or No)</b>
Provide intake service through home visits or by telephone for the physically infirm (i.e. elderly or disabled).	Yes
Place posters/flyers in local and county social service offices, offices of aging, Social Security offices, VA, etc.	Yes
Publish articles in local newspapers or broadcast media announcements.	Yes
Include inserts in energy vendor billings to inform individuals of the availability of all types of LIHEAP assistance.	Yes
Make mass mailing to past recipients of LIHEAP.	No
Inform low income applicants of the availability of all types of LIHEAP assistance at application intake for other low-income programs.	Yes
Execute interagency agreements with other low-income program offices to perform outreach to target groups.	No

## **Coordination**

### [Statutory Reference 2605\(b\)\(4\)](#)

*Please describe how you will assure that LIHEAP is coordinated with similar and related programs. The description provided applies to all components unless specifically noted.*

Subrecipients coordinate with other social service agencies to provide services to eligible households. In particular, subrecipients make documented referrals to the local WAP subrecipient.

Subrecipients coordinate with local energy vendors to arrange for arrearage reduction, reasonably reduced payment schedules, or cost reductions.

Community Action Agencies, local government entities, and private nonprofit agencies, administer the LIHEAP program. To share information, enhance and develop service capacities, and integrate resources, The Department works with the Texas Association of Community Action Agencies, the Public Utility Commission, the Texas Railroad Commission, utility companies, and other State entities serving the low-income population.

## **Benefit Levels: Equal Treatment**

### [Statutory Reference 2605\(b\)\(5\), 2605\(b\)\(2\), and 2605\(b\)\(8A\)](#)

*The statute requires that there be no difference in the treatment of households eligible because of their income and those eligible because they receive benefits under TANF, Food Stamps, SSI, or certain means-tested veterans programs ("categorically eligible"). How do you ensure there is no difference when determining eligibility and benefit amounts? This applies to all components unless specifically noted below.*

There is no difference in treatment based on the receipt or non-receipt of public assistance benefits. Subrecipients will base applicant household eligibility on TAC Title 10, Part 1, §5.19 (Client Income Guidelines) and §5.20 (Determining Income Eligibility) for all Community Affairs programs.

**Determination of Benefits**

**Heating Component and Cooling Component**

Statutory Reference 2605(b)(5)

*Please check the variables you use to determine your benefit levels (check all that apply.)*

<b>Variable</b>	<b>Heating benefit</b>	<b>Cooling benefit</b>
Income	X	X
family (household) size	X	X
home energy cost or need	X	X
fuel type		
climate/region		
individual bill	X	X
dwelling type		
energy burden (% of income spent on home energy)	X	X
energy need	X	X
other (describe):		

**Benefit Levels**

Statutory Reference 2605(b)(5) and 2605(c)(1)(B)

*Describe how you will assure that the highest benefits go to households with the lowest incomes and the highest energy costs or needs in relation to income, taking into account family size.*

*Please describe benefit levels or attach a copy of your payment matrix.*

Household may receive an amount needed to address their energy payment shortfall not to exceed the following amounts:

<b>Households Incomes</b>	<b>Maximum Heating Component Benefit</b>	<b>Maximum Cooling Component Benefit</b>
0 to 50% of Poverty	\$1,200.00	\$1,200.00
50% to 75% of Poverty	\$1,100.00	\$1,100.00
75% to 125% of Poverty	\$1,000.00	\$1,000.00

*Do you provide in-kind (e.g., blankets, space heaters) and/or other forms of benefits?*

No

**Crisis Component**

Statutory Reference 2605(b)(5) and 2605(c)(1)(B)

*How do you handle crisis situations?*

Crisis situations are handled as a separate component.

*If you have a separate component, how do you determine crisis assistance benefits?*

Crisis assistance benefit is the amount needed to resolve crisis, up to the maximum.

**Benefit Levels**

*Please indicate the maximum benefit for each type of crisis assistance offered.*

<b>Type of crisis assistance offered</b>	<b>Maximum Benefit</b>
Heating	n/a
Cooling	n/a
Year-round	\$3,700

*Do you provide in-kind (e.g., blankets, space heaters) and/or other forms of benefits?*

No

**WEATHERIZATION & OTHER ENERGY RELATED HOME REPAIR AND IMPROVEMENTS**

**Types of Assistance**

Statutory Reference 2605(b)(5), 2605(c)(1), (B) & (D)

*What LIHEAP weatherization services/materials do you provide? (Check all categories that apply.)*

<b>LIHEAP weatherization services/materials</b>	<b>Provided</b>
Weatherization needs assessments/audits.	X
Caulking, insulation, storm windows, etc.	X
Furnace/heating system modifications/repairs	X
Furnace replacement	X
Cooling efficiency modifications/repairs/replacement	X
Other <u>Energy Related Home Repair</u> (Please describe) (1) roof, wall, and floor repair to complete weatherization measures; (2) repair or replace essential electrical wiring to complete related weatherization measures, while complying with safety codes; (3) solar screens or window film (where appropriate); (4) replacement of refrigerators 1993 or older or metered to have an SIR of 1 or greater on the Departments refrigerator tool; (5) mobile home skirting to protect belly insulation; (6) overhangs to protect mobile home doors; (7) carpentry work to protect outside water heater from exposure; and (8) Weatherization-related health and safety safeguards as defined by DOE.	X

**Benefit Levels**

Do you have a maximum LIHEAP weatherization benefit/expenditure per household?

Yes

If yes, what is the maximum amount?

\$5,000 or otherwise calculated by the Department.

**Types of Rules (DOE or LIHEAP)**

Under what rules do you administer LIHEAP weatherization?

Type of Rules	Used to Administer LIHEAP Weatherization
Entirely under LIHEAP (not DOE) rules	
Entirely under DOE LIWAP rules	
Mostly under LIHEAP rules with the following DOE LIWAP rule(s) where LIHEAP and LIWAP rules differ (Check all that apply):	X
Weatherize buildings if at least 66% of units (50% in 2- & 4-unit buildings) are eligible units or will become eligible within 180 days	X
Weatherize shelters temporarily housing primarily low income persons (excluding nursing homes, prisons, and similar institutional care facilities).	X
Mostly under DOE LIWAP rules, with the following LIHEAP rule(s) where LIHEAP and LIWAP rules differ (Check all that apply.)	
Weatherization not subject to DOE LIWAP maximum statewide average cost per dwelling unit.	X
Other (Please describe.) <u>Energy Related Home Repair</u> . TDHCA will allow the use of a client's LIHEAP weatherization award for structural and ancillary repairs only if required to enable effective weatherization.	X

**Agency Designation**

Statutory Reference 2605(b)(6)

The state administers LIHEAP through the following types of local agencies:

Agency Type	Designated for LIHEAP
county welfare offices	
community action agencies (weatherization component only)	X
community action agencies (heating, cooling or crisis)	X
charitable organizations (nonprofit)	X
not applicable (i.e. state energy office)	
tribal office	
other, describe: Units of local government and Councils of Government.	X

Have you changed local administering agencies from last year?

Yes

If Yes, please describe how you selected them.

Request for Application (RFA)

What components are affected by the change?

Heating, cooling, crisis, weatherization.

## Targeting of Assistance

Statutory Reference 2605(c)(1)(E)

Please describe any additional steps (other than those described elsewhere in this plan) that will be taken to target assistance to households with high home energy burdens. (This applies to all components. If all steps to target households with high home energy burdens are described elsewhere in the plan, no further information is required here.)

N/A

## Energy Suppliers

Statutory Reference 2605(b)(7)

Do you make payments directly to home energy suppliers?

Program Component	Payment to Supplier? (Yes or No)
Heating	Yes
Cooling	Yes
Crisis	Yes
If yes, are there exceptions? If yes, please describe.	No

Statutory Reference 2605(b)(7)(A)

If you make payments directly to home energy suppliers, how do you notify the client of the amount of assistance paid? (Please describe)

When the client applies for assistance, the subrecipient determines eligibility, the amount of assistance, and the appropriate component. This information is given to the client along with the client agreement.

Statutory Reference 2605(b)(7), (B) & (C)

How do you make sure the home energy supplier performs what is required in this assurance? If vendor agreements are used, they may be attached. Indicate each component for which this description applies.

Vendor agreements are used in all components. A sample copy is attached.

## **Owners & Renters**

Statutory Reference 2605(b)(8)(B)

*Is there any difference in the way owners and renters are treated? If Yes, please describe.*

<b>Program Component</b>	<b>Difference for owners and Renters? (Yes or No)</b>
Heating	No
Cooling	No
Crisis	No
Weatherization	No

## **Program, Fiscal Monitoring, and Audit**

Statutory Reference 2605(b)(10)

*How do you ensure good fiscal accounting and tracking of LIHEAP funds? (Please describe. Include a description of how you monitor fiscal activities.)*

- (1) review annual audits;
- (2) monitor fiscal records;
- (3) review Monthly Expenditure and Performance Reports.

*How do you monitor program activities? (Please be sure to include a description of how you monitor eligibility and benefit determination.)*

- The Department requires each subrecipient to submit monthly funding and performance reports. Reports are due on the fifteenth of the following month.
- The Contract Specialist will complete a desk monitoring review of monthly funding and performance reports to ensure the subrecipient has the capacity to carry out program activities in a timely manner.
- Assigned Program Officer for each subrecipient will track program compliance and performance activities.
- Program Officers will perform an onsite monitoring visit of each subrecipient at least once every two years based on a Risk Assessment Module. On-site monitoring will be performed in conjunction with the Division’s Community Service Block Grant whenever possible. TDHCA may monitor a subrecipient more than once based on the previous monitoring report and current contract performance.
- Program Officer will review the subrecipient’s financial records such as the single audit, general ledgers, receipts, bank statements, bank reconciliation reports, and checks to ensure that program funds are being expended on allowable program activities.
- Program Officer will review individual client records to ensure the clients are eligible, prioritized, and served within the contract and TDHCA established guidelines. Client files will also be reviewed to ensure household needs have been identified, the client has been provided client education, and referred to other programs that have been identified by the subrecipient.
- Program Officer will complete a monitoring check list and report that outlines findings and recommendations.
- Upon the Manager’s review a report will be mailed to each subrecipient.
- Subrecipient must submit a written response within 45 days of the report. The response must address any possible corrective actions if any.

- A review of the response in order to ensure all possible corrective actions has been implemented by the subrecipient.

*How is your LIHEAP program audited? Under the Single Audit Act?*

Yes

*If not, please describe:*

N/A

*For States and Territories, is there an annual audit of local administering agencies?*

Yes. TDHCA contract requires subrecipients that exceed \$500,000 in expenditures to follow the single Audit procedures and submit a copy of the Audit to the Department for review.

*If not, please explain.*

N/A

## **Timely and Meaningful Public Participation**

*Statutory Reference 2605(b)(12)*

*How did you get timely and meaningful public participation in the development of the plan? (Please describe.)*

The Department prepared a Draft LIHEAP Plan for FFY 2013 as a means of informing interested parties prior to the annual LIHEAP Public Hearing on July 12, 2012.

The draft plan was submitted for The Department Board approval at the June 14, 2012 meeting – prior to publication.

A Texas Register announcement (see appendix), the Department website, and opt-in email distribution publication informed the Texas Legislature and general public about the public hearing.

The Draft LIHEAP Plan appeared on the Department website beginning June 18, 2012.

The Department transmitted the Draft LIHEAP Plan by e-mail to all TDHCA Energy Assistance subrecipients, Weatherization Policy Advisory Committee members, and other interested parties and let them know the document's internet location (<http://www.tdhca.state.tx.us/community-affairs/index.htm>).

The Department accepted written and verbal comments within the public participation process through July 15, 2012, 5:00 p.m. The Department requested that comments be sent by e-mail to [cate.taylor@tdhca.state.tx.us](mailto:cate.taylor@tdhca.state.tx.us) or by fax (512) 475-3935 or by postal service to TDHCA, Energy Assistance Section, P.O. Box 13941, Austin, Texas 78711-3941.

The Department incorporates public comments, including workable suggestions that do not alter the intent of LIHEAP, into the final plan.

The Department Board receives the final plan for approval on July 26, 2012.

## **Public Hearings**

Statutory Reference 2605(a)(2)

*Did you conduct public hearings on the proposed use and distribution of your LIHEAP funds?*

Yes

*When and where?*

July 12, 2012; 9:00 a.m. – 11:00 a.m.  
Texas Department of Housing and Community Affairs  
221 East 11th Street, Room 116  
Austin, Texas 78701

## **Fair Hearing Procedures**

Statutory Reference 2605(b)(13)

*Describe your fair hearing procedures for households whose applications are denied or not acted on in a timely manner. When are applicants informed of these rights?*

The Department will ensure that subrecipients provide an opportunity for a fair administrative hearing to individuals whose application for assistance is denied or not acted upon in a timely manner by requiring subrecipients to:

- print information about clients' rights on the application forms and information sheets;
- provide opportunity for fair administrative hearings in cases of application denial, delay, or inaction;
- Provide written notification to applicant of denial of assistance within ten (10) days of the adverse determination. Notification includes written instructions of the appeals process and specific reasons for the denial. Applicants wishing to appeal a decision must provide written notice to subrecipient within 10 days of receipt of the denial notice. Subrecipient maintains documentation of appeals in the client files.

Applicants may subsequently appeal to the Department. An applicant must provide a written appeal request to the Department within 10 days of receiving the subrecipient's second determination. The Department appeals committee composed of at least three persons hears the appeal within 10 days of receiving the appeal. The subrecipient provides to the Department an audio tape recording or detailed notes of its hearing and pertinent client files. The Department will review the recording and notes from the hearing, the committee's decision and any other relevant information. The Department will not take additional oral testimony. The Department will notify all parties in writing of its decision within 30 days of the receipt of the appeal.



## **Alternate Outreach and Intake**

Statutory Reference 2605(b)(15)

*For States and Puerto Rico only (not applicable to Tribes and tribal organizations or to territories whose annual regular LIHEAP allotments are \$200,000 or less):*

*Does the State agency that administers the following LIHEAP component also administer the State's welfare program?*

<b>Program Component</b>	<b>State Welfare Program administered at State LIHEAP agency? (Yes or No)</b>
Heating	No
Cooling	No
Crisis	No

*If Yes, describe alternate process for outreach and intake.*

N/A

## **Assurance 16 Activities**

Statutory Reference 2605(b)(16)

*Do you use LIHEAP funds to provide services that encourage and enable households to reduce their home energy needs and thereby the need for energy assistance? (This assurance refers to activities such as needs assessments, counseling, and assistance with energy vendors.)*

Yes

*If Yes, please describe these activities.*

1. Identify household needs.
2. Provide literature and energy conservation education.
3. Refer client to other appropriate programs.
4. Encourage responsible vendor and consumer behavior.

Subrecipients provide applications, forms, and energy education materials in Spanish, English, or other language when appropriate.

*If Yes, how do you ensure that you don't use more than 5% (statutory ceiling) of your LIHEAP funds for these activities?*

Assurance 16 activities are a separate budget category at both the state and subrecipient levels. Both the accounting and the reporting systems do not allow expenditures over the 5% cap.

## Leveraging

### Statutory Reference 2607A

Please describe leveraging activities planned for the fiscal year. *(This entry is optional.)\** Complete this entry if you plan to apply for LIHEAP leveraging incentive funds and to include in your leveraging report resources/benefits provided to low income households this fiscal year under criterion (iii) in 45 CFR 96.87(d)(2). Provide the following information for each:

- (1) Identify and described each resource/benefit;
- (2) Identify the source(s) of each resource; and
- (3) Describe the integration/coordination of each resource/benefit with the LIHEAP program, consistent with 1 or more of conditions A-H in 45 CFR 96.87(d)(2)(iii).

45 CFR 96 Section Reference	Leveraging Activities
96.87(d)(2)(i)	In order for subrecipients to serve eligible households in a comprehensive manner, creation of partnerships with private industries and utility vendors is essential. LIHEAP staff members, both at the grantee and the subrecipient level, have devoted substantial time and resources in the negotiation and design of these partnerships.
96.87(d)(1)	The resources leveraged by these activities are from non-federal sources such as utility companies. They are provided to the LIHEAP grantee or only accessible to LIHEAP clients. They represent a net addition to the total home energy resources available to low-income households, are measurable and quantifiable, and meet the requirements for countable resources.
96.87(d)(2)(iii)(D), 96.87(d)(2)(iii)(E), 96.87(d)(2)(iii)(F), and 96.87(e)(1)(i)	The following resources have been leveraged on behalf of LIHEAP clients. Subrecipients utilize state approved vendor agreements with energy providers. These agreements may provide for waivers on reconnection fees and waivers on deposits. These agreements ensure that the energy vendor will charge the eligible household only the difference between the cost of home energy actually consumed and the amount of the payment made by TDHCA through LIHEAP. Agreements ensure that energy vendors will treat LIHEAP clients with no disadvantage relative to all other customers.
96.87(d)(2)(ii), 96.87(e)(1)(iii), 96.87(e)(1)(vi)	TDHCA administers the funds through its LIHEAP WAP network of weatherization contractors. These contractors leverage DOE WAP funds for Weatherization activities.

\* Leveraged resources/benefits that are counted under criterion (iii) in 45 CFR 96.87(d)(2) must be identified and described in the grantee's LIHEAP plan and distributed as indicated in the plan. In addition, leveraging resources/benefits that are counted under criterion (ii) must be carried out under one or more components of the grantee's regular LIHEAP program.

## **ADDITIONAL CERTIFICATIONS AND REQUIREMENTS**

Attached are additional certifications required as follows:

- [Lobbying certification](#), which must be filed by all States and territories. If applicable, Form LLL, which discloses lobbying payments, must be submitted. (**Tribes and tribal organizations are EXEMPT**) (Above link shows source document only.)
- [Debarment and suspension certification](#), which must be filed by all grantees. (Above link shows source document only.)
- [Drug-free workplace requirement certification](#), which must be filed by all grantees, unless the grantee has filed a statewide certification with the Department of Health and Human Services. **STATES ONLY:** If you have filed a statewide certification for the drug-free workplace requirement, please check here:  (Above link shows source document only.)
- One of the new requirements included in the 1994 reauthorization of the statute is that grantees must include in their annual application for funds a report on the number and income levels of households applying for and receiving LIHEAP assistance, and on the number of recipient households that have members who are elderly, disabled, or young children.

**All Tribes and those territories with allotments of less than \$200,000** need only submit data on the number of households served by each component (heating, cooling, weatherization and crisis). The approval for the collection of information contained in the **LIHEAP Household Report** is covered by OMB approval number 0970-0060.

- Though not a part of this application, the report on funds to be carried over or available for reallocation as required by section 2607(a) for the preceding year must be submitted by August 1 of each year. A grant award for the current fiscal year may not be made until the carryover/reallocation report is received. The approval for the collection of information contained in the **LIHEAP Carryover and Reallocation Report** is covered by OMB approval number 0970-0106.

## **Attachments**

1. FFY 2013 LIHEAP Program Integrity Assessment Supplement
  - A. TDHCA Recommended Practice on Fraud, Waste, and Abuse
  - B. Texas Administrative Code for TDHCA's LIHEAP programs
  - C. Sample Vendor Agreement
  - D. Sample of Department approved Declaration of Income Statement
  - E. Sample TDHCA contract for PY 2012 CEAP Subrecipients
  - F. Sample TDHCA contract for PY 2012 LIHEAP WAP Subrecipients
  - G. Texas Register Notice of Public Hearing for FY 2013 LIHEAP Plan
2. Preliminary FFY 2012 LIHEAP Household Report
3. Subrecipient Agencies <http://www.tdhca.state.tx.us/community-affairs/index.htm>
4. Required Certifications
  - A. Lobbying Certification
  - B. Debarment and Suspension Certification
  - C. Drug-free Workplace requirement Certification
5. TX PY2012 DOE WAP Plan <http://www.tdhca.state.tx.us/community-affairs/index.htm>
6. LIHEAP Designation Letter for TDHCA



PROGRAM INTEGRITY ASSESSMENT SUPPLEMENT

TEXAS FFY 2013 LIHEAP PLAN

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## ABSTRACT:

HHS is requiring further detail from Grantees on their FY2013 plans for preventing and detecting fraud, abuse, and improper payments. HHS is also requiring that Grantees highlight and describe all elements of this FY2013 plan which represent improvements or changes to the Grantees' FY2012 plan for preventing and detecting fraud, abuse and improper payment prevention.

## INSTRUCTIONS:

Please provide full descriptions of the Grantee's plans and strategy for each area, and attach/reference excerpts from relevant policy documents for each question/column. Responses must explicitly explain whether any changes are planned for the new FY.

### 1. RECENT AUDIT FINDINGS

*Necessary outcomes from these systems and strategies: The timely and thorough resolution of weaknesses or reportable conditions as revealed by the audit.*

- a. **Describe any audit findings of material weaknesses and reportable conditions, questioned costs and other findings cited in FY2012 or the prior three years, in annual audits, Grantee monitoring assessments, Inspector General reviews, or other Government Agency reviews of LIHEAP agency finances.**

During the 2009 Audit by the State Auditor's office (through KPMG) an audit finding was received regarding administrative privileges within the Genesis Community Affairs Contract System and the PeopleSoft system.

In FY 2010, Grantee monitoring assessment revealed inadequate management of LIHEAP programs by two subrecipient organizations. LIHEAP contracts with both organizations were terminated.

- b. **Please describe whether the cited audit findings or relevant operations have been resolved or corrected. If not, please describe the plan and timeline for doing so in FY2013.**

Resolved – The Texas Department of Housing and Community Affairs (TDHCA or the Department) has resolved the 2009 finding by establishing a new Community Affairs Contract System which replaced the Genesis Community Affairs Contract System in April 2009. No developers have production update access in the new system.

Resolved – Termination of contracts for the inadequate management of LIHEAP programs by two subrecipient organizations.

**c. If there is no plan in place, please explain why not.**

For the 2009 PeopleSoft finding, TDHCA removed production/database administration access from the developers as noted in the finding. This occurred in May 2009.

**2. COMPLIANCE MONITORING**

*Necessary outcomes from these systems and strategies: A sound methodology, with a schedule for regular monitoring and a more effective monitoring tool to gather information.*

**a. Describe the Grantee's FY 2012 strategies that will continue in FY 2013 for monitoring compliance with State and Federal LIHEAP policies and procedures by the Grantee and local administering agencies.**

The Department requires each subrecipient to submit monthly funding and performance reports. Reports are due on the fifteenth of each month.

Contract Specialists will complete a desk monitoring review of monthly funding and performance reports to ensure the subrecipient has the capacity to carry out program activities in a timely manner.

The assigned Program Officer for each subrecipient will track program compliance and performance activities.

Program Officers will perform an onsite monitoring visit of each subrecipient at least once every two years based on a Risk Assessment Module. TDHCA may monitor a subrecipient more than once based on the previous monitoring report and current contract performance.

Program Officers will review the subrecipient's financial records such as the single audit, general ledgers, receipts, bank statements, bank reconciliation reports, and checks to ensure that program funds are being expended on allowable program activities.

Program Officers will review individual client records to ensure the clients are eligible, prioritized, and served within the contract and TDHCA established guidelines. Client files will also be reviewed to ensure household needs have been identified, the client has been provided client education, and referred to other programs that have been identified by the subrecipient.

Program Officers will complete a monitoring check list and report that outlines findings and recommendations. Upon the Manager's review, a report will be mailed to each subrecipient.

Subrecipient must submit a written response within 45 days of the report. The response must address any possible corrective actions if any.

Program Officers will perform a review of the response in order to ensure all possible corrective actions have been implemented by the subrecipient.

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Subrecipient monitoring policies are documented in the Texas Administrative Code (TAC) Title 10, Part 1, Chapter 5, Subchapter A, Rule 5.16: Monitoring of Subrecipients. All TAC rules referenced in the Program Integrity Assessment Supplement are included in Attachment B.

The Department has developed a monitoring results database for department staff to track subrecipient monitoring visits, reports, findings, and any action required by the Department and Subrecipient staff. Reports can be generated from this database to track subrecipient monitoring status and risk assessment.

This database was developed and tested for Weatherization Assistance Program subrecipients (some of which administer a LIHEAP funds for Weatherization) in FFY 2010 and 2011. Use of this monitoring results database will continue in FFY 2013.

- b. Please highlight any strategies for compliance monitoring from your plan which will be newly implemented as of FY 2013.**

The Department will continue strategies for compliance monitoring as described above in FFY 2013.

- c. If you don't have a firm compliance monitoring system in place for FY 2012, please describe how the State is verifying that LIHEAP policy and procedures are being followed.**

n/a

### **3. FRAUD REPORTING MECHANISMS**

*Necessary outcomes of these strategies and systems: Clear lines of communication for citizens, grantees, clients, and employees to use in pointing out potential cases of fraud or improper payments to State administrators.*

- a. For FY 2012 activities continuing in FY 2013, please describe all (a) mechanisms available to the public for reporting cases of suspected LIHEAP fraud, waste or abuse [These may include telephone hotlines, websites, email addresses, etc.]; (b) strategies for advertising these resources.**

The Internal Audit Division of TDHCA has initiated a toll free hotline that can be used by the general public or other stakeholders, as well as the Department's employees, to anonymously report instances of fraud, waste and abuse.

Internal Audit contracts with The Network to provide the hotline services. The Network is a third-party administrator of anonymous hotlines. The hotline is available 24 hours a day, 365 days a year and calls are answered by employees of The Network. Information can be provided anonymously via a telephone call, a fax, a letter or an e-mail. If reports are made by fax or e-mail, The Network will ensure that the complaint remains anonymous.



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Matters brought to the attention of the Department in which fraud, waste or abuse of funds may have occurred will be forwarded to the State Auditor's Office as required by the Texas Government Code, Section 321.022.

(1) If the administrative head of a department or entity that is subject to audit by the state auditor has reasonable cause to believe that money received from the state by the department or entity or by a client or contractor of the department or entity may have been lost, misappropriated, or misused, or that other fraudulent or unlawful conduct has occurred in relation to the operation of the department or entity, the administrative head shall report the reason and basis for the belief to the state auditor.

The state auditor may investigate the report or may monitor any investigation conducted by the department or entity.

(2) The state auditor, in consultation with state agencies and institutions, shall prescribe the form, content, and timing of a report required by this section.

(3) All records of a communication by or to the state auditor relating to a report to the state auditor under Subsection (a) are audit working papers of the state auditor.

As posted on the TDHCA website at <http://www.tdhca.state.tx.us/fraud-waste-abuse.htm>, an incident of fraud, waste or abuse at the Texas Department of Housing and Community Affairs, can be reported in any of the following ways:

**By Phone**

Call toll free: 877-749-3316

**By Mail**

The Network

ATTN: Texas Department of Housing and Community Affairs

333 Research Court

Norcross, GA 30092

**By Fax**

770-409-5008

Faxes need to include the following information on the cover sheet:

TO: The Network

ATTN: The Texas Department of Housing and Community Affairs

**By E-Mail**

[Reportline@tnwinc.com](mailto:Reportline@tnwinc.com)

Please include "Texas Department of Housing and Community Affairs" in the email text.

The public can also directly file a complaint with the State Auditor's Office at 1-800-TX-AUDIT or online at <https://sao.fraud.state.tx.us/Hotline.aspx>.

Texas Department of Housing and Community Affairs  
FFY 2013 LIHEAP Program Integrity Assessment Supplement

In October 2010, TDHCA developed and distributed its Recommended Practice on Fraud, Waste, and Abuse to all TDHCA Employees, posted on the Department's website and distributed via the TDHCA ListServ email system.

This email system is open to the public but subscription is required of subrecipients for all Community Affairs programs, including all LIHEAP funded programs. Program-specific announcements, policy updates, changes in requirements, and other notifications are sent via this email system.

In July 2010, the Department created The Previously Weatherized Units (PW Units) module that is used to collect the address, city, zip, date weatherized, and subrecipient name for houses and units weatherized since September 30, 1994 through non-ARRA Department of Energy (DOE) WAP funds and Low Income Housing Energy Assistance Program (LIHEAP) WAP funds. This database is only available to subrecipient agencies of LIHEAP and DOE funds.

The data collected through this module will be used to ensure no houses or units in Texas have been weatherized twice since 1994 using non-ARRA DOE WAP or LIHEAP WAP funds. Subrecipients must search using this module prior to weatherizing units.

**b. Please highlight any tools or mechanisms from your plan which will be newly implemented in FY 2013, and the timeline for that implementation.**

TDHCA will continue to post information on the Department website and distribute Listserv announcements about fraud, waste, and abuse policies. Further, Program Integrity workshops will be held at statewide conferences for all LIHEAP subrecipient attendees.

The Department's Community Affairs Training Team is working to enhance training for LIHEAP subrecipient Board of Directors. Training curriculum will include fraud prevention and detection, strengthened financial controls, and overall increased program integrity at the local subrecipient level.

**c. If you don't have any tools or mechanisms available to the public to prevent fraud or improper payments, please describe your plan for involving all citizens and stakeholders involved with your program in detecting fraud.**

n/a

**4. VERIFYING APPLICANT IDENTITIES**

*Necessary outcomes from these systems and strategies: Income and energy supplier data that allow program benefits to be provided to eligible individuals.*

**a. Describe all FY 2012 Grantee policies continuing in FY2013 for how identities of applicants and household members are verified.**

Texas Department of Housing and Community Affairs  
FFY 2013 LIHEAP Program Integrity Assessment Supplement

TDHCA policies for how identities of applicants and household members are documented are detailed in TAC Title 10, Part 1, Chapter 5:

- (1) Subchapter A, Rule 5.19: Client Income Guidelines,
- (2) Subchapter A, Rule 5.20: Determining Income Eligibility, and
- (3) Subchapter D, Rule 5.407: Subrecipient Requirements for Establishing Priority for Eligible Households and Client Eligibility Criteria.

TAC Rules are attached.

At this time, there are no policies in place for how identities of applicants and household members are verified.

TDHCA staff members have been actively participating in the National Program Integrity Workgroup and the Department has formed its own TX LIHEAP Program Integrity Workgroup comprised of members of the network of LIHEAP providers statewide, the Texas Association of Community Action Agencies (TACAA), and Department staff members. This workgroup is working to develop a system to verify identities of applicants and household members and will also look at implementation of the recommendations from HHS IM 2010-06 as described in the following sections.

Since the Program Integrity Assessment Supplement will be a required part of the annual State LIHEAP plan going forward, TDHCA will reconvene the LIHEAP Program Integrity Workgroup annually to review the Supplement and related program integrity policies. The first meeting of the TX LIHEAP program administrators will take place on June 19, 2012.

**b. Please highlight any policy or strategy from your plan which will be newly implemented in FY 2013.**

In addition to the continuing work of the TX LIHEAP Program Integrity Workgroup described above, the Department is seeking partnerships with other state agencies that maintain systems and databases to verify individual or household member identities. Discussions have begun with The Texas Health and Human Services Commission, the state designated hub for Social Security Administration data.

Partnerships are being sought with agencies such as the Texas Workforce Commission, the Texas Department of State Health Services, and the Texas Department of Criminal Justice for linkages to new hire databases, state death records, and prisoner databases respectively.

The Department is also planning to move to a statewide database for all Community Affairs Division Programs, LIHEAP included. Currently, application intake and income verification are handled by the local subrecipient agencies. By centralizing this information in a statewide database, the Department will be able to more effectively and efficiently verify LIHEAP

individual applicants and households. The Department is using the three year timeline for implementation that has been adopted by the National LIHEAP Program Integrity Workgroup.

TDHCA has also been working to assist LIHEAP subrecipient agencies that must meet the requirements of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996 (PRWORA) to gain access to the Department of Homeland Security's SAVE Verification system.

- c. If you don't have a system in place for verifying applicant's identities, please explain why and how the Grantee is ensuring that only authentic and eligible applicants are receiving benefits.**

TDHCA does not have a system in place for verification of applicant's identities as there has previously been no requirement nationally. The Department has informed the statewide LIHEAP network that the LIHEAP program is moving towards the implementation of the recommendations in IM-06.

With the achievement of the partnerships and statewide database described above, TDHCA will have more tools available to check the identity and eligibility of applicants receiving LIHEAP benefits statewide.

## 5. SOCIAL SECURITY NUMBER REQUESTS

*Necessary outcomes from these systems and strategies: All valid household members are reported for correct benefit determination.*

- a. Describe the Grantee's FY 2013 policy in regards to requiring Social Security Numbers from applicants and/or household members applying for LIHEAP benefits.**

According to the Texas Administrative Code (TAC), the Department does not currently require SSNs to verify eligibility of applicants and/or household members applying for LIHEAP benefits. See Subchapter D, Rule 5.407: Subrecipient Requirements for Establishing Priority for Eligible Households and Client Eligibility Criteria in the attached TAC Rules.

- b. Please describe whether the State's policy for requiring or not requiring Social Security numbers is new as of FY2013, or remaining the same.**

The Department's policy for not requiring Social Security numbers will remain the same for PY 2013.

- c. If the Grantee is not requiring Social Security Numbers of LIHEAP applicants and/or household members, please explain what supplementary measures are being employed to prevent fraud.**

As described in sections 2 and 3 above, the Department has a robust and effective compliance monitoring system and fraud reporting system in place. These systems will continue to be enhanced. TDHCA has also been working to assist LIHEAP subrecipient agencies that must meet

the requirements of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996 (PRWORA) to gain access to the Department of Homeland Security's SAVE Verification system.

## 6. *CROSS-CHECKING SOCIAL SECURITY NUMBERS AGAINST GOVERNMENT SYSTEMS/DATABASES*

*Necessary outcomes from these systems and strategies: Use of all available database systems to make sound eligibility determination.*

- a. **Describe if and how the Grantee used existing government systems and databases to verify applicant or household member identities in FY 2012 and continuing in FY 2013. (Social Security Administration Enumeration Verification System, prisoner databases, Government death records, etc.)**

The Department does not currently use existing government systems and databases to verify applicant or household member identities.

As described above in Section 3, the Department uses its internal Previously Weatherized Units database to ensure no houses or units in Texas have been weatherized twice since 1994 using non-ARRA DOE WAP or LIHEAP WAP funds.

- b. **Please highlight which, if any, policies or strategies for using existing government databases will be newly implemented in FY 2013.**

As described above in section 4b, TDHCA has been working to assist LIHEAP subrecipient agencies that must meet the requirements of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996 (PRWORA) to gain access to the Department of Homeland Security's SAVE Verification system.

- c. **If the Grantee won't be cross checking Social Security Numbers and ID information with existing government databases, please describe how the Grantee will supplement this fraud prevention strategy.**

In addition to the SAVE Verification System described above, the Department will supplement the fraud prevention strategy by continuing the LIHEAP Program Integrity Workgroup. Continuing this workgroup will ensure that the newly implemented strategy is suitable for the Department, LIHEAP subrecipients, vendors, and clients.

The fraud, waste, and abuse policies described in section 3 will also continue to be practiced and enhanced as the LIHEAP program in administered statewide.

## 7. *VERIFYING APPLICANT INCOME*

*Necessary outcomes from these systems and strategies: Effective income determination achieved through coordination across program lines.*

**a. Describe how the Grantee or designee used State Directories of new hires or similar systems to confirm income eligibility in FY 2012 and continuing in FY 2013.**

The Department does not currently use State Directories of new hires or similar systems to confirm income eligibility in FY2012.

To determine income eligibility for program services, subrecipients must base annualized eligibility determinations on household income from thirty (30) days prior to the date of application for assistance. Each subrecipient must maintain documentation of income from all sources for all household members for the entire thirty (30) day period prior to the date of application and multiply the monthly amount by twelve (12) to annualize income. Income documentation must be collected from all income sources for all household members eighteen (18) years and older for the entire thirty (30) day period.

If proof of income is unavailable, the applicant must complete and sign a Department approved Declaration of Income Statement (DIS). A sample Declaration of Income Statement is attached.

**b. Please highlight any policies or strategies for using new hire directories which will be newly implemented in FY 2013.**

As stated in previous sections, the Department is seeking partnerships with other state agencies that maintain systems and databases to verify individual or household member identities.

**c. If the Grantee won't be using new hire directories to verify applicant and household member incomes how will the Grantee be verifying the that information?**

Beginning in PY 2012, in an attempt to limit use of the DIS described above, all self-certifications of client income must include a notarized statement signed by the potential applicant indicating that the client has no other proof of income. Each affected client file must include evidence of the various attempts at proving eligibility.

All Declaration of Income Statements must be accompanied by a statement written by the client indicating that the client has no other proof of income and documenting efforts made to obtain income statements. The client statement must include a notarized signature.

**8. PRIVACY-PROTECTION AND CONFIDENTIALITY**

*Necessary outcomes from these systems and strategies: Clear and secure methods that maintain confidentiality and safeguard the private information of applicants.*

**a. Describe the financial and operating controls in place in FY 2012 that will continue in FY 2013 to protect client information against improper use or disclosure.**

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Subrecipients maintain client information onsite. Each has policies and procedures in place to protect client confidentiality. Data submitted to TDHCA electronically is stored on a secure server.

The Department has a coding system in place for all monitoring reports that reference client data to ensure that no client information is released.

**b. Please highlight any controls or strategies from your plan which will be newly implemented as of FY 2013.**

The workgroup as described in the previous sections will address further controls to ensure the security and confidentiality of private information disclosed by applicants.

All agreements with statewide partners will require built in controls to ensure client confidentiality during data transfer.

**c. If you don't have relevant physical or operational controls in place to ensure the security and confidentiality of private information disclosed by applicants, please explain why.**

n/a

**9. LIHEAP BENEFITS POLICY**

*Necessary outcomes from these systems and strategies: Authorized energy vendors are receiving payments on behalf of LIHEAP eligible clients.*

**a. Describe FY 2012 Grantee policies continuing in FY 2013 for protecting against fraud when making payments, or providing benefits to energy vendors on behalf of clients.**

Federal law requires that all LIHEAP subrecipients have vendor agreements in place with energy vendors. The Department monitors each subrecipient to ensure that vendor agreements are in place. Monitoring practices are described in Section 2 above.

These vendor agreements ensure that no LIHEAP benefit payments are made directly to clients or to vendors without agreements.

**b. Please highlight any fraud prevention efforts relating to making payments or providing benefits which will be newly implemented in FY 2013.**

All policies described above will continue in FFY 2013.

**c. If the Grantee doesn't have policy in place to protect against improper payments when making payments or providing benefits on behalf of clients, what supplementary steps is the Grantee taking to ensure program integrity.**

n/a

**10. PROCEDURES FOR UNREGULATED ENERGY VENDORS**

*Necessary outcomes from these systems and strategies: Participating vendors are thoroughly researched and inspected before benefits are issued.*

- a. Describe the Grantee's FY 2012 procedures continuing in FY 2013 for averting fraud and improper payments when dealing with bulk fuel dealers of heating oil, propane, wood and other un-regulated energy utilities.**

As above, Federal law requires that all LIHEAP subrecipients have vendor agreements in place with energy vendors. The Department monitors each subrecipient to ensure that vendor agreements are in place.

- b. Please highlight any strategies policy in this area which will be newly implemented in FY 2013.**

All policies described above will continue in FFY 2013.

- c. If you don't have a firm plan for averting fraud when dealing with unregulated energy vendors, please describe how the Grantee is ensuring program integrity.**

n/a

#### **11. VERIFYING THE AUTHENTICITY OF ENERGY VENDORS**

*Necessary outcomes from these systems and strategies: An effective process that effectively confirms the existence of entities receiving federal funds.*

- a. Describe Grantee FY 2012 policies continuing in FY 2013 for verifying the authenticity of energy vendors being paid under LIHEAP, as part of the Grantee's procedure for averting fraud.**

As above, Federal law requires that all LIHEAP subrecipients have vendor agreements in place with energy vendors. The Department monitors each subrecipient to ensure that vendor agreements are in place

- b. Please highlight any policies for verifying vendor authenticity which will be newly implemented in FY 2013.**

Vendor agreements will be amended to require a Tax Identification Number (TIN) from each vendor. This TIN will be verified with the Texas Comptroller and/or Secretary of State.

Further, the Department will begin to verify energy vendors through the Public Utilities Commission database of regulated electric vendors and the Texas Railroad Commission database of regulated propane vendors.

- c. If you don't have a system in place for verifying vendor authenticity, please describe how the Grantee can ensure that funds are being distributed through valid intermediaries?**

n/a



## 12. TRAINING AND TECHNICAL ASSISTANCE

*Necessary outcomes from these systems and strategies: The timely and thorough resolution of weaknesses or reportable conditions as revealed by the audit.*

- a. **In regards to fraud prevention, please describe elements of your FY 2012 plan continuing in FY 2013 for training and providing technical assistance to (a) employees, (b) non-governmental staff involved in the eligibility process, (c) clients, and (d) energy vendors.**

The Department provides training and technical assistance to employees, non-governmental staff involved in the eligibility process, clients, and energy vendors as requested. Further, the Department provides in person training and technical assistance at statewide conferences.

- b. **Please highlight specific elements of your training regiment and technical assistance resources from your plan which will represent newly implemented in FY 2013.**

The Fraud Prevention training class developed for the Department's Weatherization Assistance Program will be made available online.

Subrecipient agencies will be required to post Fraud, Waste and Abuse posters where non-governmental staff involved in the eligibility process, (c) clients, and (d) energy vendors are present.

Any entity that has signed a vendor agreement will receive the Department's monitoring practices for fraud compliance.

- a. **If you don't have a system in place for anti-fraud training or technical assistance for employees, clients or energy vendors, please describe your strategy for ensuring all employees understand what is expected of them and what tactics they are permitted to employ.**

n/a

## 13. AUDITS OF LOCAL ADMINISTERING AGENCIES

*Necessary outcomes from these systems and strategies: Reduce improper payments, maintain local agency integrity, and benefits awarded to eligible households.*

- a. **Please describe the annual audit requirements in place for local administering agencies in FY 2012 that will continue into FY 2013.**

The Department's LIHEAP program is audited under the Single Audit Act. TDHCA contracts require subrecipients that exceed \$500,000 in expenditures to follow the single Audit procedures and submit a copy of the Audit to the Department for review.

Subrecipients not exempt from the single audit requirements are responsible for submitting their Single Audit Report within thirty (30) days of completion of their audit and no later than

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nine (9) months after the end of the audit period (fiscal year end) to the Department's Portfolio Management and Compliance Division as well as to the CA Division. Refer to 31 U.S.C. §7502.

In addition to the Audit requirement described above, subrecipients are also subject to monitoring visits from the Department as described in section 2. Compliance Monitoring.

**b. Please describe new policies or strategies to be implemented in FY 2013.**

All policies described above will continue. There is nothing new for the 2013 plan.

**c. If you don't have specific audit requirements for local administering agencies, please explain how the Grantee will ensure that LIHEAP funds are properly audited under the Single Audit Act requirements.**

n/a

**ADDITIONAL INFORMATION**

Please attach further information that describes the Grantee's Program Integrity Policies, including supporting documentation from program manuals, including pages/sections from established LIHEAP policies and procedures.

**Supplement Attachments**

- A) TDHCA Recommended Practice on Fraud, Waste, and Abuse
- B) Texas Administrative Code for TDHCA's LIHEAP programs
- C) Sample of Vendor Agreement
- D) Sample of Department approved Declaration of Income Statement
- E) Sample TDHCA contract for PY 2011 CEAP Subrecipients
- F) Sample TDHCA contract for PY 2011 LIHEAP WAP Subrecipients



## **TDHCA Recommended Practice on Fraud, Waste, and Abuse**

**Distributed October 19, 2010**

### **1.0. Guideline.**

The Fraud, Waste, and Abuse Guideline was established to provide guidance to TDHCA Subrecipient employees that observe, have knowledge of, or suspect that fraud, waste, or abuse of public funds is occurring or has occurred. It is the intent of this guideline to promote awareness of the potential for fraud, waste, and abuse and to provide guidelines for Subrecipient employees to follow that will help ensure incidents of this nature are handled in an appropriate manner.

### **2.0. Definitions.**

- 2.1. **Fraud** – Any intentional act or omission designed to deceive, resulting in a loss to an individual or entity and a gain for the perpetrator.

General Examples:

- Theft or misuse of money, equipment, supplies and/or other materials
- Falsifying financial records to conceal the theft of money or property
- Intentionally misrepresenting goods provided or services rendered or the cost of goods and services
- Soliciting or accepting a bribe or kickback
- Falsifying payroll information

Specific Examples:

- Billing for goods or services not rendered
- Billing for unnecessary goods or services
- Duplicate billing
- Intentionally performing inadequate inspection of properties to allow a contractor to get away with shoddy workmanship or non-performance
- Removing or using surplus construction supplies for personal use or other construction jobs
- Maintaining fictitious clients, jobs, vendors, or employees
- Bid rigging, where a contract is promised to one party even though, for the sake of appearance, several other parties are invited to present a bid
- Underbidding a contract, where a contractor bids less than the amount the contract will actually cost to perform. Contractors often find ways to recover the money that was lost in the underbid (e.g., scope creep).
- Businesses posing as a Historically Underutilized Businesses (HUB), defined as businesses owned by women, minorities, and service disabled veterans, to increase

their chances of being awarded a contract.

- Contractor paying a bribe to a Subrecipient or an employee of a Subrecipient in exchange for preferential treatment such as a contract award or an inadequate inspection.

2.2. **Waste** – The intentional or unintentional, thoughtless or careless expenditure, consumption, mismanagement, use, or squandering of resources. Waste also includes incurring unnecessary costs because of inefficient or ineffective practices, systems, or controls.

General Examples:

- Purchasing unnecessary supplies, materials, and equipment
- Purchasing supplies without regard for cost
- Using supplies, materials, and equipment carelessly resulting in unnecessary waste and replacement
- Failure to reuse or recycle major resources or reduce waste generation

2.3. **Abuse** – Intentional destruction, diversion, manipulation, misapplication, maltreatment, or misuse of resources. Extravagant or excessive use as to abuse one's position or authority. Abuse can occur in financial or non-financial settings.

General Examples:

- Making procurement or vendor selections that are contrary to existing policies or are unnecessarily extravagant or expensive.
- Receiving favor for awarding contracts to certain vendors.
- Using one's position for personal gain or to gain an advantage over another.
- Failure to report damage to equipment or property.
- Creating unneeded overtime.
- Requesting staff to perform personal errands or work tasks for a supervisor or manager.
- Travel choices that are contrary to existing travel policies or are unnecessarily extravagant or expensive.

Additional Example Specific to Community Affairs:

- Using State or Federal funds or equipment for non-State or Federal purposes

### 3.0. Suggested Procedures.

3.1 A Subrecipient employee who observes, has knowledge of, or suspects that fraud, waste, or abuse is occurring or has occurred, and **does not desire anonymity**, should:

a) Immediately report the incident to the appropriate TDHCA Program Manager (Energy Assistance or Community Services) in person or by phone. The Program Manager will be responsible for notifying the Director of Community Affairs, the Deputy Executive Director for Community Based Programs, and the TDHCA Director of Internal Audit, or his/her designee, in person or by phone of the suspected activity.

b) The employee should be prepared to provide the following information verbally or in writing, to the extent known, regarding the incident:

- i. Who was involved? (Names and phone numbers, if available)

- ii. What happened? (Summary of events, additional sources of evidence)
  - iii. When did it happen? (Date, time, frequency)
  - iv. Where did it happen? (Location, city, state)
  - v. Why was it done? (Estimated loss to the government, gain to violator)
  - vi. How did it happen? (What scheme was used)
  - vii. Who else is aware of the incident, to your knowledge? (Names and phone numbers, if available)
  - viii. What is the source of the information? (Personal observation, employee compliant, monitoring results)
- c) Follow any instructions provided by TDHCA management and the TDHCA Director of Internal Audit, or his/her designee, regarding "Next Steps" in the investigation.
- 3.2. A Subrecipient employee who observes, has knowledge of, or suspects that fraud, waste, or abuse is occurring or has occurred, and **wishes to remain anonymous**, should:
- a) Immediately report the incident to TDHCA's Fraud \* Waste \* Abuse Hotline, which can be accessed via TDHCA's website (lower left side) **-OR-** contact the State Auditor's Office via TDHCA's website (lower left side) or call their Hotline at 1-800-TX-AUDIT (892-8348).
  - b) The employee, though anonymous, must be willing to share specific information regarding the incident. The employee should be prepared to provide the following information, to the extent known, regarding the incident:
    - i. Who was involved? (Names, addresses, phone numbers, if available)
    - ii. What happened? (Summary of events, additional sources of evidence)
    - iii. When did it happen? (Date, time, frequency)
    - iv. Where did it happen? (Location, city, state)
    - v. Why was it done? (Estimated loss to the government, gain to violator)
    - vi. How did it happen? (What scheme was used)
    - vii. Who else is aware of the incident, to your knowledge? (Names and phone numbers, if available)
    - ix. What is the source of the information? (Personal observation, employee compliant, monitoring results)

#### **4.0. Confidentiality.**

- 4.1 Subrecipient employees that are aware of a fraud, waste, or abuse incident are discouraged from discussing the case, facts, suspicions, or allegations with anyone outside the organization **-OR-** with anyone within the organization that does not have a legitimate need to know.
- 4.2 Until an incident is fully investigated and resolved, it is critical to refrain from discussing it with the suspected individual(s) or anyone not directly involved in the investigation to avoid alerting the individual(s) that an investigation is under way and to minimize the impact of any mistaken accusations.
- 4.3 Any inquiries from the suspected individual(s) or their attorneys or representatives should be directed to TDHCA Management or TDHCA Internal Audit.
- a) The proper response to such an inquiry is: "I am not at liberty to discuss this matter."

- b) Under no circumstances should any reference be made to what a person is known or suspected of doing.
  - c) No promises of any kind should be made.
- 4 No Subrecipient employee should contact the suspected individual(s) in an effort to determine facts or demand restitution.

**Texas Administrative Code Rules referenced in the  
FFY 2013 LIHEAP Plan Program Integrity Supplement**

TITLE 10. COMMUNITY DEVELOPMENT.

PART 1. TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS.

CHAPTER 5. COMMUNITY AFFAIRS PROGRAMS.

SUBCHAPTER A. GENERAL PROVISIONS.

§5.16. Monitoring of Subrecipients.

§5.19. Client Income Guidelines.

§5.20. Determining Income Eligibility.

**§5.16. Monitoring of Subrecipients.**

(a) The Department's Community Affairs Division (CAD) is responsible for ensuring that the Community Services Block Grant (CSBG), Comprehensive Energy Assistance Program (CEAP), Weatherization Assistance Program (WAP), and Emergency Shelter Grant Program (ESGP) program activities are completed and that the funds are expended in accordance with the contract provisions and applicable State and Federal rules, regulations, policies, and related statutes. In order to ensure such, the Department will conduct monitoring reviews of the subrecipients to evaluate the effectiveness of subrecipient's performance and program compliance through on-site and desk monitoring as described in §5.15 of this chapter (relating to Federal Funding Accountability and Transparency Act (FFATA)) following the requirements of §678B of PL 105-285 Subtitle B, §2605(B)(10) of PL 97-35, as amended, 10 CFR §440.23(d), and 24 CFR §576.61 and §576.57(f) and (g), respectively.

(1) CAD employs a subrecipient monitoring procedure that is based upon an assessment of associated risks. The factors may include but are not limited to the status of the most recent monitoring report, timeliness of grant reporting, results of the last on-site monitoring review, number and funding amount of Department funded contracts, final expenditure rate, and single audit status or other factors. Ranking of subrecipients will determine whether an on-site review or a desk review is completed unless Department management determines an on-site review is needed.

(2) CAD may conduct unannounced on-site monitoring reviews of subrecipients identified as at risk for contract termination, if deficiencies identified from prior monitoring activities persist or remain unresolved for an unreasonable period of time. In the event of reports of fraud and abuse or other extenuating circumstances the Department may make an unannounced on-site monitoring review.

(3) Follow-up reviews may be performed to ensure implementation of corrective action of subrecipients that failed to meet the goals, standards, and requirements established by the Department.

(4) Technical assistance and training will be provided to the subrecipient to address program deficiencies.

(5) A monitoring instrument is used to perform monitoring reviews. Support documentation is retained by the Department to verify: the achievement of performance goals; conduct of eligible activities; and compliance with other contractual regulatory provisions and financial accountability. Monitoring reviews of subrecipients also include reviewing annual financial reports and any related management letters and financial documents.

(6) Following the onsite monitoring review, a monitoring report is prepared and submitted to the subrecipients outlining any administrative, program, and financial deficiencies. The monitoring report also includes notes, recommended improvements, corrective actions or a corrective action plan. Subrecipients must respond to the monitoring report within forty-five (45)



calendar days from the date of the monitoring report except for WAP subrecipients whom must respond within thirty (30) calendar days.

(A) Finding--The written description of a deficient condition which is significantly substandard according to the monitoring standards. Findings may also be deficiencies found with regard to compliance with program rules, required cost principles, federal, state and/or local laws, and generally accepted accounting procedures or Generally Accepted Accounting Principles. In general, findings require corrective action to create an acceptable level of risk for disbursement of funds. The description of a finding might include the cause and effect of the deficient condition.

(B) Recommended Improvement--Suggested best practice(s) to enhance program, operational, financial, or administrative practices.

(C) Note--An explanatory tool to further describe and clarify findings or recommended improvements. A note may also be used to include additional information related to the monitoring review but not related to a finding or recommended improvement.

(7) Subrecipients are required to have at a minimum the following documents available, and any other requested documents, for the monitoring review:

- (A) Roster of staff (name, title, salary and status)--All Community Affairs programs;
- (B) Current agency organization chart;
- (C) List of Board of Directors to include: names, addresses and telephone numbers, tenure on the board, section represented by the board member, list of committees--CSBG and ESGP;
- (D) Board election/selection materials--CSBG;
- (E) Board minutes (previous six meetings) and attendance roster--CSBG and ESGP;
- (F) List of neighborhood centers with names of staff--CSBG and CEAP;
- (G) Personnel policies;
- (H) Bylaws--CSBG and ESGP;
- (I) Travel policies and records;
- (J) Chart of accounts;
- (K) Accounting records (journals/ledgers) and support documentation;
- (L) Amount of Cash on Hand (at time of monitoring);
- (M) Bank reconciliation records;
- (N) Agency's proof of fidelity bond coverage;
- (O) Documentation of match requirements--ESGP;
- (P) Closeout data for prior program year--CEAP and WAP;
- (Q) Access to client files and documentation of performance--All Community Affairs programs;
- (R) Declaration of Income Statement (DIS) Policy/Procedure--All Community Affairs programs;
- (S) Appeals Procedures--CEAP and WAP;
- (T) Subcontract agreements with appropriate procurement packages (if applicable)--All Community Affairs programs;
- (U) Procurement policy;
- (V) Documentation of current contract inventory--All Community Affairs programs;
- (W) Documentation of coordination with other local programs (including contact person and phone numbers)--CSBG;
- (X) Copies of most recent monitoring reports and/or performance reviews of all programs administered by the organization;
- (Y) Copy of the most recent Single Audit Report--Organizations that expend more than \$500,000 in federal funds during a fiscal year must have a single audit conducted for that year (A-133 Subpart B.200). Organizations that do not exceed the \$500,000 federal fund expenditure threshold are exempt from the single audit requirements. If an organization is not required to

have a single audit performed, the organization must provide the end-of-the-year financial statements (balance sheet, income statement, and statement of cash flow); and

(Z) If applicable, documentation of the most recent Head Start Onsite Monitoring Document review, including results, responses, and current status--CSBG.

(b) Subrecipients not exempt from the single audit requirements are responsible for submitting their Single Audit Report within thirty (30) days of completion of their audit and no later than nine (9) months after the end of the audit period (fiscal year end) to the Department's Portfolio Management and Compliance Division as well as to the CA Division. Refer to 31 U.S.C. §7502.

(c) Monitoring reviews of subrecipients will include a review of the subrecipients annual financial reports and any related management letters and financial documents.

#### **§5.19. Client Income Guidelines.**

(a) The Department has defined eligibility for program assistance under the poverty income guidelines provided annually by the Secretary of the U.S. Department of Health and Human Services.

(b) The Department will use the following list of included and excluded income to determine eligibility for all programs.

(1) Included Income:

(A) Temporary Assistance for Needy Families (TANF);

(B) Money, wages and salaries before any deductions;

(C) Net receipts from non-farm or farm self-employment (receipts from a person's own business or from an owned or rented farm after deductions for business or farm expenses);

(D) Regular payments from social security;

(E) Railroad retirement;

(F) Unemployment compensation;

(G) Strike benefits from union funds;

(H) Worker's compensation;

(I) Training stipends;

(J) Alimony;

(K) Military family allotments;

(L) Private pensions;

(M) Government employee pensions (including military retirement pay);

(N) Regular insurance or annuity payments; and

(O) Dividends, interest, net rental income, net royalties, periodic receipts from estates or trusts; and net gambling or lottery winnings.

(2) Excluded Income:

(A) Social Security Disability Insurance (SSDI) payments;

(B) Supplemental Security Income (SSI) payments;

(C) Capital gains; any assets drawn down as withdrawals from a bank;

(D) The sale of property, a house, or a car;

(E) One-time payments from a welfare agency to a family or person who is in temporary financial difficulty;

(F) Tax refunds, gifts, loans, and lump-sum inheritances;

(G) One-time insurance payments, or compensation for injury;

(H) Non-cash benefits, such as the employer-paid or union-paid portion of health insurance or other employee fringe benefits;

(I) Food or housing received in lieu of wages;

(J) The value of food and fuel produced and consumed on farms;

(K) The imputed value of rent from owner-occupied non-farm or farm housing;

- (L) Federal non-cash benefit programs as Medicare, Medicaid, Food Stamps, and school lunches;
- (M) Housing assistance and combat zone pay to the military;
- (N) Veterans (VA) Disability Payments;
- (O) College scholarships, Pell and other grant sources, assistantships, fellowships and work study, VA Education Benefits (GI Bill); and
- (P) Child support payments.

**§5.20. Determining Income Eligibility.**

(a) The U.S. Department of Health and Human Services (USDHHS) annually provides poverty income guidelines for use in determining client eligibility. Community Affairs Division programs are required to follow these income guidelines for the programs listed in subsections (b) - (d) of this section.

(b) The following client eligibility levels (until superseded) shall apply to clients at the time the client makes an application for services:

- (1) Community Services Block Grant (CSBG)--125% of the current federal poverty level;
- (2) Emergency Shelter Grants Program (ESGP)--100% of the current federal poverty level;
- (3) Homelessness Prevention and Rapid Re-Housing Program (HPRP)--50% of Area Median Income as defined by USDHUD;
- (4) Weatherization Assistance Program (WAP) and ARRA WAP--200% of the current federal poverty level; and
- (5) Comprehensive Energy Assistance Program (CEAP)--200% of the current federal poverty level.

(c) To determine income eligibility for program services, subrecipients must base annualized eligibility determinations on household income from thirty (30) days prior to the date of application for assistance. Each subrecipient must maintain documentation of income from all sources for all household members for the entire thirty (30) day period prior to the date of application and multiply the monthly amount by twelve (12) to annualize income. Income documentation must be collected from all income sources for all household members eighteen (18) years and older for the entire thirty (30) day period.

(d) If proof of income is unavailable, the applicant must complete and sign a Department approved Declaration of Income Statement.

**SUBCHAPTER D. COMPREHENSIVE ENERGY ASSISTANCE PROGRAM.**

**§5.407. Subrecipient Requirements for Establishing Priority for Eligible Households and Client Eligibility Criteria.**

(a) The subrecipients shall set the client income eligibility level at or below 125% of the federal poverty level in effect at the time the client makes an application for services.

(b) Subrecipient shall determine client income. Income inclusions and exclusions to be used to determine total household income are those noted in §5.19 of this chapter (relating to Client Income Guidelines).

(c) Subrecipients shall base annualized eligibility determinations on household income from the thirty (30) day period prior to the date of application for assistance. Each subrecipient shall document and retain proof of income from all sources for all household members eighteen (18) years and older for the entire thirty (30) day period prior to the date of application and multiply by twelve (12) to annualize income.

(d) In the case of migrant, or seasonal workers, or similarly situated workers, a longer period than thirty (30) days may be used for annualizing income.

(e) If proof of income is unavailable, the applicant must complete and sign a Declaration of Income Statement (DIS). In order to use the DIS form, each subrecipient shall develop and implement a written policy and procedure on the use of the DIS form, including policies requiring a client statement of efforts to obtain documentation of income with a notarized client signature. In developing the policy and procedure, subrecipients shall give consideration to limiting the use of the DIS form to cases where there are serious extenuating circumstances that justify the use of the form. Such circumstances might include crisis situations such as applicants that are affected by natural disaster which prevents the applicant from obtaining income documentation, applicants that flee a home due to physical abuse, applicants who are unable to locate income documentation of a recently deceased spouse, or whose work is migratory, part-time, temporary, self-employed or seasonal in nature. To ensure limited use, the Department will review the written policy and its use, as well as client-provided descriptions of the circumstances requiring use of the form, during on-site monitoring visits.

(f) Social security numbers are not required for applicants for CEAP.

(g) The subrecipients shall establish priority criteria to serve persons in households who are particularly vulnerable such as the elderly, persons with disabilities, families with young children, high residential energy users, and households with high energy burden. High residential energy users and households with high energy burden are defined as follows:

(1) Households with Energy Burden which exceeds the median energy burden of income-eligible households characterized by the Department as experiencing high energy burden. The Department calculates energy burden by dividing home energy costs by the household's gross income.

(2) Households with annual energy expenditures which exceed the median home expenditures for income-eligible households are characterized by the Department as high energy consumers.

(h) Homeowners and renters will be treated equitably under all programs funded in whole or in part from LIHEAP funds. For those renters who pay heating and/or cooling bills as part of their rent, the subrecipient shall make special efforts to determine the portion of the rent that constitutes the fuel heating and/or cooling payment. If "sub metering" is not available, the subrecipient shall exercise care when negotiating with the landlords so the cost of utilities quoted is in line with the consumption for similar residents of the community. If the subrecipient pays the landlord, then the landlord shall furnish evidence that he/she has paid the bill and the amount of assistance must be deducted from the rent, if the utility payment is not stated separately from the rent. An agreement stating the terms of the payment negotiations must be signed by the landlord.

(i) A household unit cannot be served if the meter is utilized by another household.

**VENDOR AGREEMENT  
COMPREHENSIVE ENERGY ASSISTANCE PROGRAM**

The purpose of the Comprehensive Energy Assistance Program (CEAP) funded from the Low-Income Home Energy Assistance Program (LIHEAP) grant is to maintain an energy supply to heat and cool the residences of eligible low-income clients.

For purposes of this agreement, a Retail Energy Provider is defined as an electricity, natural gas, propane, or wood vendor who sells the energy product to residential customers of energy for the purposes of heating or cooling the residence.

The Retail Energy Provider (Vendor) agrees to honor the purpose of the CEAP and to accept pledges of payment from CEAP Agencies only for certified customers to whom Vendor continues to provide energy services. The Energy Assistance Provider (Agency) agrees to make payments only for eligible low-income clients.

This vendor agreement is by and between:

\_\_\_\_\_ and  
Energy Assistance Provider (Agency)

\_\_\_\_\_ and  
Retail Energy Provider (Vendor)

Vendor and Agency agree to assist customers in the following counties:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This agreement shall be effective from the \_\_\_ day of \_\_\_\_\_ 20\_\_ for a period not to exceed two years from the effective date. Either party may terminate this agreement by written notice. Such written notice of termination shall not be effect any obligation by either party incurred prior to the receipt of such notice. Notice shall be sent via certified mail with return receipt requested.

\_\_\_\_\_  
(Vendor Name)

\_\_\_\_\_  
(Vendor Mailing Address)

\_\_\_\_\_  
(Name of Agency)

\_\_\_\_\_  
(Agency Mailing Address)

The Agency named above represents and warrants to Vendor that it is a subrecipient of the Texas Department of Housing and Community Affairs ("TDHCA") and as such is authorized and has received funding from the TDHCA to provide bill payment assistance service for eligible low-income households.

The Vendor named above is a Retail Energy Provider who represents and warrants that it is authorized to receive payment from Agency on behalf of a customer that the Agency has determined to be eligible under the CEAP guidelines and as such is a "Certified Customer".

**Vendor will, with reference to a Certified Customer:**

- Extend the CEAP applicants energy service for up to five (5) business days while the Agency determines whether the CEAP applicant is eligible pursuant to the CEAP guidelines;
- Upon receipt of a completed and signed Energy Assistance Pledge Agreement (the form of which is attached hereto and incorporated herein as Exhibit "A") (Pledge Agreement) continue or restore energy service to Certified Customer without any increase in energy charges, service charges, or other charges affecting the total cost of the bill excluding disconnect/reconnect fees and tampering fees;
- Invoice the Certified Customer in accordance with Vendor's normal billing practices;
- Upon verbal or written request from Agency, provide at no cost to the Agency the Certified Customer's billing history for the previous twelve (12) months, or available history plus estimates if less than 12 months of billing history and usage is available. Vendor will transmit such billing history via electronic mail or facsimile no later than the end of the next business day following the request.
- Work with Agency and Certified Customer to explore the feasibility of offering flexible payment arrangements that may include, without limitation, waiving security deposits, reconnect fees, application fees, and all other fees whenever possible;
- Not discriminate against Certified Customer in price or services, including the availability of deferred payment plans, level or average payment plans, discount, budget, advance payment or other credit plans; provided, however, that the Certified Customer must meet the qualification criteria of Vendor for any such plans.
- Not refuse to provide energy service or otherwise discriminate in the marketing and provision of energy service to any Certified Customer because of race, creed, color, national origin, ancestry, sex, marital status, lawful source of income, level of income, disability financial status, location of customer in an economically distressed geographic area, or qualification for low-income or energy efficiency services;
- Allow Agency forty-five (45) days from the date of the pledge to forward payment to the vendor. Vendor agrees not to consider the portion of the Certified Customer's account to be paid by the Agency delinquent if said payment is received within the above mentioned forty-five (45) day period and Vendor is provided with a signed pledge from the Agency within 5 days of identifying a Certified Customer and making a pledge;

- Not interrupt service if Certified Customer enters into an agreement with the Vendor concerning how the Certified Customer will pay the balance owed Vendor and the Certified Customer is meeting the obligations under such agreement.
- **The Agency will:**
- Not provide pledges on behalf of a Certified Customer to Vendor without having adequate funds to pay such pledge;
- Pay pledges within forty-five (45) of making pledge to Vendor;
- Determine if a customer is a Certified Customer within five (5) business days of contacting Vendor.
- Provide Vendor a list of names, telephone numbers and email addresses of Agency staff designated to make pledges on behalf of the Agency in Certified Clients.

\_\_\_\_\_  
 Authorized Vendor Signature

\_\_\_\_\_  
 Date Agreement Signed

\_\_\_\_\_  
 Typed Name of Authorized Signature

\_\_\_\_\_  
 Title of Authorized Signature

\_\_\_\_\_  
 (Area Code) Telephone Number

\_\_\_\_\_  
 Authorized Agency Signature

\_\_\_\_\_  
 Date Agreement Signed

\_\_\_\_\_  
 Typed Name of Authorized Signature

\_\_\_\_\_  
 Title of Authorized Signature

\_\_\_\_\_  
 (Area Code) Telephone Number

**DECLARATION OF INCOME STATEMENT  
(DECLARACION DE INGRESOS)**

I, \_\_\_\_\_, do hereby declare on \_\_\_\_\_ (date) that:  
(Yo) (Applicant's Name/Nombre del Solicitante) (declaro que:) en esta fecha

- I have no documented proof of income due to the following situation \_\_\_\_\_

\_\_\_\_\_  
(No tengo prueba para documentar mis ingresos por medio de tal razones)

- I am applying for assistance from \_\_\_\_\_:  
(Yo deseo aplicar para asistencia con \_\_\_\_\_ (agencia):) (Agency Name)

My household consists of \_\_\_\_\_ number of persons and the following household members, 18 years and older, have earned the following gross income during the 30 day period prior to the date of application for assistance:

Name: _____	Gross Amount Earned: _____
Name: _____	Gross Amount Earned: _____
Name: _____	Gross Amount Earned: _____
Name: _____	Gross Amount Earned: _____

(En mi hogar radican (¿cuántas?) personas, y los siguientes miembros que tienen 18 años de edad ó mas que han ganado dinero durante los pasados 30 días antes de aplicar para asistencia. Indique el nombre y los ingresos ganados de cada miembro.)

- My household's gross income, for all household members 18 years and older, for the 30 day period prior to the date of application for assistance is \$ \_\_\_\_\_  
(El total de los ingresos de mi hogar, para los miembros que tienen 18 años de edad ó mas por los pasados 30 días pasados, antes de aplicar por asistencia es (¿cuánto?))
- and my household's gross annualized income based on the 30 day period prior to the date of application for assistance is \$ \_\_\_\_\_  
(y el ingreso anual de mi hogar ha sido calculado para el año, según los pasados 30 días, antes de aplicar para asistencia, llegan a (¿cuántos dólares?))

I certify that the above information for the income of all household members 18 years and older is true and correct to the best of my knowledge and belief. (Yo certifico que la información proveida de los ingresos de los miembros de mi hogar que tienen 18 años ó mas es verdadera y correcta según mi saber y creencia.)

I understand that the information will be verified to the extent possible; and that I may be subject to prosecution for providing false or fraudulent information. (Comprendo que la información será verificada hasta donde sea posible y que puedo ser enjuiciado por haber proveido información falsa ó fraudulenta.)

\_\_\_\_\_  
(Applicant Signature/Firma del Solicitante)

\_\_\_\_\_  
(Date/Fecha)

\_\_\_\_\_  
(Street Address/Dirección)

\_\_\_\_\_  
(City/Ciudad)

\_\_\_\_\_  
(County/Condado)

\_\_\_\_\_  
(Zip/Código Postal)

\_\_\_\_\_  
(Subrecipient Representative's Signature and Title)

\_\_\_\_\_  
Date

\_\_\_\_\_  
(Reviewed & Approved (Ex. Dir. or Prog. Dir. Name & Title)

\_\_\_\_\_  
Date



**TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**

CONTRACT NO. [REDACTED] FOR THE FY 2012  
COMPREHENSIVE ENERGY ASSISTANCE PROGRAM (CEAP)  
(CFDA # 93.568)

**SECTION 1. PARTIES TO THE CONTRACT**

This CEAP Contract No. [REDACTED] (the "Contract") is made by and between the Texas Department of Housing and Community Affairs, a public and official agency of the State of Texas (the "Department"), an agency of the State of Texas and [REDACTED] (the "Subrecipient"), hereinafter the Parties .

**SECTION 2. CONTRACT PERIOD**

The period for performance of this contract, unless earlier terminated, is **January 01, 2012** through **December 31, 2012**.

**SECTION 3. SUBRECIPIENT PERFORMANCE**

Subrecipient shall, on an equitable basis throughout its service area, operate a Comprehensive Energy Assistance Program, (the "CEAP"), in accordance with the terms of this Contract and all applicable state and federal regulations. Subrecipient shall assist low-income households, with priority being given to elderly, persons with disabilities, households with a young child 5 years of age or under, households with high energy burden and households with high energy consumption. Subrecipient shall provide services in relation to the current census demographics for age, income, and ethnicity for Subrecipient's service area. Subrecipient shall implement the CEAP in accordance with Economic Opportunity Act of 1964 (Public Law 88-452), the Low-Income Home Energy Assistance Act of 1981 as amended (42 U.S.C. Sec. 8621 et seq.) (Title XXVI of the Omnibus Budget Reconciliation Act of 1981, Public Law 97-35, as amended) (the "LIHEAP Act"), Chapter 2306 of the Texas Government Code (herein the "State Act"), the implementing State regulations under Title 10, Part 1, Chapter 5, Subchapter D of the Texas Administrative Code, as amended or supplemented from time to time (herein the "CEAP State Rules"), the LIHEAP State Plan, Subrecipient's Service Delivery Plan as defined in the CEAP State Rules and and the Department's guidance related to CEAP. Services shall include the following categories of assistance pursuant to the CEAP State Rules as further specified in the Budget attached hereto as Exhibit A and incorporated herein for relevant purposes: (1) Household Crisis, (2) Co-Payment, (3) Elderly and Disabled, and (4) LIHEAP Assurance 16 activities.

**SECTION 4. DEPARTMENT OBLIGATIONS**

- A. In consideration of Subrecipient's satisfactory performance of this Contract, Department shall reimburse Subrecipient for the actual allowable costs incurred by Subrecipient in the amount specified in Attachment A of this Contract. Any decision to obligate additional funds or deobligate funds shall be made in writing by Department in its sole discretion based upon factors including, but not limited to, the status of funding under grants to Department, the rate of Subrecipient's utilization of funds under this or previous contracts, the existence of questioned or disallowed costs under this or other contracts between the Parties, and Subrecipient's overall compliance with the terms of this Contract.
- B. Department's obligations under this Contract are contingent upon the actual receipt of funds from the U.S. Department of Health and Human Services and the State of Texas. Department acknowledges that it has received obligations from those sources, which, if paid, will be sufficient to pay the allowable costs incurred by Subrecipient under this Contract.
- C. Department is not liable for any cost incurred by Subrecipient which:
  - a. is subject to reimbursement by a source other than Department;
  - b. is for performance of services or activities not authorized by the LIHEAP Act, or which is not in accordance with the terms of this Contract;
  - c. is not reported to Department on a Monthly funding/Financial/Performance Report within sixty (60) days following the termination of the Contract Period;
  - d. is not incurred during the Contract Period; or
  - e. is incurred for the purchase or permanent improvement of real property (other than low-cost residential weatherization or other energy-related home repairs).

- D. Notwithstanding any other provision of this Contract, the total of all payments and other obligations incurred by Department under this Contract shall not exceed the sum of \$ [REDACTED]

#### **SECTION 5. METHOD OF PAYMENT/CASH BALANCES**

- A. Each month, Subrecipient may request an advance payment by electronically submitting to Department at its offices in Travis County, Texas, no later than the fifteenth (15th) day of the month prior to the month for which advance payment is sought, a properly completed Funding Report for an amount not to exceed Subrecipient's actual cash needs for the month for which such advance is sought.
- B. Subrecipient's requests for advances shall be limited to the amount needed and be timed to be in accordance with actual immediate cash requirements of the Subrecipient in carrying out the purpose of this Contract. The timing and amount of cash advances shall be as close as administratively feasible to the actual disbursement by the Subrecipient for direct program costs and the proportionate share of any allowable indirect costs. Subrecipient shall establish procedures to minimize the time elapsing between the disbursement of funds from Department to Subrecipient and the expenditure of such funds by Subrecipient.
- C. Subsection 5(A) notwithstanding, Department reserves the right to utilize a cost reimbursement method of payment if (1) Subrecipient maintains excessive cash balances or requests advance payments in excess of thirty (30) days need; (2) Department identifies any deficiency in the internal controls or financial management system used by Subrecipient; (3) Subrecipient violates any of the terms of this Contract; (4) Department's funding sources require the use of a cost reimbursement method of payment or (5) Subrecipient owes the Department funds.
- D. Department may offset or withhold any amounts otherwise owed to Subrecipient under this Contract against any amount owed by Subrecipient to Department arising under this Contract.
- E. All funds paid to Subrecipient under this Contract are paid in trust for the exclusive benefit of the eligible clients of the CEAP and for allowable administrative, direct services support, assurance 16 activities, direct services, and training/travel expenditures.

#### **SECTION 6. COST PRINCIPLES AND ADMINISTRATIVE REQUIREMENTS**

- A. Uniform cost principles for local governments are set forth in OMB Circular A-87, and for non-profit organizations in OMB Circular A-122. Uniform administrative requirements for local governments are set forth in OMB Circular A-102, and for non-profits in OMB Circular A-110. OMB Circular A-133 "Audits of States, Local Governments, and Non-Profit Organizations," sets forth audit standards for governmental organizations and other organizations expending Federal funds. The expenditure threshold requiring an audit under Circular A-133 is \$500,000.
- B. Use of Alcohol Beverages. None of the funds provided under this contract shall be used for the payment of salaries to any employee who uses alcoholic beverages during normal work hours as defined by the agency. No funds provided under this contract for travel expenses shall be used for the purchase of alcoholic beverages.
- C. Notwithstanding any other provision of this Contract, Department shall only be liable to Subrecipient for costs incurred or performances rendered for activities specified in the LIHEAP Act.

**SECTION 7. TERMINATION AND SUSPENSION**

- A. Department may terminate this Contract, in whole or in part, at any time Department determines that there is cause for termination. Cause for termination includes, but is not limited to, Subrecipient's failure to comply with any term of this Contract. Department shall notify Subrecipient in writing at least thirty (30) days before the date of termination.
- B. Nothing in this Section shall be construed to limit Department's authority to withhold payment and immediately suspend this Contract if Department identifies possible instances of fraud, abuse, waste, fiscal mismanagement, or other deficiencies in Subrecipient's performance. Suspension shall be a temporary measure pending either corrective action by Subrecipient or a decision by Department to terminate this Contract.
- C. Notwithstanding any exercise by Department of its right of termination or suspension, Subrecipient shall not be relieved of any liability to Department for damages by virtue of any breach of this contract by Subrecipient. Department may withhold any payment due to Subrecipient until such time as the exact amount of damages due to Department is agreed upon or is otherwise determined in writing between Parties.
- D. Department shall not be liable for any costs incurred by Subrecipient after termination or during suspension of this Contract.
- E. Notwithstanding any exercise by Department of its right of termination or suspension, Subrecipient shall not be relieved of any liability to Department for damages by virtue of any breach of this Contract by Subrecipient.
- F. Subrecipient's failure to expend the funds provided under this Contract in a timely manner may result in either the termination of this Contract or Subrecipient's ineligibility to receive additional funding under CEAP, or a reduction in the original allocation of funds to Subrecipient.

**SECTION 8. CHANGES AND AMENDMENTS**

- A. Any change, addition or deletion to the terms of this Contract required by a change in federal or state law or regulation is automatically incorporated herein and is effective on the date designated by such law or regulation.
- B. Except as specifically provided otherwise in this Contract, any changes, additions, or deletions to the terms of this Contract shall be in writing and executed by both Parties to this Contract. If any Party returns an executed copy by facsimile machine or electronic transmission, the signing party intends the copy of its authorized signature printed by the receiving machine or the electronic transmission, to be its original signature..

**SECTION 9. TECHNICAL ASSISTANCE AND MONITORING**

Department or its designee may conduct on and off-site monitoring and evaluation of Subrecipient's compliance with the terms of this Contract. Department's monitoring may include a review of the efficiency, economy, and efficacy of Subrecipient's performance. Department will notify Subrecipient in writing of any deficiencies noted during such monitoring. Department may provide training and technical assistance to Subrecipient in correcting the deficiencies noted. Department may require corrective action to remedy deficiencies noted in Subrecipient's accounting, personnel, procurement, and management procedures and systems in order to comply with State or Federal requirements. Department may conduct follow-up visits to review the previously noted deficiencies and to assess the Subrecipient's efforts made to correct them. Repeated deficiencies may result in disallowed costs. Department may terminate or suspend this Contract or invoke other remedies Department determines to be appropriate in the event monitoring reveals material deficiencies in Subrecipient's performance, or Subrecipient fails to correct any deficiency within a reasonable period of time, as determined by the Department. Department or its designee may conduct an ongoing program evaluation throughout the Contract Period.

**SECTION 10. RETENTION AND ACCESSIBILITY OF RECORDS AND FILE MAINTENANCE**

- A. Subrecipient shall maintain fiscal and programmatic records and supporting documentation for all expenditures of funds made under this Contract in accordance with the Uniform Grant Management Standards, Section III, Common Rule: State Uniform Administrative Requirements for Grants and Cooperative Agreements, Subpart C -Post Award Requirements, \_42.
- B. Open Records. Subrecipient acknowledges that all information collected, assembled, or maintained by Subrecipient pertaining to this Contract is subject to the Texas Public Information Act, Chapter 552 of Texas Government Code and must provide citizens, public agencies, and other interested parties with reasonable access to all records pertaining to this Contract subject to and in accordance with the Texas Public Information Act.

- C. Subrecipient shall give the U.S. Department of Health and Human Services, the U.S. General Accounting Office, the Texas Comptroller, the State Auditor's Office, and Department, or any of their duly authorized representatives, access to and the right to examine and copy, on or off the premises of Subrecipient, all records pertaining to this Contract. Such right to access shall continue as long as the records are retained by Subrecipient. Subrecipient agrees to maintain such records in an accessible location for the greater of: (i) four (4) years; (ii) if notified by the Department in writing, the date that the final audit is accepted with all audit issues resolved to the Department's satisfaction; (iii) if any litigation claim, negotiation, inspection, or other action has started before the expiration of the required retention period records must be retained until completion of the action and resolution of all issues which arise under it; (iv) a date consistent with any other period required by federal or state law or regulation. Subrecipient agrees to cooperate with any examination conducted pursuant to this Subsection. Upon termination of this Contract, all records are property of the Department.
- D. Subrecipient shall maintain a client file system to document direct services rendered. Each client file shall contain the following:
- (1) Client application containing all Department requirements;
  - (2) Documentation/verification of client income for the 30 days preceding their application for all household members 18 years and older, or Declaration of Income Statement (DIS) (if applicable). In order to use the DIS form, each subrecipient shall develop and implement a written policy and procedure on the use of the form, including policies requiring a client statement of efforts to obtain documentation of income with a notarized client signature; as outlined in § 5.407(c) of the CEAP State Rules.
  - (3) Copy of client's utility bill(s);
  - (4) Energy consumption history for previous 12 months (when available) (all fuel types) for Co-Payment and Elderly and Disabled;
  - (5) Documentation of payment (Documentation of payment may be maintained in a separate file, but must be accessible to the Department.);
  - (6) Documentation of benefits determination;
  - (7) Notice of Denial Form (if applicable);
  - (8) Right of appeal and procedures (if applicable) for denial or termination of services;
  - (9) Any documentation required by directives; and
  - (10) Client service agreement (as required by component).
  - (11) Case notes sufficient to document that Assurance 16 activities (needs assessment, referrals, budget counseling, energy conservation education and assistance with energy vendors) have occurred.
  - (12) Priority rating form.
- E. Subrecipient shall maintain complete client files at all times. Costs associated with incomplete files found at the time of program monitoring may be disallowed.

#### **SECTION 11. REPORTING REQUIREMENTS**

- A. Subrecipient shall electronically submit to Department, no later than fifteen (15) days after the end of each month of the Contract Period, a Funding Report of all expenditures of funds and clients served under this Contract during the previous month.
- B. Subrecipient shall submit to Department, no later than sixty (60) days after the end of the Contract Period, an inventory of all vehicles, tools, and equipment with a unit acquisition cost of \$5,000 and /or a useful life of more than one year, if purchased in whole or in part with funds received under this Contract or previous Comprehensive Energy Assistance Program contracts. The inventory shall include the vehicles, tools, equipment, and appliances purchased with heating and cooling funds on hand as of the last day of the Contract Period. Subrecipient acknowledges that all equipment and supplies purchased with funds from the CEAP are the property of CEAP and as such, stay with the subrecipient which provides CEAP services in the service area.

- C. Subrecipient shall electronically submit to Department, no later than sixty (60) days after the end of the Contract Period, a final Funding Report of all expenditures of funds and clients served under this Contract. Failure of Subrecipient to provide a full accounting of funds expended under this Contract may result in the termination of this Contract and ineligibility to receive additional funds. If Subrecipient fails to submit a final expenditure/performance report within 60 days of the end of the Contract Period, Department will use the last report submitted by Subrecipient as the final report.
- D. If Subrecipient fails to submit, in a timely and satisfactory manner, any report or response required by this Contract, Department may withhold any or all payments otherwise due or requested by Subrecipient hereunder. Payments may be withheld until such time as the delinquent report or response is received by Department. If the delinquent report or response is not received within forty-five (45) days of its due date, Department may suspend or terminate this Contract. If Subrecipient receives funds from Department over two or more Contract Periods, funds may be withheld or this Contract suspended or terminated for Subrecipient's failure to submit a past due report or response (including an audit report) from a prior contract or Contract Period.
- E. Subrecipient shall provide the Department with a Data Universal Numbering System (DUNS) number and a Central Contractor Registration (CCR) System number. The DUNS number must be provided in a document from Dun and Bradstreet and the current CCR number must be submitted from a document retrieved from the <https://www.bpn.gov/ccr/default.aspx> website. These documents must be provided to the Department prior to the processing first payment to Subrecipient. Subrecipient shall maintain a current DUNS number and CCR number for the entire Contract Period.

#### **SECTION 12. PROCUREMENT STANDARDS**

- A. Subrecipient shall comply with OMB Circular A-102, 10 C.F.R. § 600.236(b-i) and 10 T.A.C. § 5.10.
- B. Subrecipient may not use funds provided under this Contract to purchase personal property, equipment, goods, or services with a unit acquisition cost (the net invoice unit price of an item of equipment) of more than \$5,000 unless Subrecipient has received the prior written approval of Department for such purchase.
- C. Upon the termination or non-renewal of this Contract, Department may transfer title to any such property or equipment having a unit acquisition cost (the net invoice unit price of an item of equipment) of \$5,000 or more to itself or to any other entity receiving Department funding.

#### **SECTION 13. INDEPENDENT SUBRECIPIENT**

Subrecipient is an independent contractor. Subrecipient agrees to hold Department harmless and, to the extent allowed by law, indemnify it against any disallowed costs or other claims which may be asserted by any third party in connection with Subrecipient's performance of this Contract.

#### **SECTION 14. SUBCONTRACTS**

- A. Subrecipient may not subcontract the primary performance of this Contract and only may enter into properly procured contractual agreements for consulting and other professional services, if Subrecipient has received Department's prior written approval. Subrecipient may subcontract for the delivery of client assistance without obtaining Department's prior approval. Any subcontract for the delivery of client assistance will be subject to monitoring by the Department as per Section 9.
- B. In no event shall any provision of this Section 14, specifically the requirement that Subrecipient obtain Department's prior written approval of a subcontractor, be construed as relieving Subrecipient of the responsibility for ensuring that the performances rendered under all subcontracts are rendered so as to comply with all of the terms of this Contract, as if such performances rendered were rendered by Subrecipient. Department's approval under Section 14 does not constitute adoption, ratification, or acceptance of Subrecipient's or subcontractor's performance hereunder. Department maintains the right to monitor and require Subrecipient's full compliance with the terms of this Contract. Department's approval under this Section 14 does not waive any right of action which may exist or which may subsequently accrue to Department under this Contract.

**SECTION 15. CONFLICT OF INTEREST/NEPOTISM**

- A. Subrecipient shall maintain written standards of conduct governing the performance of its employees engaged in the award and administration of contracts.
- B. No employee, officer, or agent of Subrecipient shall participate in the selection, award, or administration of a contract supported by federal funds if a real or apparent conflict of interest would be involved. Such a conflict would arise when the employee, officer, or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of the Parties indicated herein, has a financial or other interest in the firm selected for an award.
- C. The officers, employees, and agents of the Subrecipient shall neither solicit nor accept gratuities, favors, or anything of monetary value from contractors, or parties to subagreements. Subrecipients may set standards for situations in which the financial interest is not substantial or the gift is an unsolicited item of nominal value. The standards of conduct shall provide for disciplinary actions to be applied for violations of such standards by officers, employees, or agents of the Subrecipient.
- D. Subrecipients who are local governmental entities shall, in addition to the requirements of this Section, follow the requirements of Chapter 171 of the Local Government Code regarding conflicts of interest of officers of municipalities, counties, and certain other local governments.
- E. Failure to maintain written standards of conduct and to follow and enforce the written standards is a condition of default under this Contract and may result in termination of the Contract or deobligation of funds.

**SECTION 16. COMPLIANCE WITH LAWS**

- A. FEDERAL, STATE AND LOCAL LAW. Subrecipient shall comply with the LIHEAP Act, the federal rules and regulations promulgated under the LIHEAP Act, the State Act, the State CEAP Rules, LIHEAP State Plan, and all federal, state, and local laws and regulations applicable to the performance of this Contract.
- B. DRUG-FREE WORKPLACE ACT OF 1988. The Subrecipient affirms by signing this contract that it is implementing the Drug-Free Workplace Act of 1988.
- C. PRO-CHILDREN ACT OF 1994. Subrecipient shall follow the requirements of the Pro-Children Act of 1994, (20 U.S.C. Sec. 6081 et seq.) which requires that smoking not be permitted in any portion of any indoor facility owned or leased or contracted by an entity and used routinely or regularly for the provision of health, day care, education, or library services to children under the age of 18 if the services are funded by Federal programs either directly or through States or local governments by Federal grant, contract, loan or loan guarantee.
- D. LIMITED ENGLISH PROFICIENCY (LEP). Subrecipients must provide program applications, forms, and educational materials in English, Spanish, and any appropriate language, based on the needs of the service area and in compliance with the requirements in Executive Order 13166 of August 11, 2000. To ensure compliance, the Subrecipient must take reasonable steps to insure that persons with Limited English Proficiency have meaningful access to the program. Meaningful access may entail provide language assistance services, including oral and written translation, where necessary.

**SECTION 17. PROGRAM INCOME**

Subrecipient shall account for and expend program income derived from activities financed in whole or in part with funds provided under this Contract in accordance with the Uniform Grant Management Standards, Common Rule, §\_25, OMB Circular A-110 §\_24, and OMB Circular A-102, Attachment, 2e.

**SECTION 18. NON-BINDING GUIDANCE**

Department may issue technical guidance to explain the rules and provide directions on terms of this Contract.

**SECTION 19. NON-DISCRIMINATION AND EQUAL OPPORTUNITY**

- A. A person shall not be excluded from participation in, be denied the benefits of, be subjected to discrimination under, or be denied employment in the administration of or in connection with any program or activity funded in whole or in part with funds made available under this Contract, on the grounds of race, color, religion, sex, national origin, age, disability, political affiliation or belief.
- B. Subrecipient agrees to carry out an Equal Employment Opportunity Program in keeping with the principles as provided in President's Executive Order 11246 of September 24, 1965.
- C. Subrecipient will include the substance of Section 19 in all subcontracts.

## SECTION 20. LEGAL AUTHORITY

- A. Subrecipient assures and guarantees that it possesses the legal authority to enter into this Contract, to receive and manage the funds authorized by this Contract, and to perform the services Subrecipient has obligated itself to perform hereunder. The execution, delivery, and performance of this Contract will not violate Subrecipient's constitutive documents or any requirement to which Subrecipient is subject and represents the legal, valid, and binding agreement of Subrecipient, enforceable in accordance with its terms.
- B. The person signing this Contract on behalf of Subrecipient hereby warrants that he/she has been duly authorized by Contract to execute this Contract on behalf of Subrecipient and to validly and legally bind Subrecipient to the terms, provisions and performances herein.
- C. Department shall have the right to suspend or terminate this Contract if there is a dispute as to the legal authority of either Subrecipient, or the person signing this Contract on behalf of Subrecipient, to enter into this Contract or to render performances hereunder. Subrecipient is liable to Department for any money it has received from Department for performance of the provisions of this Contract, if the Department has terminated this Contract for reasons enumerated in this Section 20.

## SECTION 21. AUDIT

- A. Subrecipient shall arrange for the performance of an annual financial and compliance audit of funds received and performances rendered under this Contract, subject to the following conditions and limitations:
  - (1) Subrecipient expending \$500,000 or more in total Federal awards or \$500,000 in total state financial assistance shall have an audit performed in accordance with the Single Audit Act Amendments of 1996, 31 U.S.C. 7501, and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations" issued June 30, 1997. For purposes of Section 21, "Federal financial assistance" means assistance provided by a Federal agency in the form of grants, contracts, loans, loan guarantees, property, cooperative agreements, interest subsidies, insurance or direct appropriations, or other assistance, but does not include amounts received as reimbursement for services rendered to individuals in accordance with OMB guidelines. The term includes awards of Federal financial assistance received directly from Federal agencies, or indirectly through other units of State and local government;
  - (2) Sections 4 D (3) and (4) above notwithstanding, Subrecipient may utilize funds budgeted under this Contract to pay for that portion of the cost of such audit services properly allocable to the activities funded by Department under this Contract.
  - (3) Subrecipient shall submit three (3) copies of such audit report and any associated management letter to the Department, two (2) copies of the audit report to Department's Compliance and Asset Oversight Division and one (1) copy of the audit report to the Department's Community Affairs Division within the earlier of thirty (30) days after receipt of the auditor's report(s), or nine (9) months after the end of the audit period. Subrecipient shall make audit report available for public inspection within thirty (30) days after receipt of the audit report(s). Audits performed under this Section are subject to review and resolution by Department or its authorized representative. Subrecipient shall submit such audit report to the Federal clearinghouse designated by OMB in accordance with OMB A-133.
  - (4) The audit report must include verification of all expenditures by budget category, in accordance with "Attachment A-Budget" of this Contract.
- B. The cost of auditing services for a Subrecipient expending less than \$500,000 in total Federal awards per fiscal year is not an allowable charge under Federal awards.
- C. Subsection A of this Section 21 notwithstanding, Department reserves the right to conduct an annual financial and compliance audit of funds received and performance rendered under this Contract. Subrecipient agrees to permit Department or its authorized representative to audit Subrecipient's records and obtain any documents, materials, or information necessary to facilitate such audit.
- D. Subrecipient understands and agrees that it shall be liable to the Department for any costs disallowed pursuant to financial and compliance audit(s) of funds received under this Contract. Subrecipient further understands and agrees that reimbursement to Department of such disallowed costs shall be paid by Subrecipient from funds which were not provided or otherwise made available to Subrecipient under this Contract.
- E. Subrecipient shall facilitate the performance of such audit or audits conducted pursuant to this Section 21 as Department may require of Subrecipient.

F. Subrecipient shall procure audit services through an open, competitive process at least once every four years. The auditor shall retain working papers and reports for a minimum of the three years after the date of directive of the auditor's report to the Subrecipient. Audit working papers shall be made available upon request to Department at the completion of the audit, as part of a quality review, to resolve audit findings, or to carry out oversight responsibilities consistent with the purposes of this Section. Access to working papers includes the right to obtain copies of working papers, as is reasonable and necessary.

G. For any fiscal year ending within or immediately after the Contract Period, Subrecipient must submit an "Audit Certification Form" (available from the Department) within sixty (60) days after the Subrecipient's fiscal year end.

## **SECTION 22. DEPARTMENT/CEAP TRAVEL AND TRAINING**

The travel funds are to be used only for Department-approved training events. Subrecipient shall adhere to OMB Circulars (A-87 {2 CFR 225} and A-122 {2 CFR 230} as appropriate), and either its board-approved travel policy, or in the absence of such a policy, the State of Texas travel policies.

## **SECTION 23. POLITICAL ACTIVITY PROHIBITED**

A. Funds provided under this Contract shall not be used for influencing the outcome of any election, or the passage or defeat of any legislative measure. This prohibition shall not be construed to prevent any official or employee of Subrecipient from furnishing to any member of its governing body upon request, or to any other local or state official or employee, or to any citizen, information in the hands of the employee or official not considered under law to be confidential information. Any action taken against an employee or official for supplying such information shall subject the person initiating the action to immediate dismissal from employment.

B. Funds provided under this Contract may not be used directly or indirectly to hire employees or in any other way fund or support candidates for the legislative, executive, or judicial branches of government of Subrecipient, the State of Texas, or the government of the United States.

## **SECTION 24. FAITH BASED AND SECTARIAN ACTIVITY**

Funds provided under this Contract may not be used for sectarian or inherently religious activities such as worship, religious instruction or proselytization, and must be for the benefit of persons regardless of religious affiliation. Subrecipient shall comply with the regulations promulgated by the HHS at 45 C.F.R. §87.2.

## **SECTION 25. COPYRIGHT**

Subrecipient may copyright materials developed in the performance of this Contract or with funds expended under this Contract. Department and HHS shall each have a royalty-free, nonexclusive, and irrevocable right to reproduce, publish, or otherwise use, and to authorize others to use, the copyrighted work for government purposes.

## **SECTION 26. PREVENTION OF WASTE, FRAUD, AND ABUSE**

A. Subrecipient shall establish, maintain, and utilize systems and procedures to prevent, detect, and correct waste, fraud, and abuse in activities funded under this Contract. The systems and procedures shall address possible waste, fraud, and abuse by Subrecipient, its employees, clients, vendors, subcontractors and administering agencies. Subrecipient's internal control systems and all transactions and other significant events are to be clearly documented, and the documentation is to be readily available for monitoring by Department.

B. Subrecipient shall give Department complete access to all of its records, employees, and agents for the purposes of any investigation of the Comprehensive Energy Assistance Program. Subrecipient shall immediately notify Department of any discovery of waste, fraud, or abuse. Subrecipient shall fully cooperate with Department's efforts to detect, investigate, and prevent waste, fraud, and abuse in the Comprehensive Energy Assistance Program.

C. Subrecipient may not discriminate against any employee or other person who reports a violation of the terms of this Contract, or of any law or regulation, to Department or to any appropriate law enforcement authority, if the report is made in good faith.



**SECTION 27. HB 1196 CERTIFICATION AGAINST UNDOCUMENTED WORKERS**

Pursuant to Chapter 2264 of the Texas Government Code, by execution of this Contract, Subrecipient hereby certifies that Subrecipient/Local Operator, or a branch, division, or department of Subrecipient does not and will not knowingly employ an undocumented worker, where "undocumented worker" means an individual who, at the time of employment, is not lawfully admitted for permanent residence to the United States or authorized under law to be employed in that manner in the United States. If, after receiving a public subsidy, Subrecipient, or a branch, division, or department of Subrecipient is convicted of a violation under 8 U.S.C. Section 1324a(f), Subrecipient shall repay the public subsidy with interest, at a rate of five percent (5%) per annum, not later than the 120th day after the date the Department notifies Subrecipient of the violation.

**SECTION 28. SB 608 CERTIFICATION OF ELIGIBILITY**

The Department may not award a Contract that includes proposed financial participation by a person who, during the five year period preceding the date of this Contract, has been convicted of violating a federal law in connection with a contract awarded by the federal government for relief, recovery, or reconstruction efforts as a result of Hurricane Rita, as defined by Section 39.459, Utilities Code, Hurricane Katrina, or any other disaster occurring after September 24, 2005; or assessed a penalty in a federal, civil or administrative enforcement action in connection with a contract awarded by the federal government for relief, recovery, or reconstruction efforts as a result of Hurricane Rita, as defined by Section 39.459, Utilities Code, Hurricane Katrina, or any other disaster occurring after September 24, 2005.

By execution of this Contract, the Subrecipient/Local Operator hereby certifies that it is eligible to participate in this Program and acknowledges that this Contract may be terminated and payment withheld if this certification is inaccurate.

**SECTION 29. MAINTENANCE OF EFFORT**

Funds provided to Subrecipient under this Contract may not be substituted for funds or resources from any other source nor in any way serve to reduce the funds or resources which would have been available to, or provided through, Subrecipient had this Contract never been executed.

**SECTION 30. NO WAIVER**

Any right or remedy given to Department by this Contract shall not preclude the existence of any other right or remedy, nor shall any action taken in the exercise of any right or remedy be deemed a waiver of any other right or remedy. The failure of Department to exercise any right or remedy on any occasion shall not constitute a waiver of Department's right to exercise that or any other right or remedy at a later time.

**SECTION 31. SEVERABILITY**

If any section or provision of this Contract is held to be invalid or unenforceable by a court or administrative tribunal of competent jurisdiction, the remainder shall remain valid and binding.

**SECTION 32. ORAL AND WRITTEN AGREEMENTS**

- A. All oral and written agreements between the Parties relating to the subject matter of this Contract have been reduced to writing and are contained in this Contract.
- B. The attachments enumerated and denominated below are a part of this Contract and constitute promised performances under this Contract:
  - 1 Exhibit A, Budget
  - 2 Exhibit B, Certification Regarding Lobbying for Contracts, Grants, Loans, and Cooperative Agreements
  - 3 Exhibit C, \_PRWORA Requirements
  - 4 Exhip D, Documentation of Disability

### **SECTION 33. VENDOR AGREEMENTS**

For each of Subrecipient's vendors, Subrecipient shall implement and maintain a vendor agreement that contains assurances relating to fair billing practices, delivery procedures, and pricing procedures for business transactions involving CEAP clients. All vendor agreements are subject to monitoring procedures performed by TDHCA. All vendor agreements must be renegotiated every two years.

### **SECTION 34. SPECIAL CONDITIONS**

The Pro-Children Act of 1994, [20 U.S.C. Sec. 6081 et seq.] requires that smoking not be permitted in any portion of any indoor facility owned or leased or contracted by an entity and used routinely or regularly for the provision of health, day care, education, or library services to children under the age of 18 if the services are funded by Federal programs either directly or through States or local governments by Federal grant, contract, loan or loan guarantee.

### **SECTION 35. EXCLUDED PARTIES LIST SYSTEM**

By signing this Contract, Subrecipient certifies that neither it nor its current principle parties are included in the Excluded Parties List System (EPLS) maintained by the General Services Administration (GSA). Subrecipient also certifies that it will not award any funds provided by this Contract to any party that is debarred, suspended, or otherwise excluded from or ineligible for participation in federal assistance programs under Executive Order 12549. Subrecipient agrees that prior to entering into any agreement with a potential subcontractor that the verification process to comply with this requirement will be accomplished by checking the Excluded Parties List System at <http://www.epls.gov/> or by collecting a certification from the potential subcontractor.

### **SECTION 36. ALLOWABLE ADMINISTRATIVE, ASSURANCE 16 ACTIVITIES, AND DIRECT SERVICES SUPPORT EXPENDITURES**

- A. Administrative and Assurance 16 Activities funds as defined under and in accordance with the CEAP State Rules are earned through provision of direct services to clients. Subrecipient may choose to submit a final budget revision in November of each year to use its administration, Assurance 16 Activities, and direct services support dollars for direct service categories; however, Subrecipient is still required to perform Assurance 16 Activities and Direct Service Support activities.
- B. Direct Services Support expenditures as defined under and in accordance with the CEAP State Rules are earned through provision of direct services to clients and must be supported by appropriate documentation of the allowable activities. Direct Service Support includes costs not administrative in nature but those used for outreach and targeting only to eligible households. Allowable expenditures include but are not limited to salaries, fringe benefits, and travel expenditures of staff when conducting outreach, and application intake. Subrecipient may opt to use LIHEAP Direct Service Support allocation for direct client services if they have used non-LIHEAP resources to serve the requirements of Direct Service Support. Computer purchases and any related expenditures must be charged to Administration, not Direct Services Support.
- C. In order to achieve compliance with the LIHEAP Act, Subrecipient must coordinate with other energy related programs. Specifically, Subrecipient must make documented referrals to the local WAP subrecipient.
- D. Subrecipient shall accept applications for CEAP benefits at sites that are geographically accessible to all households in the service area. Subrecipient shall provide elderly and disabled individuals the means to submit applications for CEAP benefits without leaving their residence or by securing transportation for them to the sites that accept such applications.

### **SECTION 37. APPEALS PROCESS**

In compliance with the LIHEAP Act, Subrecipient must provide an opportunity for a fair administrative hearing to individuals whose application for assistance is denied, terminated or not acted upon in a timely manner, according to the CEAP State Rules.

### **SECTION 38. USE OF ALCOHOLIC BEVERAGE**

Funds provided under this Contract may not be used for the payment of salaries to any Subrecipient's employees who use alcoholic beverages while on active duty, for travel expenses expended for alcoholic beverages, or for the purchase of alcoholic beverages.

**SECTION 39. FORCE MAJURE**

If the obligations are delayed by the following, an equitable adjustment will be made for delay or failure to perform hereunder:

- A. Any of the following events: (i) catastrophic weather conditions or other extraordinary elements of nature or acts of God; (ii) acts of war (declared or undeclared), (iii) acts of terrorism, insurrection, riots, civil disorders, rebellion or sabotage; and (iv) quarantines, embargoes and other similar unusual actions of federal, provincial, local or foreign Governmental Authorities; and
- B. The non-performing party is without fault in causing or failing to prevent the occurrence of such event, and such occurrence could not have been circumvented by reasonable precautions and could not have been prevented or circumvented through the use of commercially reasonable alternative sources, workaround plans or other means.

**SECTION 40. TIME IS OF THE ESSENCE**

Time is of the essence with respect to Subrecipient's compliance with all covenants, agreements, terms and conditions of this Contract.

**SECTION 41. COUNTERPARTS AND FACSIMILE SIGNATURES**

This Contract may be executed in one or more counterparts each of which shall be deemed an original but all of which together shall constitute one and the same instrument. Signed signature pages may be transmitted by facsimile or other electronic transmission, and any such signature shall have the same legal effect as an original.

**SECTION 42. NUMBER, GENDER**

Unless the context requires otherwise, the words of the masculine gender shall include the feminine, and singular words shall include the plural.

**SECTION 43. NOTICE**

- A. If notice is provided concerning this Contract, notice may be given at the following (herein referred to as "Notice Address"):

**As to Department:**

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS  
 P. O. Box 13941  
 Austin, Texas 78711-3941  
 Attention: Sharon D. Gamble  
 Telephone: (512)- 475-0471  
 Fax: (512) - 475-3935  
 E-mail address: Sharon.gamble@tdhca.state.tx.us

**As to Subrecipient:**



- B. All notices or other communications hereunder shall be deemed given when delivered, mailed by overnight service, or five days after mailing by certified or registered mail, postage prepaid, return receipt requested, addressed to the appropriate Notice Address as defined in the above Subsection A of this Section 43.

**SECTION 44. VENUE AND JURISDICTION**

This Contract is delivered and intended to be performed in the State of Texas. For purposes of litigation pursuant to this Contract, venue shall lie in Travis County, Texas.

EXECUTED to be effective on : [1/1/2012 12:00:00AM](#)

Dallas County Department of Health and Human Services  
a political subdivision of the State of Texas

By: [REDACTED]

Title: [REDACTED]

Date: [REDACTED]

**TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**

a public and official agency of the State of Texas

By: [Timothy K. Irvine](#)

Title Its duly authorized officer or representative

Date: [REDACTED]

**TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**

CONTRACT NO. [REDACTED] FOR THE FY 2012

COMPREHENSIVE ENERGY ASSISTANCE PROGRAM (CEAP)

(CFDA # 93.568)

EXHIBIT A BUDGET

[REDACTED] a political subdivision of the State of Texas

**DEPARTMENT FINANCIAL OBLIGATIONS**

\$ [REDACTED] CEAP FUNDS CURRENTLY AVAILABLE

\$ [REDACTED] TRAINING TRAVEL ALLOWANCE FUNDS CURRENTLY AVAILABLE

**BUDGET FOR AVAILABLE ALLOCATIONS**

BUDGET CATEGORY	FUNDS	%
Administration	\$ [REDACTED]	-
Assurance 16	\$ [REDACTED]	-
Direct Services	\$ [REDACTED]	-
<b>TOTAL CEAP BUDGET</b>	\$ [REDACTED]	-

BUDGET CATEGORY	FUNDS	%
Household Crisis	\$ [REDACTED]	[REDACTED]
Co-payment	\$ [REDACTED]	[REDACTED]
Elderly and Disabled	\$ [REDACTED]	[REDACTED]
Direct Service Support	\$ [REDACTED]	[REDACTED]
<b>TOTAL DIRECT SERVICES</b>	\$ [REDACTED]	100.00

Subrecipient's service area consists of the following Texas counties:

[REDACTED]

Administrative costs, salaries, fringe benefits, non-training travel, equipment, supplies, audit and office space are limited to 6.00% of the contract expenditures, excluding Training/Travel costs.

Assurance 16 Activities costs are limited to 5.00% of the contract expenditures excluding Training and Travel costs. Direct Services Support costs are limited to 5.00% of total Direct Services expenditures.

Expenditures for Elderly/Disabled must be at least 10% of Direct Service Dollars expended. Household Crisis and Co-Payment Percentage will be established by Subrecipient. Direct Services Support (may not exceed 5% of Direct Services dollars expended).

Department's prior written approval for purchase or lease of equipment with an acquisition cost of \$5,000 and over is required. Approval of this budget does not constitute prior approval for such purchases..

Funds may not be used for the purchase or improvement of land, or the purchase, construction, or permanent improvement of any building or facility.

Subrecipient is limited to only one budget revision request during the first 6 months of the Contract Period. A second and final budget revision must be received by the Department on or before November 16, 2012.

Subrecipient shall provide outreach services under all components in this category. Failure to do so may result in contract termination. Subrecipient must document outreach, whether the outreach is conducted with "Direct Service Support" funds or other funds.

**TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**

CONTRACT NO. [REDACTED] FOR THE FY 2012  
COMPREHENSIVE ENERGY ASSISTANCE PROGRAM (CEAP)  
(CFDA # 93.568)

**EXHIBIT B**

**CERTIFICATION REGARDING LOBBYING FOR  
CONTRACTS, GRANTS, LOANS, AND COOPERATIVE AGREEMENTS**

[REDACTED] a political subdivision of the State of Texas

The undersigned certifies, to the best of its knowledge and belief, that:

1. No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a member of congress, an officer or employee of congress, or an employee of a member of congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, or modification of any federal contract, grant, loan, or cooperative agreement.
2. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of congress, an officer or employee of congress, or an employee of a member of congress in connection with this federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit standard form -LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions.
3. The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

This certification is material representation of fact on which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

[REDACTED]  
a State non-profit corporation

By: [REDACTED]

Title: [REDACTED]

Date: [REDACTED]

**TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**

CONTRACT NO. [REDACTED] FOR THE FY 2012  
COMPREHENSIVE ENERGY ASSISTANCE PROGRAM (CEAP)  
(CFDA # 93.568)

**EXHIBIT C**

**PRWORA REQUIREMENTS**

[REDACTED], a political subdivision of the State of Texas

If an individual is applying for LIHEAP funds, a subrecipient must verify that the individual applying for LIHEAP funds is a qualified recipient for funding under the Personal Responsibility and Work Opportunity Act of 1996, ("PRWORA"), Pub. L. 104-193, 110 Stat. 2105, codified at 8 U.S.C. § 1601 et. seq., as amended by the Omnibus Appropriations Act, 1997, Pub. L. 104-208.

To ensure that a non-qualified applicant does not receive "federal public benefits," a unit of general purpose government that administers "federal public benefit programs" is required to determine, and to verify, the individual's alienage status before granting eligibility. 8 U.S.C. § 1642 (a) and (b). Subrecipient must use the SAVE verification system to verify and document qualified alien eligibility.

An exception to the requirement of verification of alienage status applies when the applicant's eligibility is determined by a non-profit charitable organization. To be eligible for this exemption, an organization must be both "nonprofit" and "charitable." An organization is "nonprofit" if it is organized and operated for purposes other than making gains or profits for the organization, its member or its shareholders, and is precluded from distributing any gains or profits to its members or shareholders. An organization is "charitable" if it is organized and operated for charitable purposes. The term "charitable" should be interpreted in its generally accepted legal sense as developed by judicial decisions. It includes organizations dedicated to relief of the poor and distressed or the underprivileged, as well as religiously-affiliated organizations and educational organizations. Federal Register on November 17, 1997 at 62 Fed. Reg. 61344.

**TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**

CONTRACT NO. [REDACTED] FOR THE FY 2012  
COMPREHENSIVE ENERGY ASSISTANCE PROGRAM (CEAP)  
(CFDA # 93.568)

**EXHIBIT D**

**DOCUMENTATION OF DISABILITY**

[REDACTED], a political subdivision of the State of Texas

1. All CEAP purchases of portable heating/cooling units are allowable only for households "that include at least one member that is elderly, disabled, or a child aged 5 or younger when Subrecipient has met local weather crisis criteria pursuant to 10 TAC 5.423(d)(4). No other reason for purchase, including medical reasons, shall be accepted. Notwithstanding the provisions under 10 TAC 5.423(d)(4), 10 TAC 5.423(d)(7), 10 TAC 5.402, 10 TAC 5.422(d)(3), 10 TAC 5.423(a), or 10 TAC 5.423(d)(6)-(7), under NO CIRCUMSTANCES should clients' medical information be collected or kept by Subrecipients.

2. Documentation of Disability must NOT include documentation from a medical professional such as a doctor's letter, but only other forms of documentation of disability such as Social Security or a Supplemental Security Income statement, and shall be kept in client's file to validate eligibility.

**TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**  
CONTRACT NUMBER. [REDACTED] FOR THE  
LOW-INCOME HOME ENERGY ASSISTANCE ACT ("LIHEAP") WEATHERIZATION ASSISTANCE PROGRAM  
(CFDA# 93.568)

**SECTION 1. PARTIES TO THE CONTRACT**

This LIHEAP Weatherization Assistance Program Contract (hereinafter "Contract") is made by and between the Texas Department of Housing and Community Affairs, a public and official agency of the State of Texas (hereinafter the "Department") and [REDACTED] (hereinafter the "Subrecipient").

**SECTION 2. CONTRACT TERM**

The period for performance of this contract, unless earlier terminated, is April 01, 2012 through March 31, 2013 (hereinafter the "Contract Term").

**SECTION 3. SUBRECIPIENT PERFORMANCE**

Subrecipient shall, on an equitable basis throughout its service area, develop and implement a Weatherization Assistance Program (WAP) in the counties and in accordance with the term of the Contract and the "Budget and Performance Statement" attached as Exhibit A to the Contract and incorporated herein for all relevant purposes. Subrecipient shall develop and implement the WAP to assist in achieving a prescribed level of energy efficiency in the dwellings of low-income persons. WAP services will be provided to owner occupied units as well as rental units. Priority will be given to in no particular order (1) households with elderly persons, (2) persons with disabilities, (3) households with young children that are age five (5) or younger, and/or (4) households with a high energy burden and households with high energy consumption. Subrecipient shall implement WAP in accordance with the provisions of Part A of the Energy Conservation in Existing Buildings Act of 1976, as amended (42 U.S.C. §6861 et seq.) (herein, the "WAP Act"), the U.S. Department of Energy (DOE) implementing regulations codified in 10 C.F.R. Parts 440 and 600 (herein, the "WAP Regulations"), any applicable Office of Management and Budget (OMB) Circulars, the Texas WAP State Plan, the Texas LIHEAP State Plan; the implementing State regulations at Title 10, Part I, Chapter 5, Subchapters A, E and F of the Texas Administrative Code as amended or supplemented from time to time (herein, the "WAP and LIHEAP State Rules"), the Low-Income Home Energy Assistance Act of 1981 as amended (42 U.S.C. §8621 et seq.) (herein, the "LIHEAP Act"), and the implementing regulations codified in 45 C.F.R. Part 96 (herein, the "LIHEAP Regulations"). Before commencing any weatherization work, Subrecipients are required to complete energy audits. The work will be completed in accordance with the International Energy Conservation Code and the minimum requirements set in the State of Texas adopted International Residential Code or in jurisdictions authorized by State law to adopt later editions.

**SECTION 4. DEPARTMENT FINANCIAL OBLIGATIONS**

- A. In consideration of Subrecipient's satisfactory performance of this Contract, Department shall reimburse Subrecipient for the actual allowable costs incurred by Subrecipient in the amount specified in the "Budget and Performance Statement" attached hereto as Exhibit A.
- B. Department's obligations under this Contract are contingent upon the actual receipt by Department of adequate LIHEAP federal program funds. If sufficient funds are not available, Department shall notify Subrecipient in writing within a reasonable time after such fact is determined. Department shall then terminate this Contract and will not be liable for the failure to make any payment to Subrecipient under this Contract.
- C. Department is not liable for any cost incurred by Subrecipient which:
- (1) is incurred to weatherize a dwelling unit which is not an eligible dwelling unit as defined in §440.22 of the WAP Regulations;
  - (2) is incurred to weatherize a dwelling unit which is designated for acquisition or clearance by a federal, state, or local program within twelve months from the date weatherization of the dwelling unit is scheduled to be completed;
  - (3) is incurred to weatherize a dwelling unit previously weatherized with weatherization assistance program funds, except as provided for in §440.18(e)(2) of the WAP Regulations;



- (4) is for Subrecipient's administrative costs incurred in excess of the maximum limitation set forth in Section 9 of this Contract;
- (5) is not incurred during the Contract Term;
- (6) is not reported to Department on a monthly LIHEAP expenditure report and/or a monthly LIHEAP performance report within sixty (60) days of the termination of this Contract Term;
- (7) is subject to reimbursement by a source other than Department; or
- (8) is made in violation of any provision of this Contract or any provision of federal or state law or regulation, including, but not limited to those enumerated in this Contract.

D. Subrecipient shall refund, within fifteen (15) days of Department's request, any sum of money paid to Subrecipient which Department determines has resulted in an overpayment or has not been spent in accordance with the terms of this Contract. Department may offset or withhold any amount otherwise owed to Subrecipient under this Contract against any amount owed by Subrecipient to Department arising under this or any other Contract between the parties.

E. Notwithstanding any other provision of this Contract to the contrary, the total of all payments and other obligations incurred by Department under this Contract shall not exceed the sum of \$ [REDACTED]

#### **SECTION 5. METHOD OF PAYMENT/CASH BALANCES**

- A. Each month, Subrecipient may request an advance payment of LIHEAP funds under this Contract by submitting a monthly expenditure report to Department (through the electronic reporting system) at its offices in Travis County, Texas. Subrecipient must maintain and follow written procedures to minimize the time elapsing between the transfer of funds from Department and the disbursement of such funds by Subrecipient.
- B. Subrecipient's requests for advances shall be limited to the minimum amount needed to perform contractual obligations and timed to be in accordance with actual, immediate cash requirements of the Subrecipient in carrying out the purpose of this Contract. The timing and amount of cash advances shall be as close as administratively feasible, not to exceed a 30-day projection of the actual disbursements by the Subrecipient to direct program costs and the proportionate share of any allowable indirect costs.
- C. Subsection 4(A) notwithstanding, Department reserves the right to use a cost reimbursement method of payment for all funds if (1) Department determines that Subrecipient has maintained excess cash balances; (2) Department identifies any deficiency in the cash controls or financial management system maintained by Subrecipient; (3) Department determines that a cost reimbursement method would benefit the program; (4) Department's funding sources require the use of a cost reimbursement method; or (5) Subrecipient fails to comply with any of the reporting requirements of Section 10.
- D. All funds paid to Subrecipient under this Contract are paid in trust for the exclusive benefit of the eligible dwelling units of the weatherization assistance program and for the payment of the allowable expenditures identified in this Contract.

## **SECTION 6. COST PRINCIPLES AND ADMINISTRATIVE REQUIREMENTS**

- A. Except as expressly modified by law or the terms of this Contract, Subrecipient shall comply with the cost principles and uniform administrative requirements set forth in the Uniform Grant and Contract Management Standards 1 T.A.C.§5.141 et seq. (the "Uniform Grant Management Standards") provided, however, that all references therein to "local government" shall be construed to mean Subrecipient.
- B. Uniform cost principles for governments are set forth in Office of Management and Budget ("OMB") Circular A-87 as implemented by 2 C.F.R. Part 225, and for private non-profit organizations in OMB Circular A-122 as implemented by 2 C.F.R. Part 230. Uniform administrative requirements for governments are set forth in OMB Circular A-102, and for private non-profits in OMB Circular A-110. OMB Circular A-133 "Audits of States, Local Governments, and Non-Profit Organizations," sets forth audit standards for governmental organizations and other organizations expending Federal funds. The expenditure threshold requiring an audit under Circular A-133 is \$500,000.
- C. Notwithstanding any other provision of this Contract, Department shall only be liable to Subrecipient for costs incurred or performances rendered for activities specified in the WAP Act and LIHEAP Act.

## **SECTION 7. TERMINATION AND SUSPENSION**

- A. Department may terminate this Contract, in whole or in part, at any time Department determines that there is cause for termination. Cause for termination includes but is not limited to Subrecipient's failure to comply with any term of this Contract, the Texas Administrative Code: 10 TAC §5.17 (Sanctions and Contract Close Out), any State weatherization regulation, and the WAP State Plan. Department shall notify Subrecipient in writing no less than thirty (30) days prior to the date of termination.
- B. Nothing in this Section shall be construed to limit Department's authority to withhold payment and immediately suspend Subrecipient's performance under this Contract if Department identifies possible instances of fraud, abuse, waste, fiscal mismanagement, or other serious deficiencies in Subrecipient's performance. Suspension shall be a temporary measure pending either corrective action by Subrecipient or a decision by Department to terminate this Contract.
- C. Notwithstanding any exercise by Department of its right of termination or suspension, Subrecipient shall not be relieved of any liability to Department for damages by virtue of any breach of this Contract by Subrecipient. Department may withhold any payment due to Subrecipient until such time as the exact amount of damages due to Department is agreed upon or is otherwise determined in writing between Parties.
- D. Department shall not be liable for any costs incurred by Subrecipient after termination or during suspension of this Contract.
- E. Notwithstanding any exercise by Department of its right of termination or suspension, Subrecipient shall not be relieved of any liability to Department for damages by virtue of any breach of this Contract by Subrecipient.
- F. Subrecipient's failure to expend the funds provided under this Contract in a timely manner may result in either the termination of this Contract or Subrecipient's ineligibility to receive additional funding under WAP, or a reduction in the original allocation of funds to Subrecipient.

## **SECTION 8. ALLOWABLE EXPENDITURES**

- A. The allowance of Subrecipient's costs incurred in the performance of this Contract shall be determined in accordance with the provisions of Section 5 and the regulations set forth in §440.18 of the WAP Regulations, subject to the limitations and exceptions set forth in this Section.
- B. To the maximum extent practicable, Subrecipient shall utilize funds provided under this Contract for the purchase of weatherization materials. All weatherization measures installed must have an approved State of Texas Energy Audit savings-to-investment ratio (SIR) of one or greater unless otherwise indicated as health and safety or incidental repair items. Weatherization measures installed shall begin with those having the greatest SIR (on approved State of Texas Energy Audit) and proceed in descending order to the measures with the smallest SIR or until the maximum allowable per unit expenditures are achieved. Subrecipient shall weatherize eligible dwelling units using only weatherization materials which meet or exceed the standards prescribed by DOE in Appendix A to Part 440 of the WAP Regulations, State of Texas adopted International Residential Code (IRC) or jurisdictions authorized by State law to adopt later editions.

Allowable expenditures under this Contract include:

- (1) the purchase and delivery of weatherization materials as defined in §440.3 of the WAP Regulations;
- (2) labor costs for doors, primary windows and storm windows that will result in approved energy savings with a SIR of one or greater in accordance with §440.19 of the WAP Regulations;
- (3) the cost of weatherization materials and labor for heating and cooling system tune ups, repairs, modification, or replacements if such will result in improved energy efficiency as demonstrated by SIR of one or better in the approved State of Texas Energy Audit and, whenever available, heating and cooling systems must have an Energy Star rating;
- (4) transportation of weatherization and repair materials, tools, equipment, and work crews to a storage site and to the site of weatherization work;
- (5) maintenance, operation, and insurance of vehicles used to transport weatherization materials;
- (6) maintenance of tools and equipment;
- (7) purchase or lease of tools or equipment;
- (8) employment of on-site supervisory personnel;
- (9) storage of weatherization materials, tools, and equipment;
- (10) incidental repairs (such as repairs to roofs, walls, floors, and other parts of a dwelling unit) if such repairs are necessary for the effective performance or preservation of weatherization measures (If incidental repairs are necessary to make the installation of the weatherization measures effective, the cost of incidental repair measures charged to WAP funds awarded under this Contract shall not exceed the cost of weatherization measures charged to WAP funds and shall have a whole house SIR of one or greater on the approved State of Texas Energy Audit.);
- (11) allowable health and safety measures; and
- (12) allowable base load reduction measures. Health and Safety funds not expended may be moved to the labor, materials, and program support category. These changes will require a Contract action; therefore, Subrecipient must provide written notification to the Department at least 90 days prior to the end of the Contract term before these funds can be moved.

C. Administrative costs incurred by Subrecipient in performing this Contract are to be based on actual programmatic expenditures and shall be allowed up to the amount outlined in the "Budget and Performance Statement" attached hereto as Exhibit A. Allowable administrative costs may include reasonable costs associated with Subrecipient's administrative personnel, travel, audit fees, office space, equipment, and supplies which are necessary for the administration of WAP. Administrative costs are earned based upon the allowable percentage of total allowable expenditures, excluding the allowance for Department / LIHEAP Training Travel or special equipment purchases. Subrecipient may use any or all of the funds allowed for administrative purposes under this Contract for the purchase and delivery of weatherization materials. These changes will require a contract action; therefore, Subrecipient must provide written notification to the Department at least 90 days prior to the end of the Contract Term before these funds can be moved.

D. To the maximum extent practicable, Subrecipient shall secure the services of volunteers to weatherize dwelling units under the direction of qualified supervisors.

#### **SECTION 9. RECORD KEEPING REQUIREMENTS**

A. Subrecipient shall comply with the record keeping requirements set forth at §440.24 of the WAP Regulations and with such additional record keeping requirements as specified by Department.

B. For each dwelling unit weatherized with funds received from LIHEAP WAP under this Contract, Subrecipient shall maintain a file containing the following information:

- (1) completed "Application for Weatherization Services" indicating the ages of the residents, presence in the household of children age five (5) or younger, elderly persons (60 years or older), and persons with disabilities;
  - (2) 12 month customer billing history for utilities or consumption disclosure release form;
  - (3) eligibility documentation (proof of income eligibility shall consist of checks, check stubs, award letters, employer statements, or other similar documents including total income and public assistance payments); no dwelling unit shall be weatherized without documentation that the dwelling unit is an eligible dwelling unit as defined in §440.22 of the WAP Regulations. All proof of income must reflect earnings from within 12 months of the start date indicated on the building weatherization report (BWR). Proof of income documentation requirements are the same for both single and multifamily housing; all new applications must have proof of income, or a complete, signed and notarized Declaration of Income Statement Form for the previous 30 days;
  - (4) BWR to include certification of final inspection and Justification for Omission of Priorities if applicable;
  - (5) invoices of materials purchased or inventory removal sheets;
  - (6) invoices of labor;
  - (7) if a rental unit, landlord agreement form (including Exhibits A and B), and landlord financial participation form and Permission to Conduct Energy Audit Form (Department form); and all other Landlord forms found in the Energy Assistance Section of the Departments website;
  - (8) Notice of Denial (Department form), if applicable;
  - (9) Signed and dated Building Assessment form, to include at a minimum, existing efficiencies of all heating and cooling appliances;
  - (10) Attic Inspection (local design allowed);
  - (11) Wall Inspection (local design allowed);
  - (12) Documentation of pre weatherization carbon monoxide readings for all combustible appliances;
  - (13) Documentation of post weatherization carbon monoxide readings for all combustible appliances;
  - (14) Blower Door Data Sheet;
  - (15) Duct Blower Data Sheet
  - (16) Refrigerator metering Information
  - (17) Signed client refrigerator replacement form (if applicable)
  - (18) Completed, Signed and Dated Priority List Form (if applicable)
  - (19) A complete copy of the approved State of Texas Energy Audit;
  - (20) A complete approved State of Texas Energy Audit back-up for all units weatherized
  - (21) Signed client receipt of the unified weatherization elements notification form that includes Lead Hazard Information, Identification of Mold Like Substance, and State Historical Preservation Information and
  - (22) Signed client receipt of Mold-Like Substance and Release For (if applicable).
- C. For each multi-family project weatherized with funds received from LIHEAP under this Contract, Subrecipient shall maintain a master file containing the following information:
- (1) Multifamily Pre-Project Form;
  - (2) Multifamily Post-Project Checklist Form;
  - (3) Permission to Perform an Assessment for Multifamily Project Form;

- (4) Landlord Agreement Form;
  - (5) Landlord Financial Participation Form;
  - (6) Significant Data Required in all Multifamily Projects
- D. Documentation for weatherization material standards purchased under this Contract must be maintained. These standards must meet the requirements according to Appendix A to Part 440 of the WAP Regulations.
- E. Subrecipient shall give the federal and state funding agencies, the Comptroller General of the United States, and Department access to and the right to reproduce all records pertaining to this Contract. All such records shall be maintained for at least three years after final payment has been made and all other pending matters are closed. Subrecipient shall include the requirements of this Subsection in all subcontracts.
- F. All LIHEAP WAP records maintained by Subrecipient, except records made confidential by law, shall be available for inspection by the public during Subrecipient's normal business hours to the extent required by the Texas Public Information Act (Chapter 552 of the Texas Government Code).
- G. All subrecipients must conduct a full household assessment addressing all possible allowable weatherization measures.

#### **SECTION 10. REPORTING REQUIREMENTS**

- A. Subrecipient shall electronically submit to Department no later than fifteen (15) days after the end of each month of the Contract term a Performance Report listing demographic information on all units completed in the previous month and an Expenditure Report listing all expenditures of funds under this Contract during the previous month. **These reports are due even if Subrecipient has no new activity to report during the month. Both reports shall be submitted electronically.**
- B. Subrecipient shall electronically submit to Department no later than sixty (60) days after the end of the Contract term a final expenditure and programmatic report utilizing the Monthly Expenditure Report. The failure of Subrecipient to provide a full accounting of all funds expended under this Contract may result in ineligibility to receive additional funds or additional contracts.
- C. Subrecipient shall submit to Department no later than sixty (60) days after the end of the Contract term an inventory of all vehicles, tools, and equipment with a unit acquisition cost of \$5,000.00 or more and a useful life of more than one year, if purchased in whole or in part with funds received under this or previous weatherization assistance program Contracts. The inventory shall reflect the tools and equipment on hand as of the last day of the Contract term.
- D. Subrecipient shall submit other reports, data, and information on the performance of this Contract as may be required by DOE pursuant to §440.25 of the WAP Regulations, by U. S. Department of Health and Human Services (HHS), or by the Department.
- E. If Subrecipient fails to submit, in a timely and satisfactory manner, any report or response required by this Contract, including responses to monitoring reports, Department may withhold any and all payments otherwise due or requested by Subrecipient hereunder. Payments may be withheld until such time as the delinquent report or response is received by Department. If the delinquent report or response is not received within forty-five (45) days of its due date, Department may suspend or terminate this Contract. If Subrecipient receives LIHEAP WAP funds from the Department over two or more Contracts of subsequent terms, funds may be withheld or this Contract suspended or terminated by Subrecipient's failure to submit a past due report or response (including a report of audit) from a prior Contract Term.
- F. Subrecipient shall provide the Department with a Data Universal Numbering System (DUNS) number and a Central Contractor Registration (CCR) System number. The DUNS number must be provided in a document from Dun and Bradstreet and the current CCR number must be submitted from a document retrieved from the <https://www.bpn.gov/ccr/default.aspx> website. These documents must be provided to the Department prior to the processing first payment to Subrecipient. Subrecipient shall maintain a current DUNS number and CCR number for the entire Contract Term.

## **SECTION 11. CHANGES AND AMENDMENTS**

- A Any change, addition or deletion to the terms of this Contract required by a change in federal or state law or regulation is automatically incorporated herein and is effective on the date designated by such law or regulation, so long as approved by the Department.
- B. Except as specifically provided otherwise in this Contract, any changes, additions, or deletions to the terms of this Contract shall be in writing and executed by both Parties to this Contract. If any Party returns an executed copy by facsimile machine or electronic transmission, the signing party intends the copy of its authorized signature printed by the receiving machine or the electronic transmission, to be its original signature.

## **SECTION 12. PROGRAM INCOME**

Subrecipient shall account for and expend program income derived from activities financed in whole or in part with funds provided under this contract in accordance with the Uniform Grant Management Standards, Common Rule, §\_25, OMB Circular A-110 §\_24, and OMB Circular A-102, Attachment, 2e.

## **SECTION 13. TECHNICAL GUIDANCE**

Department may issue technical guidance to explain the rules and provide directions on the terms of this Contract. Installation of weatherization materials shall be in accordance with the Material Installation Standards/Manual.

## **SECTION 14. INDEPENDENT SUBRECIPIENT**

It is agreed that Department is contracting with Subrecipient as an independent contractor. Subrecipient agrees to indemnify Department against any disallowed costs or other claims, which may be asserted by any third party in connection with the services to be performed by Subrecipient under this Contract.

## **SECTION 15. PROCUREMENT STANDARDS**

- A. Subrecipient shall comply with OMB Circular A-102, 10 C.F.R. § 600.236(b-i) and 10 T.A.C. § 5.10.
- B. Subrecipient may not use funds provided under this Contract to purchase personal property, equipment, goods, or services with a unit acquisition cost (the net invoice unit price of an item of equipment) of more than \$5,000 unless Subrecipient has received the prior written approval of Department for such purchase
- C. Upon the termination or non-renewal of this Contract, Department may transfer title to any such property or equipment having a useful life of one year or more or a unit acquisition cost (the net invoice unit price of an item of equipment) of \$5,000 or more to itself or to any other entity receiving Department funding.

## **SECTION 16. SUBCONTRACTS**

- A. Subrecipient may not subcontract the primary performance of this Contract and only may enter into properly procured contractual agreements for consulting and other professional services, if Subrecipient has received Department's prior written approval. Subrecipient may subcontract for the delivery of client assistance without obtaining Department's prior approval. Any subcontract for the delivery of client assistance will be subject to monitoring by the Department as per Section 21.
- B. In no event shall any provision of this Section 16, specifically the requirement that Subrecipient obtain Department's prior written approval of a subcontractor, be construed as relieving Subrecipient of the responsibility for ensuring that the performances rendered under all subcontracts are rendered so as to comply with all of the terms of this Contract, as if such performances rendered were rendered by Subrecipient. Department's approval under Section 16 does not constitute adoption, ratification, or acceptance of Subrecipient's or subcontractor's performance hereunder. Department maintains the right to monitor and require Subrecipient's full compliance with the terms of this Contract. Department's approval under this Section 16 does not waive any right of action which may exist or which may subsequently accrue to Department under this Contract.

## **SECTION 17. AUDIT**

A. Subrecipient shall arrange for the performance of an annual financial and compliance audit of funds received and performances rendered under this Contract, subject to the following conditions and limitations:

- (1) Subrecipients expending \$500,000 or more in federal financial assistance for any fiscal year ending on or after December 31, 2003, shall have an audit made in accordance with Department's supplemental audit guide, the Single Audit Act Amendments of 1996, 31 U.S.C. 7501, et seq. and OMB Circular No. 133 - Revised June 27, 2003, "Audits of States, Local Governments, and Non-Profit Organizations." For purposes of this Section 16, "federal financial assistance" means assistance provided by a federal agency in the form of grants, contracts, loans, loan guarantees, property, cooperative agreements, interest subsidies, insurance or direct appropriations, but does not include direct federal cash assistance to individuals. The term includes awards of federal financial assistance received directly from federal agencies, or indirectly through other units of state and local government.
- (2) Subrecipient shall utilize funds budgeted under this Contract to pay for that portion of the cost of such audit services properly allocable to the activities funded by Department under this Contract, provided however that Department shall not make payment for the cost of such audit services until Department has received a satisfactory audit report, as determined by Department, from Subrecipient.
- (3) Subrecipient shall submit three (3) copies of such audit report and any associated management letter to the Department, two (2) copies of the audit report to Department's Compliance and Asset Oversight Division and one (1) copy of the audit report to the Department's Community Affairs Division within the earlier of thirty (30) days after receipt of the auditor's report(s), or nine (9) months after the end of the audit period. Subrecipient shall make audit report available for public inspection within thirty (30) days after receipt of the audit report(s). Audits performed under this Section 17 are subject to review and resolution by Department or its authorized representative. Subrecipient shall submit such audit report to the Federal clearinghouse designated by OMB in accordance with OMB A-133.
- (4) The audit report must include verification of all expenditures by budget category, in accordance with the final "Monthly Expenditure Report" submitted to close out each year during the Contract Term.

B. Subsection A of this Section 17 notwithstanding, Subrecipients expending less than \$500,000 in Federal financial assistance may arrange for the performance of an annual financial statement audit. Such audit should include verification as required in Subsection 17(A)(4) of this Section 17.

C. Subsection A of this Section 17 notwithstanding, Department reserves the right to conduct an annual financial and compliance audit of funds received and performances rendered under this Contract. Subrecipient agrees to permit Department or its authorized representative to audit Subrecipient's records and to obtain any documents, materials, or information necessary to facilitate such audit.

D. Subrecipient understands and agrees that it shall be liable to Department for any costs disallowed pursuant to financial and compliance audit(s) of funds received under this Contract. Subrecipient further understands and agrees that reimbursement to Department of such disallowed costs shall be paid by Subrecipient from funds which were not provided or otherwise made available to Subrecipient under this Contract.

E. Subrecipient shall take such action to facilitate the performance of such audit or audits conducted pursuant to this section as Department may require of Subrecipient.

F. Subrecipient shall procure audit services through an open, competitive process at least once every five years. The auditor shall retain working papers and reports for a minimum of three years after the date of issuance of the auditor's report to the auditee. Audit working papers shall be made available upon request to Department at the completion of the audit, as a part of a quality review, to resolve audit findings, or to carry out oversight responsibilities consistent with the purposes of this part. Access to working papers includes the right to obtain copies of working papers, as is reasonable and necessary.

## **SECTION 18. MANAGEMENT OF EQUIPMENT AND INVENTORY**

A. Subrecipient acknowledges that any vehicles, tools, and equipment with a unit acquisition cost of \$5,000 or more and a useful life of more than one year, if purchased in whole or in part with funds received under this or previous weatherization assistance program Contracts, are not assets of either the subrecipient or the Department but are held in trust for the Weatherization Assistance Program and as such are assets of the Weatherization Assistance Program. Any equipment, tools, or vehicles having a useful life of more than one year and an acquisition cost of \$5,000 or more per unit must receive prior approval from the Department before the purchase is made.

- B. Subrecipient shall develop and implement a property management system, which conforms to the uniform administrative requirements referenced in Section 6. Subrecipient shall not use, transfer, or dispose of any property acquired in whole or in part with funds provided under this or a previous weatherization assistance program Contract except in accordance with its own property management system.
- C. Upon termination or non-renewal of this Contract, the Department may transfer the title of equipment to a third party named by the Department. Such a transfer shall be subject to the following standards:
- (1) The equipment shall be appropriately identified in the award or otherwise made known to the recipient in writing.
  - (2) The Department will issue disposition instructions after receipt of final inventory.
- D. Subrecipient shall establish adequate safeguards to prevent loss, damage, or theft of property acquired hereunder and shall promptly report to Department any loss, damage, or theft of property with an acquisition cost of Five Thousand and no/100 Dollars (\$5,000) or more.
- E. In addition to the inventory of tools and equipment required under Section 10, Subrecipient shall take a physical inventory of all WAP materials and shall reconcile the results with its property records at least once every year. Any differences between quantities determined by the inventory and those shown in the property records shall be investigated by Subrecipient to determine the cause of the difference.

#### **SECTION 19. INSURANCE REQUIREMENTS**

Subrecipient shall maintain adequate personal injury and property damage liability insurance or, if Subrecipient is a unit of local government, shall maintain sufficient reserves to protect against the hazards arising out of or in connection with the performance of this Contract. Subrecipient is encouraged to obtain pollution occurrence insurance in addition to the general liability insurance. Generally, regular liability insurance policies do not provide coverage for potential effects of many health and safety measures, such as lead disturbances and other pollution occurrence items. Subrecipient should review existing policies to determine if lead contamination is covered and if it is not, Subrecipients should consider securing adequate coverage for all units to be weatherized.

If Subrecipient is not a unit of local government, Subrecipient shall provide Department with certificates of insurance evidencing Subrecipient's current and effective insurance coverage. Subrecipient agrees to notify the Department immediately upon receipt of notification of the termination, cancellation, expiration, or modification of any insurance coverage or required policy endorsements. Subrecipient agrees to suspend the performance of all work performed under this Contract until Subrecipient satisfies the coverage requirements and obtains the policy endorsements, and has delivered to Department certificates of insurance evidencing that such coverage and policy endorsements are current and effective, and has been notified by Department that such performance of the work under this Contract may recommence. Subrecipients must also require all independent subcontractors to have general liability insurance. Subrecipients' insurance must cover the pollution occurrence insurance coverage for their independent subcontractors or the independent subcontractors must obtain the coverage.

#### **SECTION 20. LITIGATION AND CLAIMS**

Subrecipient shall give Department immediate written notice of any claim or action filed with a court or administrative agency against Subrecipient and arising out of the performance of this Contract or any subcontract hereunder. Subrecipient shall furnish to Department copies of all pertinent papers received by Subrecipient with respect to such action or claim.



## SECTION 21. TECHNICAL ASSISTANCE AND MONITORING

Department or its designee may conduct on and off-site monitoring and evaluation of Subrecipient's compliance with the terms of this Contract. Department's monitoring may include a review of the efficiency, economy, and efficacy of Subrecipient's performance. Department will notify Subrecipient in writing of any deficiencies noted during such monitoring. Department may provide training and technical assistance to Subrecipient in correcting the deficiencies noted. Department may require corrective action to remedy deficiencies noted in Subrecipient's accounting, personnel, procurement, and management procedures and systems in order to comply with State or Federal requirements. Department may conduct follow-up visits to review the previously noted deficiencies and to assess the Subrecipient's efforts made to correct them. Repeated deficiencies may result in disallowed costs. Department may terminate or suspend this Contract or invoke other remedies Department determines to be appropriate in the event monitoring reveals material deficiencies in Subrecipient's performance, or Subrecipient fails to correct any deficiency within a reasonable period of time, as determined by the Department. Department or its designee may conduct an ongoing program evaluation throughout the Contract Term.

## SECTION 22. LEGAL AUTHORITY

- A. Subrecipient assures and guarantees that it possesses the legal authority to enter into this Contract, to receive and manage the funds authorized by this Contract, and to perform the services Subrecipient has obligated itself to perform hereunder. The execution, delivery, and performance of this Contract will not violate Subrecipient's constitutive documents or any requirement to which Subrecipient is subject and represents the legal, valid, and binding agreement of Subrecipient, enforceable in accordance with its terms.
- B. The person signing this Contract on behalf of Subrecipient hereby warrants that he/she has been authorized by Subrecipient to execute this Contract on behalf of Subrecipient and to validly and legally bind Subrecipient to all terms, provisions and performances herein set forth.
- C. Department shall have the right to suspend or terminate this Contract if there is a dispute as to the legal authority of either Subrecipient or the person signing this Contract on behalf of Subrecipient, to enter into this Contract or to render performances hereunder. Subrecipient is liable to Department for any money it has received from Department for performance of the provisions of this Contract, if the Department has terminated this Contract for reasons enumerated in this Section 22.

## SECTION 23. COMPLIANCE WITH LAWS

- A. FEDERAL, STATE AND LOCAL LAW. Subrecipient shall comply with the LIHEAP Act, the WAP Act, the WAP Regulations, the LIHEAP Regulations, any applicable Office of Management and Budget (OMB) Circulars, the Texas DOE WAP State Plan, LIHEAP State Plan, the WAP and LIHEAP State Rules, and all federal, state, and local laws and regulations applicable to the performance of this Contract.
- B. DRUG-FREE WORKPLACE ACT OF 1988. The Subrecipient affirms by signing this Contract that it is implementing the Drug-Free Workplace Act of 1988.
- C. PRO-CHILDREN ACT OF 1994. Subrecipient shall follow the requirements of the Pro-Children Act of 1994, (20 U.S.C. Sec. 6081 et seq.) which requires that smoking not be permitted in any portion of any indoor facility owned or leased or contracted by an entity and used routinely or regularly for the provision of health, day care, education, or library services to children under the age of 18 if the services are funded by Federal programs either directly or through States or local governments by Federal grant, contract, loan or loan guarantee.
- D. LIMITED ENGLISH PROFICIENCY (LEP). Subrecipients must provide program applications, forms, and educational materials in English, Spanish, and any appropriate language, based on the needs of the service area and in compliance with the requirements in Executive Order 13166 of August 11, 2000. To ensure compliance, the Subrecipient must take reasonable steps to insure that persons with Limited English Proficiency have meaningful access to the program. Meaningful access may entail provide language assistance services, including oral and written translation, where necessary.

**SECTION 24. PREVENTION OF FRAUD AND ABUSE**

- A. Subrecipient shall establish, maintain, and utilize internal control systems and procedures sufficient to prevent, detect, and correct incidents of waste, fraud, and abuse in the WAP and to provide for the proper and effective management of all program and fiscal activities funded by this Contract. Subrecipient's internal control systems and all transactions and other significant events must be clearly documented and the documentation made readily available for review by Department.
  
- B. Subrecipient shall give Department complete access to all of its records, employees, and agents for the purpose of monitoring or investigating the WAP. Subrecipient shall fully cooperate with Department's efforts to detect, investigate, and prevent waste, fraud, and abuse. Subrecipient shall immediately notify the Department of any identified instances of waste, fraud, or abuse.
  
- C. Subrecipient may not discriminate against any employee or other person who reports a violation of the terms of this Contract or of any law or regulation to Department or to any appropriate law enforcement authority, if the report is made in good faith.

**SECTION 25. SPECIAL COMPLIANCE PROVISIONS**

Subrecipient shall comply with the requirements of all applicable laws and regulations, including those specified in Parts 400 and 600 of the WAP Regulations.

**SECTION 26. CONFLICT OF INTEREST/NEPOTISM**

- A. Subrecipient shall maintain written standards of conduct governing the performance of its employees engaged in the award and administration of contracts.
  
- B. No employee, officer, or agent of Subrecipient shall participate in the selection, award, or administration of a contract supported by federal funds if a real or apparent conflict of interest would be involved. Such a conflict would arise when the employee, officer, or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of the Parties indicated herein, has a financial or other interest in the firm selected for an award.
  
- C. The officers, employees, and agents of the Subrecipient shall neither solicit nor accept gratuities, favors, or anything of monetary value from contractors, or parties to subagreements. Subrecipients may set standards for situations in which the financial interest is not substantial or the gift is an unsolicited item of nominal value. The standards of conduct shall provide for disciplinary actions to be applied for violations of such standards by officers, employees, or agents of the Subrecipient.
  
- D. Subrecipients who are local governmental entities shall, in addition to the requirements of this Section, follow the requirements of Chapter 171 of the Local Government Code regarding conflicts of interest of officers of municipalities, counties, and certain other local governments.
  
- E. Failure to maintain written standards of conduct and to follow and enforce the written standards is a condition of default under this Contract and may result in termination of the Contract or deobligation of funds.

## **SECTION 27. POLITICAL ACTIVITY AND LOBBYING PROHIBITED**

- A. Funds provided under this Contract shall be used for influencing the outcome of any election, or the passage or defeat of any legislative measure. This prohibition shall not be construed to prevent any official or employee of Subrecipient from furnishing to any member of its governing body upon request, or to any other local or state official or employee or to any citizen information in the hands of the employee or official not considered under law to be confidential information. Any action taken against an employee or official for supplying such information shall subject the person initiating the action to immediate dismissal from employment.
  
- B. Funds provided under this Contract may be used directly or indirectly to hire employees or in any other way fund or support candidates for the legislative, executive, or judicial branches of government of Subrecipient, the State of Texas, or the government of the United States.

## **SECTION 28. NON-DISCRIMINATION AND EQUAL OPPORTUNITY**

- A. A person shall not be excluded from participation in, be denied the benefits of, be subjected to discrimination under, or be denied employment in the administration of or in connection with any program or activity funded in whole or in part with funds made available under this Contract, on the grounds of race, color, religion, sex, national origin, age, disability, political affiliation or belief.
  
- B. Subrecipient agrees to carry out an Equal Employment Opportunity Program in keeping with the principles as provided in President's Executive Order 11246 of September 24, 1965.
  
- C. Subrecipient will include the substance of Section 28 in all subcontracts.

## **SECTION 29. CERTIFICATION REGARDING UNDOCUMENTED WORKERS**

Pursuant to Chapter 2264 of the Texas Government Code, by execution of this Contract, Subrecipient hereby certifies that Subrecipient/Local Operator, or a branch, division, or department of Subrecipient does not and will not knowingly employ an undocumented worker, where "undocumented worker" means an individual who, at the time of employment, is not lawfully admitted for permanent residence to the United States or authorized under law to be employed in that manner in the United States. If, after receiving a public subsidy, Subrecipient, or a branch, division, or department of Subrecipient is convicted of a violation under 8 U.S.C. Section 1324a(f), Subrecipient shall repay the public subsidy with interest, at a rate of five percent (5%) per annum, not later than the 120th day after the date the Department notifies Subrecipient of the violation.

## **SECTION 30. CERTIFICATION REGARDING CERTAIN DISASTER RELIEF CONTRACTS**

The Department may not award a Contract that includes proposed financial participation by a person who, during the five year period preceding the date of this Contract, has been convicted of violating a federal law in connection with a contract awarded by the federal government for relief, recovery, or reconstruction efforts as a result of Hurricane Rita, as defined by Section 39.459, Utilities Code, Hurricane Katrina, or any other disaster occurring after September 24, 2005; or assessed a penalty in a federal, civil or administrative enforcement action in connection with a contract awarded by the federal government for relief, recovery, or reconstruction efforts as a result of Hurricane Rita, as defined by Section 39.459, Utilities Code, Hurricane Katrina, or any other disaster occurring after September 24, 2005.

By execution of this Contract, the Subrecipient/Local Operator hereby certifies that it is eligible to participate in this Program and acknowledges that this Contract may be terminated and payment withheld if this certification is inaccurate.

### **SECTION 31. TRAINING AND TECHNICAL ASSISTANCE FUNDS**

- A. Training and technical assistance funds shall be used for State sponsored, LIHEAP sponsored, and other relevant workshops and conferences provided the agenda includes topics directly related to administering WAP in accordance with §5.532 of the WAP and LIHEAP State Rules. For Training & Technical Assistance other than State or DOE sponsored, Subrecipient must receive prior written approval from the Department.
- B. The travel funds are to be used only for Department-approved training events. Subrecipient shall adhere to OMB Circulars (A-87 {2 CFR 225} and A-122 {2 CFR 230} as appropriate), and either its board-approved travel policy, or in the absence of such a policy, the State of Texas travel policies.

### **SECTION 32. DEBARRED AND SUSPENDED PARTIES**

By signing this Contract, Subrecipient certifies that neither it nor its current principle parties are included in the Excluded Parties List System (EPLS) maintained by the General Services Administration (GSA). Subrecipient also certifies that it will not award any funds provided by this Contract to any party that is debarred, suspended, or otherwise excluded from or ineligible for participation in federal assistance programs under Executive Order 12549. Subrecipient agrees that prior to entering into any agreement with a potential subcontractor that the verification process to comply with this requirement will be accomplished by checking the Excluded Parties List System at <http://www.epls.gov/> or by collecting a certification from the potential subcontractor.

### **SECTION 33. NO WAIVER**

No right or remedy given to Department by this Contract shall preclude the existence of any other right or remedy, nor shall any action taken in the exercise of any right or remedy be deemed a waiver of any other right or remedy. The failure of Department to exercise any right or remedy on any occasion shall not constitute a waiver of Department's right to exercise that or any other right or remedy at a later time.

### **SECTION 34. ORAL AND WRITTEN AGREEMENTS**

- A. All oral and written agreements between the Parties relating to the subject matter of this Contract have been reduced to writing and are contained in this Contract.
- B. The attachments enumerated and denominated below are a part of this Contract and constitute promised performances under this Contract:
1. Exhibit A, Budget and Performance Statement
  2. Exhibit B, Certification Regarding Lobbying for Contracts, Grants, Loans, and Cooperative Agreements
  3. Exhibit C, PRWORA Requirements
  4. Exhibit D, Documentation of Disability

### **SECTION 35. SEVERABILITY**

If any portion of this Contract is held to be invalid by a court of competent jurisdiction, the remainder of it shall remain valid and binding.

### **SECTION 36. HISTORICAL PRESERVATION**

Prior to the expenditure of Federal funds to alter any structure or site, the Subrecipient is required to comply with the requirements of Section 106 of the National Historic Preservation Act (16 U.S.C. 470 )(NHPA). The Department has provided guidance through the Memorandum of Understanding with the Texas Historical Commission posted on the Department website <http://www.tdhca.state.tx.us/recovery/detail-wap.htm> under the Plans and Agreements section.

**SECTION 37. USE OF ALCOHOLIC BEVERAGES**

Funds provided under this Contract may not be used for the payment of salaries to any Subrecipient's employees who use alcoholic beverages while on active duty, for travel expenses expended for alcoholic beverages, or for the purchase of alcoholic beverages.

**SECTION 38. FORCE MAJURE**

If the obligations are delayed by the following, an equitable adjustment will be made for delay or failure to perform hereunder:

- A. Any of the following events: (i) catastrophic weather conditions or other extraordinary elements of nature or acts of God; (ii) acts of war (declared or undeclared), (iii) acts of terrorism, insurrection, riots, civil disorders, rebellion or sabotage; and (iv) quarantines, embargoes and other similar unusual actions of federal, provincial, local or foreign Governmental Authorities; and
- B. The non-performing party is without fault in causing or failing to prevent the occurrence of such event, and such occurrence could not have been circumvented by reasonable precautions and could not have been prevented or circumvented through the use of commercially reasonable alternative sources, workaround plans or other means.

**SECTION 39. APPEALS PROCESS**

In compliance with the WAP Act, Subrecipient must provide an opportunity for a fair administrative hearing to individuals whose application for assistance is denied, terminated or not acted upon in a timely manner, according to §5.505 of the WAP State Rules.

**SECTION 40. TIME IS OF THE ESSENCE**

Time is of the essence with respect to Subrecipient's compliance with all covenants, agreements, terms and conditions of this Contract.

**SECTION 41. COUNTERPARTS AND FACSIMILIE SIGNATURES**

This Contract may be executed in one or more counterparts each of which shall be deemed an original but all of which together shall constitute one and the same instrument. Signed signature pages may be transmitted by facsimile or other electronic transmission, and any such signature shall have the same legal effect as an original.

**SECTION 42. NUMBER, GENDER**

Unless the context requires otherwise, the words of the masculine gender shall include the feminine, and singular words shall include the plural.

**SECTION 43. NOTICE**

A. If notice is provided concerning this Contract, notice may be given at the following (herein referred to as "Notice Address"):

**As to Department:**

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS  
P.O. Box 13941  
Austin, Texas 78711-3941  
Attention: Sharon D. Gamble  
Telephone: (512) 475-0471  
Fax: (512) 475-3935  
E-mail address: Sharon.gamble@tdhca.state.tx.us

**As to Subrecipient:**

[REDACTED]

B. All notices or other communications hereunder shall be deemed given when delivered, mailed by overnight service, or five days after mailing by certified or registered mail, postage prepaid, return receipt requested, addressed to the appropriate Notice Address as defined in the above Subsection A of this Section 43.

**SECTION 44. VENUE AND JURISDICTION**

This Contract is delivered and intended to be performed in the State of Texas. For purposes of litigation pursuant to this Contract, venue shall lie in Travis County, Texas.

EXECUTED to be effective on : 4/1/2012

[REDACTED]  
a political subdivision of the State of Texas

By: [REDACTED]

Title: [REDACTED]

Date: [REDACTED]

**TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**

a public and official agency of the State of Texas

By: Timothy K. Irvine

Title: Its duly authorized officer or representative

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS  
 CONTRACT NUMBER [REDACTED] FOR THE 2012  
 LIHEAP WEATHERIZATION ASSISTANCE PROGRAM (CFDA# 93.568)  
 EXHIBIT A

BUDGET AND PERFORMANCE DOCUMENT

[REDACTED]  
 a political subdivision of the State of Texas

**DEPARTMENT FINANCIAL OBLIGATIONS**

- \$ [REDACTED] LIHEAP FUNDS CURRENTLY AVAILABLE
- \$ [REDACTED] TRAINING & TECHNICAL ASSISTANCE FUNDS CURRENTLY AVAILABLE
- \$ [REDACTED] TOTAL ANTICIPATED LIHEAP FUNDS
- \$ [REDACTED] TOTAL ANTICIPATED TRAINING & TECHNICAL ASSISTANCE FUNDS

Additional funds may be obligated via Amendment(s). Funds may only be obligated and expended during the current Contract Term. Unexpended fund balances will be recaptured.

**BUDGET FOR AVAILABLE ALLOCATIONS** 1

CATEGORIES	FUNDS
<sup>2</sup> ADMINISTRATION	\$ [REDACTED]
<sup>3</sup> Materials / Program Support / Labor	\$ [REDACTED]
<sup>4</sup> Health and Safety	\$ [REDACTED]
<b>SUB-TOTAL</b>	<b>\$ [REDACTED]</b>
<sup>5</sup> Training and Technical Assistance	\$ [REDACTED]
<b>TOTAL</b>	<b>\$ [REDACTED]</b>

**FOOTNOTES TO BUDGET FOR AVAILABLE ALLOCATIONS:**

- <sup>1</sup> Denotes that the subrecipient must request in writing any adjustment needed to a budget category before TDHCA will make any adjustments to the budget categories. The only categories that can be reduced are the Administration and/or in the Health and Safety categories. Subrecipients are limited to two (2) requested budget revisions during the current Contract Term. **Only those written request(s) from the subrecipients received at least 45 days prior to the end of the Contract Term will be reviewed. TDHCA may decline to review written requests received during the final 45 days of the Contract Term..**
- <sup>2</sup> Denotes maximum for administration based on 6.00% of total allowable expenditures.
- <sup>3</sup> Expenses incurred under Roof Repair will come out of your Materials / Program Support / Labor budget.
- <sup>4</sup> Denotes the maximum allowed for Health and Safety expenditures.
- <sup>5</sup> Department approved training / travel only.

**PERFORMANCE**

Subrecipient's service area consists of the following Texas counties:

Subrecipient's service area consists of the following Texas counties:



Subrecipient shall provide weatherization program services sufficient to expend the Contract funds during the Contract term. WAP costs per unit, excluding health and safety expenses, shall not exceed **\$4,000.00** without prior written approval from the Department.



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS  
CONTRACT NO. [REDACTED] FOR THE 2012  
LIHEAP WEATHERIZATION ASSISTANCE PROGRAM (CFDA# 93.568)  
EXHIBIT B

CERTIFICATION REGARDING LOBBYING FOR  
CONTRACTS, GRANTS, LOANS, AND COOPERATIVE AGREEMENTS

[REDACTED]

The undersigned certifies, to the best of its knowledge and belief, that:

1. No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a member of congress, an officer or employee of congress, or an employee of a member of congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, or modification of any federal contract, grant, loan, or cooperative agreement.
2. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of congress, an officer or employee of congress, or an employee of a member of congress in connection with this federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit standard form -LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions.
3. The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

This certification is material representation of fact on which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

[REDACTED]

By: [REDACTED]

[REDACTED]

Title: [REDACTED]

Date: [REDACTED]

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS  
CONTRACT NO. [REDACTED] FOR THE FY 2012  
LIHEAP WEATHERIZATION ASSISTANCE PROGRAM (CFDA # 93.568)  
EXHIBIT C

PRWORA REQUIREMENTS



If an individual is applying for LIHEAP funds, a subrecipient must verify that the individual applying for LIHEAP funds is a qualified recipient for funding under the Personal Responsibility and Work Opportunity Act of 1996, ("PRWORA"), Pub. L. 104-193, 110 Stat. 2105, codified at 8 U.S.C. § 1601 et. seq., as amended by the Omnibus Appropriations Act, 1997, Pub. L. 104-208.

To ensure that a non-qualified applicant does not receive "federal public benefits," a unit of general purpose government that administers "federal public benefit programs" is required to determine, and to verify, the individual's alienage status before granting eligibility. 8 U.S.C. § 1642 (a) and (b). Subrecipient must use the SAVE verification system to verify and document qualified alien eligibility.

An exception to the requirement of verification of alienage status applies when the applicant's eligibility is determined by a non-profit charitable organization. To be eligible for this exemption, an organization must be both "nonprofit" and "charitable." An organization is "nonprofit" if it is organized and operated for purposes other than making gains or profits for the organization, its member or its shareholders, and is precluded from distributing any gains or profits to its members or shareholders. An organization is "charitable" if it is organized and operated for charitable purposes. The term "charitable" should be interpreted in its generally accepted legal sense as developed by judicial decisions. It includes organizations dedicated to relief of the poor and distressed or the underprivileged, as well as religiously-affiliated organizations and educational organizations. Federal Register on November 17, 1997 at 62 Fed. Reg. 61344.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS  
CONTRACT NO. [REDACTED] FOR THE FY 2012  
LIHEAP WEATHERIZATION ASSISTANCE PROGRAM (CFDA # 93.568)  
EXHIBIT D

DOCUMENTATION OF DISABILITY



1. All WAP repairs, purchases and/or replacements of heating/cooling units are allowable only for eligible units for which a whole house assessment has been completed and either health and safety issues documented or an Energy Audit showing a Savings-to-Investment Ratio of 1 or greater for the repair, purchase and/or replacement has been completed. No other reason for repair, purchase and/or replacements, including medical reasons, shall be accepted. Under NO CIRCUMSTANCES should clients' medical information be collected or kept by Subrecipients.
2. Acceptable forms of Documentation of Disability include: Social Security or Supplemental Security Income Statement, and acceptable proof of disability shall be kept in the client's file to validate eligibility. In no instance should a medical professional's documentation of disability be considered acceptable proof of a disability.
3. Documentation of Disability must NOT include documentation from a medical professional such as a doctor's letter, but only other forms of documentation of disability such as Social Security or a Supplemental Security Income statement, and shall be kept in client's file to validate eligibility.

## RENEWAL OF LICENSES ISSUED:

Location	Name	License #	City	Amendment #	Date of Action
Amarillo	Dyess-Peterson Testing Laboratory, Inc.	L01123	Amarillo	51	06/12/12
Throughout TX	Roxar, Inc.	L05547	Houston	19	06/01/12

## TERMINATIONS OF LICENSES ISSUED:

Location	Name	License #	City	Amendment #	Date of Action
Abilene	City of Abilene	L05459	Abilene	09	06/11/12
Dallas	Jetstar Energy Services, Inc.	L06034	Dallas	02	05/31/12
Gruver	Air Products, L.P.	L03181	Gruver	14	05/31/12
Richardson	MHSR Medical Center dba Methodist Richardson Medical Center	L06283	Richardson	01	05/30/12
San Antonio	Zachry Industrial, Inc. San Antonio	L05230	San Antonio	17	05/31/12
Wharton	South Texas Medical Clinics, P.A.	L05163	Wharton	14	06/15/12

In issuing new licenses, amending and renewing existing licenses, or approving license exemptions, the Department of State Health Services (department), Radiation Safety Licensing Branch, has determined that the applicant has complied with the applicable provisions of 25 Texas Administrative Code (TAC) Chapter 289 regarding radiation control. In granting termination of licenses, the department has determined that the licensee has complied with the applicable decommissioning requirements of 25 TAC Chapter 289. In denying the application for a license, license renewal or license amendment, the department has determined that the applicant has not met the applicable requirements of 25 TAC Chapter 289.

This notice affords the opportunity for a hearing on written request of a person affected within 30 days of the date of publication of this notice. A person affected is defined as a person who demonstrates that the person has suffered or will suffer actual injury or economic damage and, if the person is not a local government, is (a) a resident of a county, or a county adjacent to the county, in which radioactive material is or will be located, or (b) doing business or has a legal interest in land in the county or adjacent county. A person affected may request a hearing by writing Richard A. Ratliff, Radiation Program Officer, Department of State Health Services, Radiation Material Licensing - Mail Code 2835, P.O. Box 149347, Austin, Texas 78714-9347. For information call (512) 834-6688.

TRD-201203266  
 Lisa Hernandez  
 General Counsel  
 Department of State Health Services  
 Filed: June 20, 2012

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## Texas Department of Housing and Community Affairs

### Notice of Public Hearing on FFY 2013 Low-Income Home Energy Assistance Program State Plan

For the 2013 Federal Fiscal Year (FFY) beginning October 1, 2012, the Texas Department of Housing and Community Affairs (TDHCA) anticipates receiving federal funds to continue the operation of programs that assist very low-income Texans with home energy. In the process of deciding how to use Low-Income Home Energy Assistance Program (LIHEAP) funds, TDHCA solicits public input on the details of the plan.

As part of the public information, consultation, and public hearing requirements for LIHEAP, the Community Affairs Division of TDHCA has posted the proposed plan on the TDHCA website and will conduct a public hearing. Primarily, the hearing solicits comments on the pro-

posed use and distribution of FFY 2013 funds provided under LIHEAP. LIHEAP provides funding for the Comprehensive Energy Assistance Program (CEAP) and the Weatherization Assistance Program (WAP).

The public hearing has been scheduled as follows:

**Thursday, July 12, 2012, 9:00 a.m.**

**Texas Department of Housing and Community Affairs**

**221 East 11th Street, Room 116**

**Austin, Texas 78701**

A representative from TDHCA will explain the planning process and receive comments from stakeholders and the general public regarding the proposed plan for LIHEAP. A copy of the Draft LIHEAP Plan may be obtained after June 20, 2012, through TDHCA's web site, <http://www.tdhca.state.tx.us/ea.htm> or by contacting the Texas Department of Housing and Community Affairs, Community Affairs Division, P.O. Box 13941, Austin, Texas 78711-3941, or by phone at (512) 475-1435.

Anyone may submit comments on the draft plan in written form or oral testimony at the public hearing. TDHCA must receive written comments no later than 5:00 p.m., Sunday, July 15, 2012. Comments concerning the draft plan may be submitted via email to [cate.taylor@tdhca.state.tx.us](mailto:cate.taylor@tdhca.state.tx.us) or by fax (512) 475-3935 or by mail to the Texas De-

partment of Housing and Community Affairs, Community Affairs Division, Attention Cate Taylor, at TDHCA, P.O. Box 13941, Austin, TX 78711-3941. If you have questions regarding the public hearing process or any of the programs referenced above, please contact TDHCA, Community Affairs Division.

Individuals who require auxiliary aids or services for this meeting should contact Ms. Gina Esteves 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 Jorge Reyes, (512) 475-4577, at least three (3) 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.

TRD-201203172  
Timothy K. Irvine  
Executive Director  
Texas Department of Housing and Community Affairs  
Filed: June 15, 2012



## Texas Department of Insurance

### Company Licensing

Application to do business in the State of Texas by GERIATRIC DENTAL INSURANCE SERVICES OF TEXAS, INC., a domestic Health Maintenance Organization. The home office is in Southlake, Texas.

Application to do business in the State of Texas by KAG EMPLOYEE BENEFIT TRUST, a domestic Multiple Employer Welfare Arrangement. The home office is in San Antonio, Texas.

Application for admission to the State of Texas by NATIONAL MORTGAGE INSURANCE CORPORATION, a foreign fire and/or casualty company. The home office is in Sun Prairie, Wisconsin.

Application for admission to the State of Texas by NATIONAL MORTGAGE REINSURANCE INC ONE, a foreign fire and/or casualty company. The home office is in Sun Prairie, Wisconsin.

Application to change the name of STONINGTON LLOYDS INSURANCE COMPANY to QBE STONINGTON INSURANCE COMPANY, a Lloyd's plan pending conversion to a stock property and casualty company. The home office is in Plano, Texas.

Any objections must be filed with the Texas Department of Insurance, within twenty (20) calendar days from the date of the *Texas Register* publication, addressed to the attention of Godwin Ohaechesi, 333 Guadalupe Street, MC 305-2C, Austin, Texas 78701.

TRD-201203272  
Sara Waitt  
General Counsel  
Texas Department of Insurance  
Filed: June 20, 2012



### Notice of Application by a Small Employer Health Benefit Plan Issuer to be a Risk-Assuming Health Benefit Plan Issuer

Notice is given to the public of the application of the listed small employer health benefit plan issuer to be a risk-assuming health benefit plan issuer under Insurance Code §1501.312. A small employer health

benefit plan issuer is defined by Insurance Code §1501.002(16) as a health benefit plan issuer offering, delivering, issuing for delivery, or renewing health benefit plans subject to the Insurance Code, Chapter 1501, Subchapters C - H. A risk-assuming health benefit plan issuer is defined by Insurance Code §1501.301(4) as a small employer health benefit plan issuer that does not participate in the Texas Health Reinsurance System. The following small employer health benefit plan issuer has applied to be a risk-assuming health benefit plan issuer:

Pacificare Life and Health Insurance Company

The application is subject to public inspection at the offices of the Texas Department of Insurance, General Counsel Division, Legal Section - Nick Hoelscher, 333 Guadalupe, Tower I, Room 920, Austin, Texas.

If you wish to comment on the application of Pacificare Life and Health Insurance Company to be a risk-assuming health benefit plan issuer, you must submit your written comments within 60 days after publication of this notice in the *Texas Register* to Sara Waitt, General Counsel, Mail Code 113-2A, Texas Department of Insurance, P.O. Box 149104, Austin, Texas 78714-9104. Upon consideration of the application and comments, if the commissioner is satisfied that all requirements of law have been met, the commissioner or the commissioner's designee may take action to approve the applicant to be a risk-assuming health benefit plan issuer.

TRD-201203093  
Sara Waitt  
General Counsel  
Texas Department of Insurance  
Filed: June 14, 2012



### Notice of Application by a Small Employer Health Benefit Plan Issuer to be a Risk-Assuming Health Benefit Plan Issuer

Notice is given to the public of the application of the listed small employer health benefit plan issuer to be a risk-assuming health benefit plan issuer under Insurance Code §1501.312. A small employer health benefit plan issuer is defined by Insurance Code §1501.002(16) as a health benefit plan issuer offering, delivering, issuing for delivery, or renewing health benefit plans subject to the Insurance Code, Chapter 1501, Subchapters C - H. A risk-assuming health benefit plan issuer is defined by Insurance Code §1501.301(4) as a small employer health benefit plan issuer that does not participate in the Texas Health Reinsurance System. The following small employer health benefit plan issuer has applied to be a risk-assuming health benefit plan issuer:

Blue Cross Blue Shield of Texas, a Division of Health Care Services Corporation

The application is subject to public inspection at the offices of the Texas Department of Insurance, General Counsel Division, Legal Section - Nick Hoelscher, 333 Guadalupe, Tower I, Room 920, Austin, Texas.

If you wish to comment on the application of Blue Cross Blue Shield of Texas, a Division of Health Care Services Corporation, to be a risk-assuming health benefit plan issuer, you must submit your written comments within 60 days after publication of this notice in the *Texas Register* to Sara Waitt, General Counsel, Mail Code 113-2A, Texas Department of Insurance, P.O. Box 149104, Austin, Texas 78714-9104. Upon consideration of the application and comments, if the commissioner is satisfied that all requirements of law have been met, the commissioner or the commissioner's designee may take action to approve the applicant to be a risk-assuming health benefit plan issuer.

TRD-201203094

**LIHEAP Household Report--Federal Fiscal Year 2011--Long Format**

Grantee Name:	Texas Department of Housing and Community Affairs	Contact Person:	Cate Taylor	Phone:	512-475-1435	Date:	6/22/2012 REVISED
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The *LIHEAP Household Report--Long Format* is for use by the 50 States, District of Columbia, and the Commonwealth of Puerto Rico. This Federal Report provides data on both LIHEAP assisted and applicant households for Federal Fiscal Year (FFY) 2011, the period of October 1, 2010 - September 30, 2011. The Report consists of the following sections: (1) **LIHEAP Assisted Household Format** and (2) **LIHEAP Applicant Household Format**. Data on assisted households are included in the Department's annual *LIHEAP Report to Congress*. The data are also used in the measuring targeting performance under the Government Performance and Results Act of 1993. As the reported data are aggregated, the information in this report is not considered to be confidential.

There are two types of data: (1) **required** data which must be reported under the LIHEAP statute and (2) **requested** data which are optional, in response to House Report 103-483 and Senate Report 103-251. Both the *LIHEAP Household Report--Long Format* (the Excel file name is *hhsrptst.xls*) and the instructions on completing the Report (the Word file name is *hhrptins.doc*) can be downloaded in the Forms sections of the Office of Community Services' LIHEAP web site at: [www.acf.hhs.gov/programs/ocs/liheap/grantees/forms.html#household\\_report](http://www.acf.hhs.gov/programs/ocs/liheap/grantees/forms.html#household_report). Do not include data for the column, "Number of assisted households," and the column, "Number of applicant households," as the totals will be calculated automatically for each type of LIHEAP assistance by a formula as the poverty level data are entered.

Do the data below include estimated figures? 

No	Yes
X	

 If "Yes," Mark "X" in the second column below for each type of assistance that has at least one estimated data entry.

**1. LIHEAP ASSISTED HOUSEHOLD FORMAT**

Type of assistance	Mark "X" to indicate estimated data	Number of assisted households	REQUIRED DATA					At least one member who is				REQUESTED DATA	
			Percent of 2010 HHS Poverty Guidelines, based on gross income and household size									At least one member who is	
			Under 75%	75%-100%	101%-125%	126%-150%	Over 150%	60 years or older	Disabled	Age 5 years or younger	Elderly, Disabled, or Young Child	Age 2 years and younger	Age 3 years through 5 years
Heating		19,325	12,582	2,830	1,775	1,489	649	8,761	10,382	3,406	15,329	1,884	2,096
Cooling		107,054	70,018	16,145	9,609	8,588	2,694	51,440	57,018	16,398	68,671	8,894	10,617
Winter/year round crisis		83,220	56,654	11,081	5,905	7,125	2,455	18,082	24,214	24,030	43,775	13,546	16,156
Summer crisis		0											
Other crisis (specify)		0											
Weatherization		9,384	4,224	1,608	1,302	1,185	1,065	4,034	2,618	1,887	6,917	967	1,209
<b>Any type of LIHEAP assistance</b>		<b>133,454</b>						<b>51,266</b>	<b>59,831</b>	<b>27,038</b>	<b>119,394</b>		

**Notes:** Include any notes below for section 1 (indicate type of assistance and item being referenced): [redacted] = not applicable

Heating assistance includes households that submitted applications prior to the reporting period and do not appear in "Applicant Households."  
 Cooling assistance includes households that submitted applications during "heating" months and received assistance under "Crisis."  
 All households served for Heating, Cooling, and Year Round Crisis that are at the 101%-125% and over 125% poverty levels are counted in the 101%-125% category.

**2. LIHEAP APPLICANT HOUSEHOLD FORMAT (regardless of whether households were assisted)**

Type of assistance	Mark "X" to indicate estimated data	Number of applicant households	REQUIRED DATA					Income data unavailable
			2010 HHS Poverty Guideline interval, based on gross income and household size					
			Under 75%	75%-100%	101%-125%	126%-150%	Over 150%	
Heating		18,408	11,878	2,892	1,876	952	810	0
Cooling		99,857	65,569	15,112	10,701	4,755	3,720	0
Winter/year round crisis		81,006	55,041	10,589	7,698	4,067	3,611	0
Summer crisis		0						
Other crisis (specify)		0						
Weatherization		11,159	3,946	1,621	1,236	1,086	1,019	2251

**Notes:** Include any notes below for section 2 (indicate type of assistance, and item the note is referencing):

Households may apply for more than one type of assistance and be eligible for another type of assistance without having to apply for that assistance. So, the number of applicant households by type may be less than the number of households assisted by type.

## CERTIFICATION REGARDING LOBBYING

### Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

### Statement for Loan Guarantees and Loan Insurance

The undersigned states, to the best of his or her knowledge and belief, that:

If any funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this commitment providing for the United States to insure or guarantee a loan, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions. Submission of this statement is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required statement shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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Signature

Executive Director

Title

Texas Department of Housing and Community Affairs

Organization

## **CERTIFICATION REGARDING DEBARMENT, SUSPENSION AND OTHER RESPONSIBILITY MATTERS**

Certification Regarding Debarment, Suspension, and Other Responsibility Matters – Primary Covered Transactions

Instructions for Certification

By signing and submitting this proposal, the prospective primary participant is providing the certification set out below.

1. The inability of a person to provide the certification required below will not necessarily result in denial of participation in this covered transaction. The prospective participant shall submit an explanation of why it cannot provide the certification set out below. The certification or explanation will be considered in connection with the department or agency's determination whether to enter into this transaction. However, failure of the prospective primary participant to furnish a certification or an explanation shall disqualify such person from participation in this transaction.
2. The certification in this clause is a material representation of fact upon which reliance was placed when the department or agency determined to enter into this transaction. If it is later determined that the prospective primary participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default.
3. The prospective primary participant shall provide immediate written notice to the department or agency to which this proposal is submitted if at any time the prospective primary participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
4. The terms covered transaction, debarred, suspended, ineligible, lower tier covered transaction, participant, person, primary covered transaction, principal, proposal, and voluntarily excluded, as used in this clause, have the meanings set out in the Definitions and Coverage sections of the rules implementing Executive Order 12549. You may contact the department or agency to which this proposal is being submitted for assistance in obtaining a copy of those regulations.
5. The prospective primary participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency entering into this transaction.
6. The prospective primary participant further agrees by submitting this proposal that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transaction," provided by the department or agency entering into this covered transaction, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.
7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not proposed for debarment under 48 CFR part 9, subpart 9.4, debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the List of Parties Excluded from Federal Procurement and Nonprocurement Programs.
8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a



participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

9. Except for transactions authorized under paragraph 6 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default.

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#### Certification Regarding Debarment, Suspension, and Other Responsibility Matters – Primary Covered Transactions

1. The prospective primary participant certifies to the best of its knowledge and belief, that it and its principals:
  - a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded by any Federal department or agency;
  - b. Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
  - c. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and
  - d. Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.
2. Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

#### Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion – Lower Tier Covered Transactions

##### Instructions for Certification

1. By signing and submitting this proposal, the prospective lower tier participant is providing the certification set out below.
2. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.
3. The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous when submitted or had become erroneous by reason of changed circumstances.

4. The terms covered transaction, debarred, suspended, ineligible, lower tier covered transaction, participant, person, primary covered transaction, principal, proposal, and voluntarily excluded, as used in this clause, have the meaning set out in the Definitions and Coverage sections of rules implementing Executive Order 12549. You may contact the person to which this proposal is submitted for assistance in obtaining a copy of those regulations.
5. The prospective lower tier participant agrees by submitting this proposal that, [[Page 33043]] should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.
6. The prospective lower tier participant further agrees by submitting this proposal that it will include this clause titled ``Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion--Lower Tier Covered Transaction," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.
7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not proposed for debarment under 48 CFR part 9, subpart 9.4, debarred, suspended, ineligible, or voluntarily excluded from covered transactions, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the List of Parties Excluded from Federal Procurement and Nonprocurement Programs.
8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
9. Except for transactions authorized under paragraph 5 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

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#### Certification Regarding Debarment, Suspension, Ineligibility an Voluntary Exclusion--Lower Tier Covered Transactions

1. The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
2. Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

## CERTIFICATION REGARDING DRUG-FREE WORKPLACE REQUIREMENTS

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This certification is required by the regulations implementing the Drug-Free Workplace Act of 1988: 45 CFR Part 76, Subpart, F. Sections 76.630(c) and (d)(2) and 76.645(a)(1) and (b) provide that a Federal agency may designate a central receipt point for STATE-WIDE AND STATE AGENCY-WIDE certifications, and for notification of criminal drug convictions. For the Department of Health and Human Services, the central point is: Division of Grants Management and Oversight, Office of Management and Acquisition, Department of Health and Human Services, Room 517-D, 200 Independence Avenue, SW Washington, DC 20201.

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### Certification Regarding Drug-Free Workplace Requirements (Instructions for Certification)

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification set out below.
2. The certification set out below is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, the agency, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. For grantees other than individuals, Alternate I applies.
4. For grantees who are individuals, Alternate II applies.
5. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
6. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio studios).
7. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph five).
8. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

*Controlled substance* means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

*Conviction* means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

*Criminal drug statute* means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

*Employee* means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All direct charge employees; (ii) All indirect charge employees unless their impact or involvement is insignificant to the performance of the grant; and, (iii) Temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

### Certification Regarding Drug-Free Workplace Requirements

#### Alternate I. (Grantees Other Than Individuals)

The grantee certifies that it will or will continue to provide a drug-free workplace by:

- (a) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
- (b) Establishing an ongoing drug-free awareness program to inform employees about –
  1. The dangers of drug abuse in the workplace;
  2. The grantee's policy of maintaining a drug-free workplace;
  3. Any available drug counseling, rehabilitation, and employee assistance programs; and
  4. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
- (c) Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph (a);
- (d) Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant, the employee will –
  1. Abide by the terms of the statement; and
  2. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
- (e) Notifying the agency in writing, within ten calendar days after receiving notice under paragraph (d)(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant

activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

- (f) Taking one of the following actions, within 30 calendar days of receiving notice under paragraph (d)(2), with respect to any employee who is so convicted –
  - 1. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - 2. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
- (g) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (a), (b), (c), (d), (e) and (f).

(B) The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

Texas Department of Housing and Community Affairs

221 East 11<sup>th</sup> Street

Austin, TX 78701

Check if there are workplaces on file that are not identified here.

Alternate II. (Grantees Who Are Individuals)

- (a) The grantee certifies that, as a condition of the grant, he or she will not engage in the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance in conducting any activity with the grant;
- (b) If convicted of a criminal drug offense resulting from a violation occurring during the conduct of any grant activity, he or she will report the conviction, in writing, within 10 calendar days of the conviction, to every grant officer or other designee, unless the Federal agency designates a central point for the receipt of such notices. When notice is made to such a central point, it shall include the identification number(s) of each affected grant.

[55 FR 21690, 21702, May 25, 1990]



OFFICE OF THE GOVERNOR

RICK PERRY  
GOVERNOR

October 18, 2006

The Honorable Michael O. Leavitt  
Secretary  
U.S. Department of Health and Human Services  
200 Independence Avenue, S.W.  
Washington, D.C. 20201

Dear Secretary Leavitt:

In accordance with the Texas Government Code, Sections 2306.092 and 2306.097, and the Low-Income Home Energy Assistance Program (42 U.S.C., Ch. 94, Section 8621 et seq.), I hereby designate the Texas Department of Housing and Community Affairs as the lead agency for administration of the Low-Income Home Energy Assistance Program (LIHEAP) in the state of Texas. The executive director of said department is authorized to make assurances of certification which may be required as part of the annual LIHEAP application process.

This delegation of authority shall remain in full force and effect until modified or rescinded by federal or state statute, or by the chief elected official of this state.

Sincerely,

A handwritten signature in black ink that reads "Rick Perry". The signature is written in a cursive, slightly slanted style.

Rick Perry  
Governor

Rp:aap

1m

**BOARD ACTION REQUEST**  
**COMMUNITY AFFAIRS DIVISION**  
**SECTION 8 PROGRAM**

**July 26, 2012**

Presentation, Discussion, and Possible Action regarding the Section 8 Program 2013 Annual Public Housing Agency (PHA) Plan for the Housing Choice Voucher Program.

**RECOMMENDED ACTION**

Approve the Section 8 2013 Annual Public Housing Authority (PHA) Plan, prepared in compliance with 42 U.S.C. §1437(c-1) (a) and (b).

**WHEREAS**, the TDHCA is designated as a PHA and therefore required to annually submit a PHA Plan to HUD;

**RESOLVED**, that the Department's 2013 Annual PHA Plan is hereby approved in the form presented to this meeting and based on demand and additional language that allows the Department to project base up to the number of vouchers if so desired.

**FURTHER RESOLVED**, that if there are not material public comments requiring reconsideration of the plan, staff is authorized and directed to file the plan with the U.S. Department of Housing and Urban Development and

**FURTHER RESOLVED**, that if there are material public comments, staff is directed to bring the plan, with such comments and any recommended revisions, back to this board for reconsideration; therefore be it.

**BACKGROUND**

Section 511 of the Quality Housing and Work Responsibility Act of 1998 created the requirement for submission of PHA plans. The PHA Plan is a guide to PHA policies, programs, operations, and strategies for meeting local housing needs and goals. The Annual Plan, which is prepared and submitted to HUD every year, provides information about program operations and services for the upcoming fiscal year.

The 2013 Annual Plan indicates two primary changes: an increase of Project Access vouchers from 120 to 140, and revisions to the rule governing Project Access are being simultaneously revised to do the following:

- Maintain a pilot program with the Texas Department of State Health Services (DSHS) to assist persons with disabilities transitioning out of State Psychiatric Hospitals.
- Remove set asides for those over and under the age of 62 that will allow both age groups to access the same group of vouchers, and
- Add persons with disabilities transitioning out of State Psychiatric Hospitals to the list that can access the larger pool of vouchers if those set aside for the pilot program fill up.

To ensure public participation, the Department will appoint a Resident Advisory Board, which will consist of all tenants with active Section 8 contracts, to review and comment on the proposed 2013



Annual Plan. The Plan will also be available for review at the Department's Administration Office on weekdays between 8:00 am and 4:30 pm; the Local Operator offices; and the Department's website at: [www.tdhca.state.tx.us](http://www.tdhca.state.tx.us). Upon Board approval, the Department will publish a notice 45 days prior to scheduling a public hearing to receive further public comment. If there are no comments, the plan will be submitted to HUD. If there are material comments, the plan will be resubmitted back to the Board for final approval.



**9.0** **Housing Needs.** Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location

**Housing Need Analysis – Section 8  
May 2012**

When analyzing local housing markets and developing strategies for meeting housing problems, HUD suggests the consideration of several factors. These factors include how much a household spends on housing costs, the physical condition of the housing and whether or not the household is overcrowded.

An excess cost burden is identified when a household pays more than 30 percent of its gross income for housing costs. When so much is spent on housing, other basic household needs may suffer.

The measure of physical inadequacy is the number of units lacking complete kitchen and/or plumbing facilities. While this is not a complete measure of physical inadequacy, the lack of plumbing and/or kitchen facilities can serve as a strong indication of one type of housing inadequacy.

Overcrowded housing conditions may occur when a residence accommodates more than one person per each room in the dwelling. Overcrowding may indicate a general lack of affordable housing in a community where households have been forced to share space, either because other housing units are not available or because the units available are too expensive.

The following table estimates the number of low-income households with housing need in the 22 TDHCA Section 8 service areas. The figures are adjusted to 2010 levels based on population growth estimates.

	Number
Population	369,618
Number of Individuals in Poverty	52,486
Number of Cost Burdened Households	15,787
Number of Overcrowded Households	2,574
Number of Substandard Housing Units	718

Source: CHAS data, Census data, TDHCA

The TDHCA waiting list currently consists of 976 applications. This waiting list figure is a composite of several statewide jurisdictional waiting lists, as well as the Project Access waiting list. TDHCA is in the process of mailing offer letters monthly to increase lease-up.

**9.1** **Strategy for Addressing Housing Needs.** Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. N/A**

<p>10.0</p>	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p><b>The Department will continue to strive for maximum utilization of Section 8 vouchers in areas served by the state program.</b></p> <ul style="list-style-type: none"> <li>• <b>Administrative processes have been updated to ensure landlord and tenant payments are processed and paid in a timely manner.</b></li> <li>• <b>Throughout the state jurisdiction payment standards have been established to enable families to rent decent and affordable housing.</b></li> <li>• <b>A Notice of Disaster Preference has been established to allow the Department to provide housing choice vouchers to individuals and families in our program area that are impacted by a disaster, which will include, but not be limited to, communities with a State of Texas declared disaster declaration or documented extenuating circumstances such as imminent threat to health and safety.</b></li> <li>• <b>TDHCA currently utilizes 120 Project Access Housing Choice Vouchers to assist low-income non-elderly and elderly persons with disabilities to transition from institutions into the community by providing access to affordable housing. The allocation will be increased to 140 beginning Calendar Year 2013. In addition, the Department is taking forward to the TDHCA Board a Project Access rule change that will do the following:</b> <ul style="list-style-type: none"> <li>• <b>Reserve approximately and no greater than 10 percent of the Project Access vouchers in a pilot program in partnership with the Texas Department of State Health Services for Texas State Psychiatric Hospitals.</b></li> <li>• <b>Combine two populations that had previously had a set aside of vouchers in the Plan: those exiting institutions under the age of 62, and those exiting institutions at the age of 62 and over. Therefore, at least 90 percent of the Project Access Vouchers will be available to those exiting nursing facilities, intermediate care facilities, board and care facilities, as well as state mental health hospitals of any age.</b></li> </ul> </li> </ul> <p><b>The Department is taking, and will continue to take, the necessary steps required to develop and implement procedures that will demonstrate our determination to ensure compliance with Section 8 program requirements. TDHCA will continue exploring ways to make additional safe, sanitary and decent housing available in some of the smaller areas which do not have adequate housing stock. The Department will also continue to work closely with the State's local PHAs to address the affordable housing needs of the citizens of Texas.</b></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <ul style="list-style-type: none"> <li>• <b>Substantive changes to calculation of rent payments, program eligibility requirements, or organization of the waiting list;</b></li> <li>• <b>Addition of new activities not presently in the plan;</b></li> </ul> <p><b>If a substantive change is made, TDHCA will submit a revised plan that has met full public process requirements. The amendment or modification will not be implemented until accepted by HUD.</b></p>
<p>11.0</p>	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

## Instructions form HUD-50075

**Applicability.** This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

### 1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

### 2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

### 3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

### 4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

### 5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

**5.1 Mission.** A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

**5.2 Goals and Objectives.** Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

**6.0 PHA Plan Update.** In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

#### PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

**7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers**

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm)  
**Note:** This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

**8.0 Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

**8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report.** PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

**8.2 Capital Fund Program Five-Year Action Plan**

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

**8.3 Capital Fund Financing Program (CFFP).** Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

**9.0 Housing Needs.** Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**9.1 Strategy for Addressing Housing Needs.** Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**10.0 Additional Information.** Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

**11.0 Required Submission for HUD Field Office Review.** In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

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**BOARD ACTION REQUEST**

**HOUSING TRUST FUND**

**July 26, 2012**

Presentation, Discussion and Possible Action regarding the approval of the proposed amendment to the 2012-2013 Housing Trust Fund (HTF) Biennial Plan.

**RECOMMENDED ACTION**

Approve or approve with amendments the proposed amendment to the 2012-2013 Housing Trust Fund (HTF) Biennial Plan and authorize staff to draft and release Notices of Funding Availability based on programming as outlined in the Amended Plan.

**WHEREAS**, TDHCA is required by Rider 9 of the General Appropriations Act (GAA) to produce a plan outlining its use of the HTF and;

**WHEREAS**, that plan was originally approved on July 28, 2011; and

**WHEREAS**, program goals can be achieved with further amendment; therefore be it,

**RESOLVED**, that the proposed amendment to the 2012-2013 Housing Trust Fund Biennial Plan is approved or approved with amendments and staff is authorized and directed to submit the amended Plan to appropriate legislative offices and take any other necessary actions to effectuate the foregoing.

**FURTHER RESOLVED**, that the Executive Director and his designees be authorized and directed, for and on behalf of the Department, to draft and release Notices of Funding Availability based on programming as outlined in the HTF Amended Plan.

**BACKGROUND**

During the First called Session of the 82<sup>nd</sup> Legislature, the Department was appropriated additional General Revenue for the Housing Trust Fund in the amount of \$11,700,000 for the 2012-2013 Biennium. Rider 9(c) of the General Appropriations Act (GAA) requires the Department to provide an annual report to the Legislative Budget Board, the House Appropriations committee, and the Senate Finance committee no later than October 1 detailing the Department's plan to expend funds from the Housing Trust Fund. At the July 28, 2011, Board meeting, the Board approved the 2012-2013 HTF Plan, which was submitted to the appropriate legislative offices.

**Overview of 2012-2013 Housing Trust Fund Plan Amendment**

In summary, the HTF Plan Amendment being recommended for approval will continue successful HTF programs with high demand, such as the Texas Bootstrap Loan Program and the Amy Young Barrier Removal Program. The HTF Plan will discontinue the Affordable Housing Match Program and reduce the Homebuyer Assistance Program by \$500,000. Lastly, the HTF Plan will add the Texas Homeless Housing and Services Program ("HHSP") and Contract for Deed Conversion

Program (in response to a Sunset Commission Report) as new activities to be funded with HTF's remaining balance.

Through the HHSP Program, the state provides funding to be administered in the eight largest cities in support of services to homeless individuals and families including services such as case management and housing placement and retention. While no direct appropriations were made for the program during the 82nd Legislature, Senate Bill 1, (82nd Legislature, First Called Session,) allows the Department to apply available funds to this program. For State Fiscal Year 2012, the Department has identified a total of \$5 million for HHSP. Cities currently served through HHSP include Arlington, Austin, Corpus Christi, Dallas, El Paso, Fort Worth, Houston and San Antonio. The HTF Plan Amendment will clarify that multifamily activities are not eligible activities for HTF funds, although other Department funds may be used for those activities.

The Contract for Deed Conversion Program funds Units of General Local Governments, Public Housing Authorities, and nonprofits wishing to assist Colonia residents with converting contracts for deed into warranty deeds to attain ownership and property rights.

It is also recommended that the Board authorize *excluding* the Amy Young Barrier Removal Program funds from the pooling (or collapse) of all uncommitted HTF reservation system funds on August 31, 2012, as noted in the current plan. Upon approval of this Amended Plan, the only program with uncommitted funding that will collapse will be the 2010-2011 USDA Section 502 USDA Direct Loan Application Assistance Program. Currently, approximately \$420,000 of the original \$500,000 programmed in for this purpose remains unexpended.

A summary of the Amended Plan activities and budget is presented below.

<b>2012-2013 Amended Use of Funds</b>	<b>Previous/ Current Plan</b>	<b>Amended Plan</b>
Texas Bootstrap Loan Program	\$ 6,000,000	\$ 6,000,000
Amy Young Barrier Removal Program	\$ 1,738,500	\$ 1,738,500
HTF Homebuyer Assistance Program	\$ 869,250	\$ 369,250
Affordable Housing Match Program	\$ 869,250	\$ 0
Texas Homeless Housing and Services Program (HHSP)	\$ 0	\$ 869,250
Contract for Deed Conversion Program	\$ 0	\$ 500,000
<b>Total</b>	<b>\$ 9,477,000</b>	<b>\$ 9,477,000</b>

General program descriptions are provided in the attached Plan Amendment.

*Texas Department of Housing and Community Affairs*

*Amendment to Supplement the 2012-2013 Housing Trust Fund Plan*



**Texas Department of Housing and Community Affairs**

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*Amendment to Supplement the 2012-2013 Housing Trust Fund Plan that was Originally approved by the Board of the Texas Department of Housing and Community Affairs on July 28, 2011*

*Amendment adopted July 26, 2012*

A summary of amendments to the 2012-2013 Plan are outlined below.

1. Amy Young Barrier Removal Program

Because the Amy Young Barrier Removal Program is the only state-wide, state-funded program that exclusively addresses home accessibility for people with disabilities, the Plan will be amended to reflect the exclusion of the \$1,738,500 of 2012-2013 Amy Young Barrier Removal Program funds from the pooling (or collapse) of all unreserved HTF funds on August 31, 2012. This will ensure that existing and new Administrators can continue to fund accessibility repairs for low-income people with disabilities through the biennium.

2. HTF Homebuyer Assistance Program

Given that the Department has three other programs providing homebuyer assistance to low-income homebuyers (the HOME Investment Partnerships Program, the Texas Neighborhood Stabilization Program, and the First-Time Homebuyer Program), the Plan will be amended to reduce the existing set-aside by \$500,000. Administrators will continue to have access to some HTF funds to serve low-income homebuyers, but will be encouraged to utilize other existing Department resources.

3. Texas Homeless Housing and Services Program (HHSP)

The HTF will be dedicating \$869,250 to the Texas Homeless Housing and Services Program (HHSP) in order to help address the priorities of the 81<sup>st</sup> Legislative Session. The purpose of the Program is to provide for the construction, development, or procurement of housing for homeless persons, and to provide local programs to prevent and eliminate homelessness. This is a new activity for the Housing Trust Fund. It should be noted that this activity excludes the use of funds for multifamily activities.

4. Contract for Deed Conversion Pilot Program

In an effort to more fully meet the goals of the Contract for Deed Conversion Program, the Plan will be amended to reflect that \$500,000 will be dedicated to the new activity of a Contract for Deed Conversion Pilot Program. The purpose of the Program is to assist households that reside in a Colonia and earn 60 percent or less of the applicable Area Median Family Income become property owners by converting their contracts for deed into a deed that conveys title to the Colonia resident. Assistance will be in the form of deferred, forgivable loans and/or grants. Currently the program is available with HOME funds; the department is now using HTF funds as a pilot to determine whether the use of more flexible state funds increases program participation.

5. Affordable Housing Match Program

The amendment to the Plan also discontinues the Affordable Housing Match Program, funded at \$869,250. While the Affordable Housing Match pilot program had sufficient applications in the previous biennium, approximately 40% of the committed funds were ultimately returned to the Department because Administrators did not succeed at obtaining the required matching non-Department funds. Public requests and inquiries for the continuation of the Program for the 2012-2013 biennium have been few, justifying the discontinuation of the Program.

In summary, amended programming of funds for the 2012-2013 Plan is as follows:

<b>2012-2013 Amended Use of Funds</b>	<b>Previous/ Current Plan</b>	<b>Amended Plan</b>
Texas Bootstrap Loan Program	\$ 6,000,000	\$ 6,000,000
Amy Young Barrier Removal Program	\$ 1,738,500	\$ 1,738,500
HTF Homebuyer Assistance Program	\$ 869,250	\$ 369,250
Affordable Housing Match Program	\$ 869,250	\$ 0
Texas Homeless Housing and Services Program (HHSP)	\$ 0	\$ 869,250
Contract for Deed Conversion Program	\$ 0	\$ 500,000
<b>Total</b>	<b>\$ 9,477,000</b>	<b>\$ 9,477,000</b>

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**BOARD ACTION REQUEST  
OFFICE OF COLONIA INITIATIVES**

**JULY 26, 2012**

**RECOMMENDED ACTION**

Authorize the Executive Director to make Colonia Self Help Center (SHC) Program Awards to Hidalgo and Webb counties using Community Development Block Grant (CDBG) Funding.

**RESOLVED**, that the Executive Director is hereby authorized to make an award of CDBG funding under the Colonia Self Help Center Program to Hidalgo County in the amount of \$1,000,000 and Webb County in the amount of \$1,200,000 from Program Years (PY) 2012, 2011 and deobligated funds from previous years and; such awards to be made not earlier than 30 days after the Colonia Resident Advisory Committee meeting at which the award was considered.

**BACKGROUND**

**Colonia Self-Help Centers Program**

The Colonia Self-Help Centers (SHC) were created by Acts of the 74<sup>th</sup> Legislature of the State of Texas in 1995. The purpose of a Colonia SHC is to assist individuals and families of low-income and very low-income to finance, refinance, construct, improve or maintain a safe, suitable home in the designated colonia service area or in another area that the Texas Department of Housing and Community Affairs (TDHCA) has determined is suitable. Pursuant to Subchapter Z of Chapter 2306 of the Texas Government Code, TDHCA has established Colonia SHCs in Cameron/Willacy, El Paso, Hidalgo, Starr and Webb counties. If TDHCA determines it necessary and appropriate, statute allows for Colonia SHCs to be established in any other county if the county is designated as an economically distressed area under Chapter 17 of the Water Code. In 2001, the Department opened two additional centers in Maverick and Val Verde counties to address the needs of colonias in those counties.

TDHCA will allocate no more than \$1.2 million per Colonia SHC contract in accordance with the Program Rules. If there are insufficient funds available from any specific year to fully fund a proposal, the affected county may accept the amount available at that time and then wait for the remainder to be funded utilizing the next year's funding allocation.

According to statute, it is the responsibility of TDHCA to designate a geographic area for the services provided by each SHC. In consultation with the Colonia Resident Advisory Committee (C-RAC) and the county, TDHCA designates five colonias in each service area to receive concentrated attention from that Colonia SHC. The purpose of the C-RAC is to advise the TDHCA Governing Board regarding the needs of the colonia residents, programs that are appropriate and effective for Colonia SHCs and activities that may be undertaken to better serve colonia residents. A county submitting a funding proposal is required to conduct and submit a needs assessment for each colonia designated to receive concentrated attention in the proposal.

Based on the results of the assessments, the county must develop a scope of work to be conducted for each colonia in accordance with the eligible activities as defined in statute and the Program Rules. A scope of work was outlined in a request for funding proposals and these proposals were formally presented to C-RAC on June 26, 2012, to receive their comments and suggestions in fulfillment of C-RAC’s obligation to the Department’s Governing Board. Section 2306.585(b) of the Texas Government Code requires a Colonia Self Help Center contract be awarded no earlier than 30 days after a C-RAC meeting is held.

**Colonia SHC Funding**

The Colonia SHCs are funded through a 2.5% set-aside (approximately \$1.8 million per year) of the annual Texas Community Development Block Grant (TxCDBG) non-entitlement allocation to the State of Texas. The management of TxCDBG funds is dictated through a Memorandum of Understanding (MOU) between the Texas Department of Agriculture (TDA), which receives the allocation from the US Department of Housing and Urban Development (HUD), and TDHCA to implement the Colonia SHC Program. The Colonia SHC contracts are four-year contracts as specified by statute; however, if contractor localities are able to complete all contractual requirements before the expiration of the four-year contract period, they may submit a proposal for a new contract. Proposals for new funding will be placed on a first-come, first-served waiting list until there is sufficient funding available.

**Colonia SHC Award Descriptions**

**Hidalgo County**

This will be Hidalgo County’s fifth Colonia SHC contract.

**Contractor:** Hidalgo County

**Contact:** The Honorable Ramon Garcia, County Judge

**Purpose of Contract:** The County of Hidalgo shall provide housing and community development to the following colonias: El Charro Subdivision #2, Colonia Lucero Del Norte Country View Estates, Indian Hills Subdivision I (East of FM 491), and Indian Hills Subdivision II (West of FM 491). The County proposes to do the following housing and community development activities:

Performance Activity	Proposed	Budget
<b>Public Service</b>		<b>\$ 12,540.00</b>
<i>Tool Lending library</i>	1 library	
<b>Residential Rehabilitation</b>		<b>\$ 260,460.00</b>
<i>Residential Rehabilitation</i>	9 homes	\$ 109,260.00
<i>Small Home Repair</i>	42 homes	\$ 151,200.00
<b>Administration</b>		<b>\$ 100,000.00</b>
<b>Not Feasible for Rehabilitation (Reconstruction)</b>		
	9 homes	<b>\$ 387,000.00</b>
<b>Other 105(a)(15) New Construction</b>		
	6 homes	<b>\$ 240,000.00</b>
<b>Total</b>		<b>\$ 1,000,000.00</b>



The Colonia SHC contract will benefit an estimated 3,378 persons, of which 2,533 or 75 percent, are of low-to-moderate income.

**Webb County**

This will be Webb County’s fifth Colonia SHC contract.

**Contractor:** Webb County

**Contact:** The Honorable Danny Valdez, County Judge

**Purpose of Contract:** The County of Webb shall provide housing and community development to the following colonias: Los Altos, Tanquecitos I & II, San Carlos I & II, Ranchitos 359 East, and Pueblo Nuevo. The County proposes to do the following housing and community development activities:

Performance Activity	Proposed	Budget
<b>Public Service</b>		<b>\$ 90,000.00</b>
Homeownership Classes	18 classes	\$ 10,000.00
Construction Skills Classes	20 classes	\$ 10,000.00
Solid Waste Removal	3 activities	\$ 30,000.00
Technology Classes	18 classes	\$ 12,500.00
Tool Lending Library	1 library	\$ 27,500.00
<b>Residential Rehabilitation</b>		<b>\$ 186,000.00</b>
Residential Rehabilitation	5 homes	\$ 150,000.00
Small Home Repair	10 homes	\$ 36,000.00
<b>Administration</b>		<b>\$ 180,000.00</b>
<b>Not Feasible for Rehabilitation (Reconstruction)</b>	11 homes	<b>\$ 544,000.00</b>
<b>Other 105(a)(15) New Construction</b>	4 homes	<b>\$ 200,000.00</b>
<b>Total</b>		<b>\$ 1,200,000.00</b>

The Colonia SHC contract will benefit an estimated 2,041 persons, of which 1,938 or 95 percent, are of low-to-moderate income.

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**BOARD ACTION REQUEST**  
**HOUSING RESOURCE CENTER**

**July 26, 2012**

Presentation, Discussion, and Possible Approval to ratify the Agency Strategic Plan for the Fiscal Years 2013-2017 Period

**RECOMMENDED ACTION**

Approve the submission of the Agency Strategic Plan for Fiscal Years 2013-2017.

**WHEREAS**, as Texas Government Code Chapter 2056 requires all state agencies to conduct a comprehensive strategic planning process which produces a formal document that communicates its goals, directions, and outcomes to the Governor and the Legislature, client and constituency groups, and the public; and

**WHEREAS**, the Agency Strategic Plan for Fiscal Years 2013-2017 was hereby approved as presented at the Texas Department of Housing and Community Affairs June 14, 2012 Board meeting; and

**WHEREAS**, Appendix D. List of Measures was revised on July 2, 2012 in accordance with the Governor's Office of Budget, Planning and Policy and the Legislative Budget Board; and

**WHEREAS**, Staff distributed the Strategic Plan with revised Appendix D as required by July 6, 2012, including providing it to appropriate legislative and oversight offices.

**RESOLVED**, that the proposed Agency Strategic Plan for Fiscal Years 2013-2017 is hereby presented for ratification to this meeting.

**BACKGROUND**

Strategic planning is a long-term, iterative, and future-oriented process of assessment, goal setting, and decision-making. It includes a multiyear view of objectives and strategies for the accomplishment of state agency goals. Clearly defined results provide feedback that leads to program performance that influences future planning, resource allocation, and operating decisions. The strategic planning process incorporates and sets direction for all agency operations.

Appendix D of that Strategic Plan, entitled "List of Measure Definitions," contains the agency performance measures that were provided in draft form to the Governor's Office of Budget, Planning and Policy (GOBPP) and the Legislative Budget Board (LBB) on April 20, 2012. The Texas Department of Housing and Community Affairs (TDHCA) governing board approved the Agency Strategic Plan for Fiscal Years 2013-2017, which included all required appendices at their June 14, 2012 meeting. Revisions to the performance measures within Appendix D were

subsequently made in coordination with the GOBPP and the LBB on June 18, 2012. On July 2, 2012, TDHCA was notified that both the GOBPP and LBB approved the revised performance measures. These revisions included removing the proposed economic impact measures, reinstating the proposed deleted measures, and adding measures to the Colonia Self-Help Centers as described below:

Proposed Measures Removed:

- Strategy 1.1.1, Explanatory #4: Estimated impact of the First Time Homebuyer Program activities on local employment
- Strategy 1.1.2, Explanatory #5: Estimated impact of HOME Single Family activities on local employment
- Strategy 1.1.2, Explanatory #6: Estimated impact of HOME Multifamily activities on local employment
- Strategy 1.1.3, Explanatory #4: Estimated impact of HTF Multifamily activities on local employment
- Strategy 1.1.5, Explanatory #3: Estimated impact of Housing Tax Credit Development activities on local employment
- Strategy 1.1.6, Explanatory #3: Estimated impact of Multifamily MRB Development activities on local employment

Deleted Measures Reinstated:

- Strategy 1.1.2, Explanatory #5: Number of Single Family HOME Contract Administration Reviews
- Strategy 1.1.2, Explanatory #6: Number of HOME Single Family Technical Assistance Visits, E-mail and Calls
- Strategy 1.1.2, Explanatory #7: Number of HOME Single Family Program Workshops and Trainings Provided
- Strategy 2.2.1, Output #3: Number of Entities and/or Individuals Receiving Informational Resources
- Strategy 4.1.1, Output #4: Total number of Land Use Restriction Agreements Processed
- Strategy 4.2.1, Explanatory #2: Number of Previous Participation Reviews

New Colonia Self Help Centers Measures:

- Strategy 2.2.1, Explanatory #1: Colonia Self-Help Center Direct Assistance – Colonia Residents Benefiting from Tool Library
- Strategy 2.2.1, Explanatory #2: Colonia Self-Help Center Direct Assistance - Colonia Residents Receiving Technology Access or Attending Computer Classes

- Strategy 2.2.1, Explanatory #3: Colonia Self-Help Center Direct Assistance - Colonia Residents Attending Construction, Homeownership, and Other Classes
- Strategy 2.2.1, Explanatory #4: Colonia Self-Help Center Direct Assistance - Colonia Residents Receiving Home Repair, Reconstruction, or New Construction
- Strategy 2.2.1, Explanatory #5: Colonia Self-Help Center Direct Assistance - Colonia Residents Receiving Other Forms of Direct Assistance

On July 6, 2012, the Agency Strategic Plan was submitted to the Governor, Lieutenant Governor, Speaker of the House, Comptroller of Public Accounts, State Auditor, Sunset Advisory Committee, House Appropriations committee, Senate Finance committee, Governor's Office of Budget, Planning and Policy, Legislative Budget Board, Texas State Library, the Legislative Reference Library, and the Department of Information Resources.

Staff requests that the Board ratify the Agency Strategic Plan as submitted to the above named parties on July 6, 2012.

**ATTACHMENT A**

AGENCY STRATEGIC PLAN FOR THE FISCAL YEARS 2013-2017 PERIOD

APPENDIX D: LIST OF MEASURE DEFINITIONS

## **APPENDIX D. LIST OF MEASURE DEFINITIONS**

The following Outcome, Output, Efficiency, and Explanatory Measure definitions were provided to the Governor's Office and the Legislative Budget Board in April 2012 for utilization by the Department during SFY 2014-2015 biennium.

### **OUTCOME MEASURE DEFINITIONS**

#### **1.1.1 Outcome**

**Definition:** The percentage of households/individuals of very low, low, and moderate income that need housing and subsequently receive housing or housing related assistance represents services provided by the Housing Trust program, the HOME program, the Section 8 program, the Housing Tax Credit program, the First Time Homebuyer program, the Multifamily Bond program and other housing funds.

**Data Limitations:** The Department contracts with local entities to administer its various housing programs. The intake, eligibility review, and actual service is provided at the local level. The reporting of households served is provided by the contracted entity. Reported performance is considered reliable.

**Data Source:** The number of households served is maintained by each housing program and reported quarterly. Data is entered by staff and maintained in the agency's computer system.

**Methodology:** The percentage of households assisted is based on: (numerator) an actual count of households/individuals using TDHCA's housing programs and (denominator) the most recent census data of Texans who need affordable housing.

**Purpose:** This measure addresses the extent to which services are provided by all housing programs and calculates the level of service compared to the need. This measure is important because it identifies the total population in need and of that population identifies how many households/individuals the housing programs were able to serve.

#### **1.1.2 Outcome**

**Definition:** The percentage of very low income households receiving housing assistance represents services provided by the Housing Trust program, the HOME program, the Section 8 program, the Housing Tax Credit program, the First Time Homebuyer program, the Multifamily Bond program and other housing funds..

**Data Limitations:** The Department contracts with local entities to administer its various housing programs. The intake, eligibility review, and actual service are provided at the local level. The reporting of households served is provided by the contracted entity. Reported performance is considered reliable.

**Data Source:** The number of very low income households served is maintained by each housing program and reported quarterly. Data is entered by staff and maintained in the agency's computer system.

**Methodology:** The percentage of households of very low income served with housing or housing related assistance is based on: (numerator) an actual count of

households/individuals using TDHCA's housing programs and (denominator) the most recent census data of very low income Texans who need affordable housing.

Purpose: The measure addresses the extent to which services are provided by all housing programs for very low income households and calculates the level of service provided to the very low income population.

#### 1.1.3 Outcome

Definition: The percentage of low income households receiving housing assistance represents services provided by the Housing Trust program, the HOME program, the Section 8 program, the Housing Tax Credit program, the First Time Homebuyer program, the Multifamily Bond program and other housing funds.

Data Limitations: The Department contracts with local entities to administer its various housing programs. The intake, eligibility review, and actual service are provided at the local level. The reporting of households served is provided by the contracted entity. Reported performance is considered reliable.

Data Source: The number of low income households served is maintained by each housing program and reported quarterly. Data is entered by staff and maintained in the agency's computer system.

Methodology: The percentage of low income households served with housing or housing related assistance is based on: (numerator) an actual count of households/individuals using TDHCA's housing programs and (denominator) the most recent census data of low income Texans who need affordable housing.

Purpose: The measure addresses the extent to which services are provided by all housing programs for low income households and calculates the level of service provided to the low income population. This measure is important because it identifies, of the number of low income, how many low income households/individuals the housing programs were able to serve.

#### 1.1.4 Outcome

Definition: The percentage of moderate income households receiving housing assistance represents services provided by the First Time Homebuyer program and other housing funds.

Data Limitations: The Department contracts with a Master Servicer to maintain data of households served. The intake, eligibility review and actual service is provided by the participating lender. The reporting of households served is also provided by the Master Servicer. Reported performance is considered reliable.

Data Source: The number of moderate income households served is maintained by the Single Family Bond program and reported quarterly. Data is provided by the Master Servicer, entered by staff and maintained in the agency's computer system.

Methodology: The percent of households of moderate income served with housing or housing related assistance is based on: (numerator) an actual count of moderate income households/individuals using TDHCA's housing programs and (denominator) the most recent census data of moderate income Texans who need affordable housing.

Purpose: The measure addresses the extent to which services are provided by the Single Family Bond program, which is the only housing program serving the moderate income



## *Appendix D: List of Measure Definitions*

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population. This measure is important because it identifies, of the number of moderate income, how many moderate income households/individuals the Single Family Bond program was able to serve.

### 1.1.5 Outcome

**Definition:** Under the multifamily bond programs, developers/borrowers can designate either 20% of the units in each property at 50% area median family income or 40% of the units at 60% area median family income. It is not possible to determine on a projection basis the overall percentage of units within these categories that will be financed in a given year.

**Data Limitations:** The number of units available for very low and low income households is reported by the project developer. Performance depends on the allocation of volume cap by state lottery conducted by the Texas Bond Review Board.

**Data Source:** The number of very low and low income households served is maintained by the Multifamily Bond program and reported quarterly. Data is entered by staff and maintained in the agency's computer system.

**Methodology:** To calculate the percentage of units financed at the end of the year for any category, divide the number of total units within each category by the number of total units financed.

**Purpose:** The measure addresses the number of units in a development that have been designated for very low and low income families. This measure is important because it measures how effectively the Multifamily Bond program has been in providing rental units to very low and low income households/individuals.

### 2.1.1 Outcome

**Definition:** This measure tracks the percentage of information and technical assistance requests completed within established time frames by the Center for Housing Research, Planning, and Communications.

**Data Limitations:** No limitations

**Data Source:** The receipt and response to requests is tracked by the division. Data is entered by staff and maintained in the agency's computer system.

**Methodology:** The percent of requests completed on time will be based on (numerator) total requests completed by the deadline established and (denominator) the total amount of requests completed.

**Purpose:** To ensure that the Department is responding to consumer information and technical assistance requests in a timely manner.

### 3.1.1 Outcome

**Definition:** The percentage of the population eligible for homeless and poverty-related assistance that receives assistance is derived by dividing the number of persons assisted through these programs by the total number of persons eligible for assistance in Texas.

**Data Limitations:** No limitations of data.

**Data Source:** The number of persons served is based on subrecipient data which is tracked on a daily basis and submitted monthly to TDHCA. The most recent census data, including

projections, is utilized to determine the eligible population. The eligible population is based on current TDHCA program income requirement as allowed under federal guidelines.

**Methodology:** Based on the monthly performance reports submitted by subrecipients, the Department determines the percent of very low income persons served by dividing the total number of low income persons (at or below 125% of poverty) by the total number of persons eligible for assistance in Texas. Monthly performance information is entered in the Department's database and maintained by the Department.

**Purpose:** The measure identifies the percent of the income eligible population assisted by Community Services programs. This measure is important because it identifies the impact Community Services programs have had on the target population.

### 3.1.2 Outcome

**Definition:** The percent of emergency shelters assisted is based on the number of shelters/service providers assisted through ESGP funds during the fiscal year. Each project funded through ESGP subrecipients is counted as a shelter assisted.

**Data Limitations:** No limitations of data.

**Data Source:** The total number of shelters is determined by counting the number of shelters/services providers included in the ESGP mailing list maintained by the Community Services section. The Department counts each project funded through ESGP subrecipients as a shelter assisted. The Department tracks this information from contract records.

**Methodology:** The percent of emergency shelters assisted is based on the number of shelters/service providers assisted through ESGP funds during the fiscal year divided by the number of homeless shelters/service providers that exist in Texas.

**Purpose:** The measure identifies the percent of all homeless shelters/service providers in Texas that receive assistance in a fiscal year. This measure is important because it indicates how effective the program has been in providing assistance to emergency shelters in the State.

### 3.1.3 Outcome

**Definition:** The percent of persons assisted in the CSBG program that achieve incomes above 125% of poverty is the number of persons assisted that achieve incomes above 125% of poverty, and maintain that income level for a minimum of 90 days, divided by the total number of persons at or below 125% of poverty in Texas.

**Data Limitations:** No limitations.

**Data Source:** The number of persons achieving incomes above poverty is based on monthly reports submitted by subrecipients. The data is entered on the Department's database and maintained by the Department. The most recent census data information available is utilized to determine the total population at or above 125% of poverty in Texas.

**Methodology:** The percentage of very low income persons assisted by the CSBG programs (persons at or below 125% of poverty) maintaining that level of income for a minimum of 90 days divided by the total number of persons at or below 125% of poverty in Texas using the most recent census data available. Information on the number of persons assisted is submitted to the Department by subrecipients.

## *Appendix D: List of Measure Definitions*

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Purpose: CSBG Subrecipients are required to track the number of persons assisted that achieve incomes above 125% of poverty as a result of efforts by the subrecipients.

### 3.2.1 Outcome

Definition: This measure reflects the percentage of very low income households receiving energy assistance represents all Energy Assistance programs. Information on the number of households assisted is submitted to the Department by subrecipients. A household may be assisted by more than one Energy Assistance program activity depending on need.

Data Limitations: No limitations of data.

Data Source: The percent of income-eligible households that received energy assistance through all Energy Assistance programs is based on monthly data reported by subrecipients. The income eligible population is based on the most recent census data available, including projections.

Methodology: The data is entered in an automated system and maintained by the Department. The percent of very low income households receiving energy assistance is calculated by dividing the number of very low income households receiving CEAP or WAP assistance by the most current census data representing the number of households meeting current program income requirements. Number may reflect households receiving both energy assistance and weatherization assistance; in these instances households are counted separately for each program.

Purpose: The measure identifies the percent of the very low income population assisted by Energy Assistance programs. This measure indicates how effectively the Department has provided energy related services to the target population and the impact of the programs statewide.

### 4.1.1 Outcome

Definition: Measure represents the percentage of Housing Tax Credit (HTC), Affordable Housing Disposition, HOME, Tax-Exempt Bond, Housing Trust Fund, and other affordable housing rental projects monitored annually through on-site, in-depth, or desk reviews of tenant files. Onsite reviews also include a property and unit inspection.

Data Limitations: No limitations of data.

Data Source: Projects are monitored through on-site, in-depth, or desk reviews. Data is gathered from Departmental databases.

Methodology: The percent is derived by dividing the actual number of rental projects monitored by the total number of rental projects required to be monitored in the TDHCA Compliance portfolio.

Purpose: The Compliance section was formed to address long term compliance responsibilities of the various housing programs administered by TDHCA. The measure is important because it identifies the percent of projects monitored. Each program dictates the frequency and type of monitoring.

### 4.1.2 Outcome

Definition: Measure represents the percentage of Housing Tax Credit (HTC), Affordable Housing Disposition, HOME, Tax-Exempt Bond, Housing Trust Fund, and other affordable

housing rental developments monitored that are determined to be in material non-compliance. Material non-compliance is identified through on-site monitoring reviews and in-depth desk reviews.

Data Limitations: No limitations.

Data Source: Information is tracked in Departmental databases.

Methodology: The percent is derived by dividing the total number of rental developments in material non-compliance by the number of rental developments monitored.

Purpose: This measure will report the developments that are in "material non-compliance" status.

#### 5.1.1 Outcome

Definition: The percentage of Statement of Ownership & Location (SOL) and License applications processed within established time frames as opposed to those that are not.

Data Limitations: No limitations of data.

Data Source: Both the Statement of Ownership & Location and Licensing functional areas of the Manufactured Housing Division review a random selection of 25 or more applications (per month) within a reporting period.

Methodology: To obtain the percentage, divide the number of applications that are processed within the required time frame by the total number reviewed by random selection. The percentage is attained by combining the results of the SOL and Licensing functional areas. Information is manually prepared.

Purpose: Applications are processed within established time frames. The time frame for SOL applications is 15 working days; the time frame for Licensing applications is 7 working days. The importance is to measure the ability of the agency to process applications in a timely manner.

#### 5.1.2 Outcome

Definition: The percentage of consumer complaint inspections conducted within 30 days is based on the number of consumer and industry requested inspections completed within 30 calendar days from the date that an inspection is requested.

Data Limitations: No limitations of data.

Data Source: Information is maintained in the Exodus Database.

Methodology: To obtain the percentage, divide the total number of inspections conducted within the required 30 calendar days by the total number of required inspections conducted within the reporting period.

Purpose: Consumer complaints must be addressed as required by the Act. The importance is to measure the ability of the agency to conduct consumer complaint inspections in a timely manner and to comply with the requirements set forth in the Act.

#### 5.1.3 Outcome

Definition: The percentage of complaints that result in disciplinary action, including agreed orders, reprimands, warnings, suspensions, probation, revocation, restitution and/or penalties on which the board or executive director has acted when violations cannot be resolved informally.

## *Appendix D: List of Measure Definitions*

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Data Limitations: No limitations of data.

Data Source: Information is maintained in the Exodus Database.

Methodology: To obtain the percentage, divide the number of closed complaints with a disciplinary action by the total number of jurisdictional complaints closed.

Purpose: Efforts are made to informally resolve complaints. Violations of manufactured housing standards that cannot be resolved result in disciplinary actions. It is important that the consumers and the manufactured housing industry have an expectation that the agency will ensure fair and effective enforcement of the Act.

### 5.1.4 Outcome

Definition: The percentage of complaints resolved within a period of 6 months (183 days) or less from the date of receipt as opposed to complaints which take longer than six months to resolve.

Data Limitations: No limitations of data.

Data Source: Information is maintained in the Exodus Database.

Methodology: The number of jurisdictional complaints resolved within a period of six months (183 days) or less from the date of receipt divided by the total number of jurisdictional complaints resolved.

Purpose: Of the number of complaints resolved, the measure identifies those complaints that have been resolved within six months. It is important to ensure the timely enforcement of the Act, which is an agency goal.

### 5.1.5 Outcome

Definition: The recidivism rate for those receiving disciplinary action is the percentage of offenders who were repeat offenders during the most recent three-year period. A repeat offender is an individual or license holder with two or more disciplinary actions taken by the executive director or board within the current and preceding two fiscal years.

Data Limitations: No limitations of data.

Data Source: Information is maintained in the Exodus Database.

Methodology: To obtain the percentage, calculate the number of individuals or license holders against whom two or more disciplinary actions were taken by the executive director or board within the current and preceding two fiscal years divided by the total number of individuals or license holders receiving disciplinary actions within the current and preceding two fiscal years.

Purpose: The measure is intended to show how effectively the agency enforces its regulatory requirements and prohibitions. It is important that the agency enforce its act and rules strictly enough to ensure that consumers are protected from unsafe, incompetent and unethical practices by the license holder.

## **OUTCOME, EFFICIENCY, AND EXPLANATORY MEASURE DEFINITIONS**

### 1.1.1.1 Efficiency

Definition: A measure that tracks the average First Time Homebuyer Program loan amount without down payment assistance.

Data Limitations: No limitations

**Data Source:** The number and amounts of the loans are tracked by the division. Data is entered by staff and maintained in the agency's computer system.

**Methodology:** The total amount of the loans will be summed and divided by the corresponding number of households.

**Purpose:** This measure identifies the costs and efficiency of loans without down payment assistance made through the First Time Homebuyer Program.

#### 1.1.1.2 Efficiency

**Definition:** A measure that tracks the average First Time Homebuyer loan with down payment assistance.

**Data Limitations:** No limitations

**Data Source:** The number and amounts of the loans are tracked by the division. Data is entered by staff and maintained in the agency's computer system.

**Methodology:** The total dollar amount of loans will be summed and divided by the corresponding number of loans.

**Purpose:** This measure identifies the costs and efficiency of loans with down payment assistance made through the First Time Homebuyer Program.

#### 1.1.1.3 Efficiency

**Definition:** A measure that tracks the average Mortgage Credit Certificate (MCC) amount.

**Data Limitations:** There are no data limitations.

**Data Source:** The numbers and amounts of the MCCs are tracked by the division. Data is entered by staff and maintained in the agency's computer system.

**Methodology:** The total dollar amount of the MCCs will be summed and divided by the number of MCCs.

**Purpose:** This measure identifies the cost and efficiency of MCCs.

#### 1.1.1.1 Explanatory

**Definition:** A measure that tracks the number of households receiving loans without down payment assistance through the First Time Homebuyer Program.

**Data Limitations:** No Limitations

**Data Source:** The number of households is tracked by the division. Data is entered by staff and maintained in the agency's computer system.

**Methodology:** The number will be a count of loans without down payment assistance funded through the First Time Homebuyer Program.

**Purpose:** To track the amount households receiving loans without down payment assistance through the First Time Homebuyer Program.

#### 1.1.1.2 Explanatory

**Definition:** A measure that tracks the number of households receiving loans with down payment assistance through the First Time Homebuyer Program.

**Data Limitations:** No limitations

**Data Source:** The number of households is tracked by the division. Data is entered by staff and maintained in the agency's computer system.

## *Appendix D: List of Measure Definitions*

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**Methodology:** The number will be a count of loans with down payment assistance funded through the First Time Homebuyer Program. Performance is measured when loans are funded.

**Purpose:** To track the number of households receiving loans with down payment assistance through the First Time Homebuyer Program.

### 1.1.1.3 Explanatory

**Definition:** A measure that tracks the number of Mortgage Credit Certificates (MCCs).

**Data Limitations:** There are no data limitations.

**Data Source:** The number of MCCs is tracked by the Single Family Finance Production Division. Data is entered by staff and maintained in the agency's computer system.

**Methodology:** The number will be a count of the issued MCCs.

**Purpose:** This measure identifies the number of households receiving MCCs.

### 1.1.1.1 Output

**Definition:** A measure that tracks the number of households assisted with single family mortgage revenue bond funds or other alternative mortgage financing.

**Data Limitations:** No limitations

**Data Source:** The number of households is tracked by the division. Data is entered by staff and maintained in the agency's computer system.

**Methodology:** The number will be a count of households assisted through the single family bond funds or other alternative mortgage financing and mortgage credit certificates. Performance is measured when loans are funded or Mortgage Credit Certificates are issued.

**Purpose:** To track the total number of households assisted with single family mortgage revenue bond funds or other alternative mortgage financing.

### 1.1.2.1 Efficiency

**Definition:** A measure that tracks the average amount per unit of HOME loans/grants awarded in support of single family development and redevelopment activities, including new construction infill development.

**Data Limitations:** No limitations

**Data Source:** The number and amounts of the grants and loans are tracked by the division. Data is entered by staff and maintained in the agency's computer system.

**Methodology:** The total dollar amount of new construction, including new construction under single family development or redevelopment activities utilizing HOME funds will be totaled and divided by the awarded number of units assisted through single family development or redevelopment utilizing HOME funds.

**Purpose:** This measure identifies the costs associated with new construction and other single family development and redevelopment activities utilizing HOME funds.

#### 1.1.2.2 Efficiency

Definition: A measure that tracks the average amount per household of loans/grants for rehabilitation or reconstruction of housing utilizing single family HOME Homeowner Rehabilitation Assistance (HRA) funds.

Data Limitations: No limitations

Data Source: The numbers and amounts of the loans/grants are tracked by the division. Data is entered by staff and maintained in the agency's computer system.

Methodology: The total dollar amount of rehabilitation or reconstruction of owner-occupied housing utilizing HOME funds will be summed and divided by the number of households awarded through rehabilitation or reconstruction of housing utilizing single family HOME Homeowner Rehabilitation Assistance (HRA) funds.

Purpose: This measure identifies the costs associated with rehabilitation or reconstruction of owner-occupied housing utilizing HOME funds.

#### 1.1.2.3 Efficiency

Definition: A measure that tracks the average amount per household of mortgage financing and homebuyer assistance utilizing single family HOME funds, including mortgage financing and homebuyer assistance provided in conjunction with home modifications or rehabilitation.

Data Limitations: No limitations

Data Source: The amounts of the financing and grants and number of units are tracked by the division. Data is entered by staff and maintained in the agency's computer system.

Methodology: The total dollar amount of mortgage financing and homebuyer assistance funds, inclusive of funding provided for associated modification or rehabilitation, awarded utilizing HOME funds will be summed and divided by the number of units awarded through financing and homebuyer assistance activities.

Purpose: This measure identifies the costs associated with financing affordable housing utilizing HOME funds.

#### 1.1.2.4 Efficiency

Definition: A measure that tracks the average amount per household of tenant based rental assistance awarded with HOME funds.

Data Limitations: No limitations

Data Source: The amounts of the financing and grants and number of units are tracked by the division. Data is entered by staff and maintained in the agency's computer system.

Methodology: The total dollar amount of tenant based rental assistance awarded with HOME funds will be summed and divided by the number of households awarded through tenant based rental assistance utilizing HOME funds.

Purpose: This measure identifies the costs associated with tenant based rental assistance utilizing HOME funds.

#### 1.1.2.5. Efficiency

Definition: A measure that tracks the average amount of loans and grants per low income unit awarded HOME multifamily funds.



## *Appendix D: List of Measure Definitions*

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**Data Source:** The numbers and amounts of the loans/grants are tracked by the division. Data is entered by staff and maintained in the agency's computer system.

**Methodology:** This figure will be calculated by dividing the amount of HOME multifamily funds awarded by the corresponding number of restricted units to be developed, through new construction or rehabilitation.

**Purpose:** This measure identifies the loan/grant amount associated with developing housing units and measures the efficiency of utilizing HOME multifamily funds.

### 1.1.2.1 Explanatory

**Definition:** A measure that tracks the number of households awarded HOME funds provided in support of single family development and redevelopment activities, including construction, acquisition, and/or rehabilitation.

**Data Limitations:** No limitations

**Data Source:** The numbers and amounts of the loans/grants are tracked by the division. Data is entered by staff and maintained in the agency's computer system.

**Methodology:** The number will be a count of households awarded HOME funds provided in support of single family development and redevelopment activities, including new construction, acquisition, and/or rehabilitation. Performance is measured when loans are funded or at time of award depending on the specific type of assistance.

**Purpose:** To track the number of households assisted utilizing HOME funds provided in support of single family development and redevelopment activities, including new construction, acquisition, and/or rehabilitation.

### 1.1.2.2 Explanatory

**Definition:** A measure that tracks the number of households awarded through single family HOME funds for rehabilitation or reconstruction utilizing single family HOME Homeowner Rehabilitation Assistance (HRA) funds.

**Data Limitations:** No limitations

**Data Source:** The numbers and amounts of the loans/grants are tracked by the division. Data is entered by staff and maintained in the agency's computer system.

**Methodology:** The number will be a count of projected households assisted through HOME funds for rehabilitation or reconstruction of owner-occupied housing. Performance is measured when loans are funded or at time of award depending on the specific type of assistance.

**Purpose:** To track the number of households awarded through HOME funds for rehabilitation or reconstruction utilizing single family Homeowner Rehabilitation Assistance (HRA) HOME funds.

### 1.1.2.3 Explanatory

**Definition:** A measure that tracks the projected number of households awarded through single family HOME funds for mortgage financing and homebuyer assistance, including mortgage financing, homebuyer assistance provided in conjunction with home modification or rehabilitation.

**Data Limitations:** No limitations

Data Source: The numbers and amounts of the loans/grants are tracked by the division. Data is entered by staff and maintained in the agency's computer system.

Methodology: The number will be a count of households awarded through HOME funds for mortgage financing and homebuyer assistance, including households receiving home modification rehabilitation with these. Performance is measured when loans are funded or at time of award depending on the specific type of assistance.

Purpose: To track the number of households awarded through HOME funds for mortgage financing and homebuyer assistance, including mortgage financing and homebuyer assistance provided in conjunction with home modification or rehabilitation.

#### 1.1.2.4 Explanatory

Definition: A measure that tracks the number of households awarded HOME tenant based rental assistance.

Data Limitations: No limitations

Data Source: The number of households is tracked by the division. Data is entered by staff and maintained in the agency's computer system.

Methodology: The number will be a count of households awarded HOME tenant based rental assistance. Performance is measured when loans are funded or at time of award depending on the specific type of assistance.

Purpose: To track the number of households awarded with HOME tenant based rental assistance.

#### 1.1.2.5 Explanatory

Definition: A measure that tracks the actual number of single family HOME reviews conducted by HOME Division staff.

Data Limitations: No limitations

Data Source: The data is maintained in the Department's database.

Methodology: The number will be a count of actual number of single family HOME contract administration reviews, including environmental, draw, setup and amendments conducted by HOME Division staff.

Purpose: This measure identified the number of single family HOME reviews conducted by the HOME Division staff in administering a contract.

#### 1.1.2.6 Explanatory

Definition: A measure that tracks the number of technical assistance visits, e-mail messages and phone calls provided by HOME Division staff.

Data Limitations: No Limitations

Data Source: Staff track the total number of visits, emails and phone calls in the division's database.

Methodology: The number will be a count of actual technical assistance visits, e-mail messages and phone calls supported by staff to contract administrators or those seeking to apply for funding.

Purpose: This measure identifies the number of actual technical assistance visits, e-mail messages and phone calls provided by the HOME Division staff.

## *Appendix D: List of Measure Definitions*

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### 1.1.2.7 Explanatory

Definition: A measure that tracks the actual number of workshops, and trainings, webinars and online learning modules provided through the HOME Division.

Data Limitations: No limitations

Data Source: The total number of workshops, and trainings, webinars and online learning modules is tracked by department staff.

Methodology: The number will be an actual count of workshops and trainings provided through the HOME Division. This will include application, implementation, and any other workshops or trainings provided by HOME Division staff for the HOME program. The number of webinars and learning modules will reflect the number of separate single family HOME webinars and online learning modules available to the public in the year specified.

Purpose: This measure identifies the number of workshops and trainings provided through the HOME Division staff for the purposes of administering a HOME single family contract.

### 1.1.2.8 Explanatory

Definition: A measure that tracks the average amount of loans and grants per low income unit awarded HOME multifamily funds.

Data Source: The numbers and amounts of the loans/grants are tracked by the division. Data is entered by staff and maintained in the agency's computer system.

Methodology: This figure will be calculated by dividing the amount of HOME multifamily funds awarded by the corresponding number of restricted units to be developed, through new construction or rehabilitation.

Purpose: This measure identifies the loan/grant amount associated with developing housing units and measures the efficiency of utilizing HOME multifamily funds.

### 1.1.2.1 Output

Definition: A measure that tracks the number of households awarded through single family HOME funds.

Data Limitations: No limitations

Data Source: The number of households is tracked by the division. Data is entered by staff and maintained in the agency's computer system.

Methodology: The number will be a count of households assisted through single family HOME funds. Performance is measured when loans are funded or at time of award depending on the specific type of assistance.

Purpose: To track the amount of households awarded through single family HOME funds.

### 1.1.2.3. Output

Definition: A measure that tracks the number of households assisted with multifamily HOME funds.

Data Limitations: No limitations.

Data Source: The number of households is tracked by the division. Data is entered by staff and maintained in the agency's computer system.

Methodology: This measure will be calculated as the sum of all restricted units awarded HOME funds for rental development. Numbers may reflect units receiving both HOME funds

and Housing Tax Credit assistance; in these instances units are counted separately for each program.

Purpose: To track the amount of multifamily units assisted utilizing HOME funds.

#### 1.1.3.1 Efficiency

Definition: A measure that tracks the average amount per unit of loans/grants for single family owner-builder (Bootstrap) program utilizing the Housing Trust Fund.

Data Limitations: No limitations

Data Source: The numbers and amounts of the loans/grants are tracked by the division. Data is entered by staff and maintained in the agency's computer system.

Methodology: The total dollar amount of Bootstrap loans/grants utilizing the Housing Trust Fund will be summed and divided by the number of households assisted through the Bootstrap Program utilizing the Housing Trust Fund. Performance is measured when loans are funded or at time of award depending on the specific type of assistance.

Purpose: This measure identifies the costs associated with the single family owner-builder (Bootstrap) program utilizing the Housing Trust Fund.

#### 1.1.3.2 Efficiency

Definition: A measure that tracks the average amount per unit of loans/grants for single family non owner-builder (non-Bootstrap) program utilizing the Housing Trust Fund.

Data Limitations: No limitations

Data Source: The number of households is tracked by the division. Data is entered by staff and maintained in the agency's computer system.

Methodology: The total dollar amount of loans/grants for rehabilitation utilizing the Housing Trust Fund will be summed and divided by the number of non-Bootstrap single households assisted utilizing the Housing Trust Fund. Performance is measured when loans are funded or at time of award depending on the specific type of assistance.

Purpose: This measure identifies the costs associated with the single family non owner-builder (non-Bootstrap) program utilizing the Housing Trust Fund.

#### 1.1.3.1 Explanatory

Definition: A measure that tracks the number of households assisted through the single family owner-builder (Bootstrap) program utilizing the Housing Trust Fund.

Data Limitations: No limitations

Data Source: The number of households is tracked by the division. Data is entered by staff and maintained in the agency's computer system.

Methodology: The number will be a count of households assisted through the single family owner-builder (Bootstrap) program utilizing the Housing Trust Fund. Performance is measured when loans are funded or at time of award depending on the specific type of assistance.

Purpose: To track the number of households assisted through the single family owner-builder (Bootstrap) program utilizing the Housing Trust Fund.

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### 1.1.3.2 Explanatory

Definition: A measure that tracks the number of households assisted through the single family non owner-builder (non-Bootstrap) program utilizing the Housing Trust Fund.

Data Limitations: No limitations

Data Source: The number of households is tracked by the division. Data is entered by staff and maintained in the agency's computer system.

Methodology: The number will be a count of households assisted through the single family non owner-builder (non-Bootstrap) program utilizing the Housing Trust Fund. Performance is measured when loans are funded or at time of award depending on the specific type of assistance.

Purpose: To track the number of households assisted through the single family non owner-builder (non-Bootstrap) program utilizing the Housing Trust Fund.

### 1.1.3.3. Explanatory

Definition: A measure that tracks the estimated impact of HTF Single Family activities on local employment.

Data Source: The numbers and amounts of the loans/grants are tracked by the division. Data is entered by staff and maintained in the agency's computer system.

Methodology: Impact to local employment is calculated using the economic impact model provided by the Texas Comptroller of Public Accounts, the National Association of Home Builders' local impact model, or other appropriate model.

Purpose: This measure identifies the estimated economic impact of HTF Single Family activities on local employment.

### 1.1.3.4. Explanatory

Definition: A measure that tracks the estimated impact of HTF Multifamily activities on local employment.

Data Source: The numbers and amounts of the loans/grants are tracked by the division. Data is entered by staff and maintained in the agency's computer system.

Methodology: Impact to local employment is calculated using the economic impact model provided by the Texas Comptroller of Public Accounts, the National Association of Home Builders' local impact model, or other appropriate model.

Purpose: This measure identifies the direct economic impact of HTF Multifamily activities on local employment.

### 1.1.3.1 Output

Definition: A measure that tracks the number of single family households assisted through the HTF program.

Data Limitations: No limitations

Data Source: The number of households is tracked by the division. Data is entered by staff and maintained in the agency's computer system.

Methodology: The number will be a count of households assisted through single family HTF funds. Performance is measured when loans are funded or at time of award depending on the specific type of assistance.

Purpose: To track the amount of households assisted through single family HTF funds.

#### 1.1.4.1 Efficiency

Definition: The average cost per household served represents an average of TDHCA administrative expenditures.

Data Limitations: No limitations

Data Source: Expenditures are tracked through the Department's financial automated system.

Methodology: The average cost per household served is the sum of TDHCA administrative expenditures divided by the total number of active contracts as of September 1 plus new contracts added over the course of the year.

Purpose: The measure identifies the efficiency in costs to provide Section 8 services to a very low income household.

#### 1.1.4.1 Output

Definition: The number of very low income households receiving rent supplements represents the total number of households participating in the Section 8 Housing Choice Voucher program.

Data Limitations: No limitations

Data Source: The number of households is tracked by the division. Data is entered by staff and maintained in the agency's computer system.

Methodology: The number will be a count of households assisted through Section 8 tenant based rental assistance. The performance figure reported for the first quarter represents the total number of households receiving Section 8 assistance as of September 1. Subsequent quarters report only new contracts executed for the reporting period.

Purpose: To track the amount of households assisted through Section 8 tenant based rental assistance.

#### 1.1.4.2. Output

Definition: The number of very low income persons with disabilities transitioning from institutions into community based housing that participate in the Project Access Program.

Data Source: The number of households is tracked by the division. Data is entered by staff and maintained in the agency's computer system.

Methodology: The number will be a count of households assisted with Project Access tenant based rental assistance. The performance figure reported for the first quarter represents the number of households receiving Project Access assistance as of September 1. Subsequent quarters report only new contracts executed for the reporting period.

Purpose: To track the amount of persons with disabilities transitioning from institutions into community based housing through the Project Access Program.

#### 1.1.5.1 Efficiency

Definition: A measure that tracks the projected average amount of annual credits per low income unit of new construction utilizing the Housing Tax Credit program.

Data Limitations: Federal regulations establish the amount and value of tax credits available.

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**Data Source:** The projected number of low income units and amount of credits for new construction is tracked by the division. Data is entered by staff and maintained in the agency's computer system.

**Methodology:** This figure will be calculated by dividing the sum of total new construction tax credits awarded by the number of restricted units to be newly constructed. This calculation will include both 9% and 4% Housing Tax Credit awards. 9% credit activity will be considered at the time the Board approves the award. 4% credit activity will be considered at the time the bond transaction closes. At the close of the fiscal year, this data will be updated to accurately reflect any awards that will not actually be utilized due to problems with the transaction.

**Purpose:** This measure identifies the subsidy associated with developing affordable housing units and measures the efficiency of allocating tax credits.

### 1.1.5.2 Efficiency

**Definition:** A measure that tracks the average total development costs per unit of new construction utilizing the Housing Tax Credit program.

**Data Limitations:** Information is based on preliminary estimates by the applicants.

**Data Source:** The projected total number of units in the development and total development costs for new construction is tracked by the division. Data is entered by staff and maintained in the agency's computer system.

**Methodology:** This figure will be calculated by dividing the sum of total new construction development costs by the number of restricted units to be newly constructed. This calculation will include both 9% and 4% Housing Tax Credit awards. 9% credit activity will be considered at the time the Board approves the award. 4% credit activity will be considered at the time the bond transaction closes. At the close of the fiscal year, this data will be updated to accurately reflect any awards that will not actually be utilized due to problems with the transaction.

**Purpose:** This measure identifies the total development costs associated with developing affordable housing units. Although useful to track, this measure is outside of the Department's control.

### 1.1.5.3 Efficiency

**Definition:** A measure that tracks the projected average amount of credits per rehabilitated and acquired low income unit utilizing Housing Tax Credits.

**Data Limitations:** Federal regulations establish the amount and value of tax credits available.

**Data Source:** The projected number of low income units and amount of credits for rehabilitation and acquisition is tracked by the division. Data is entered by staff and maintained in the agency's computer system.

**Methodology:** This figure will be calculated by dividing the sum of total annual rehabilitation tax credits awarded by the number of restricted units to be rehabilitated. This calculation will include both 9% and 4% Housing Tax Credit awards. 9% credit activity will be considered at the time the Board approves the award. 4% credit activity will be considered at the time the bond transaction closes. At the close of the fiscal year, this data will be updated to

accurately reflect any awards that will not actually be utilized due to problems with the transaction.

Purpose: This measure identifies the subsidy associated with rehabilitating and acquiring affordable housing and measures the efficiency of allocating tax credits.

#### 1.1.5.4 Efficiency

Definition: A measure that tracks the average total development costs per rehabilitated and acquired unit utilizing Housing Tax Credits.

Data Limitations: Information is based on preliminary estimates by the applicants.

Data Source: The total development costs and the projected total number of units in the development are tracked by the division. Data is entered by staff and maintained in the agency's computer system.

Methodology: This figure will be calculated by dividing the sum of total rehabilitation development costs by the number of restricted units to be rehabilitated. This calculation will include both 9% and 4% Housing Tax Credit awards. 9% credit activity will be considered at the time the Board approves the award. 4% credit activity will be considered at the time the bond transaction closes. At the close of the fiscal year, this data will be updated to accurately reflect any awards that will not actually be utilized due to problems with the transaction.

Purpose: This measure identifies the total development costs associated with rehabilitating and acquiring affordable housing.

#### 1.1.5.1 Explanatory

Definition: A measure that tracks the projected number of low income new construction units assisted through the Housing Tax Credit program.

Data Limitations: Federal regulations establish the amount of tax credits available.

Data Source: The projected number of units is tracked by the division. Data is entered by staff and maintained in the agency's computer system.

Methodology: This figure will be calculated as the sum of all units to be newly constructed as proposed in awarded applications. This calculation will include both 9% and 4% Housing Tax Credit awards. 9% credit activity will be considered at the time the Board approves the award. 4% credit activity will be considered at the time the bond transaction closes. At the close of the fiscal year, this data will be updated to accurately reflect any awards that will not actually be utilized due to problems with the transaction.

Purpose: To track the number of new construction units assisted through the Housing Tax Credit program.

#### 1.1.5.2 Explanatory

Definition: A measure that tracks the projected number of low income rehabilitation and acquisition units assisted through the Housing Tax Credit program.

Data Limitations: Federal regulations establish the amount of tax credits available.

Data Source: The projected number of units is tracked by the division. Data is entered by staff and maintained in the agency's computer system.



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**Methodology:** This figure will be calculated as the sum of all units to be rehabilitated as proposed in awarded applications. This calculation will include both 9% and 4% Housing Tax Credit awards. 9% credit activity will be considered at the time the Board approves the award. 4% credit activity will be considered at the time the bond transaction closes. At the close of the fiscal year, this data will be updated to accurately reflect any awards that will not actually be utilized due to problems with the transaction.

**Purpose:** To track the number of rehabilitation and acquisition units assisted through the Housing Tax Credit program.

### 1.1.5.3. Explanatory

**Definition:** A measure that tracks the estimated impact of Housing Tax Credit Development activities on local employment.

**Data Source:** The numbers and amounts of the loans/grants are tracked by the division. Data is entered by staff and maintained in the agency's computer system.

**Methodology:** Impact to local employment is calculated using the economic impact model provided by the Texas Comptroller of Public Accounts, the National Association of Home Builders' local impact model, or other appropriate model. This may include separate models for Elderly and Non-Elderly Housing Tax Credit Developments based upon development characteristics.

**Purpose:** This measure identifies the estimated economic impact of Housing Tax Credit Development activities on local employment.

### 1.1.5.1 Output

**Definition:** A measure that tracks the projected number of low income units financed through the multifamily division utilizing Housing Tax Credits.

**Data Limitations:** No limitations

**Data Source:** The number of units is tracked by the division. Data is entered by staff and maintained in the agency's computer system.

**Methodology:** This figure will be calculated as the sum of all units to be newly constructed or rehabilitated as proposed in awarded applications. This calculation will include both 9% and 4% Housing Tax Credit awards. 9% credit activity will be considered at the time the Board approves the award. 4% credit activity will be considered at the time the bond transaction closes. At the close of the fiscal year, this data will be updated to accurately reflect any awards that will not actually be utilized due to problems with the transaction.

**Purpose:** To track the total amount of multifamily units assisted utilizing the Housing Tax Credit program.

### 1.1.6.1 Efficiency

**Definition:** A measure that tracks the projected average amount of bonds per low income unit of Mortgage Revenue Bond (MRB) new multifamily construction.

**Data Limitations:** No limitations

**Data Source:** The projected number of low income units and amount of bonds for new construction is tracked by the division. Data is entered by staff and maintained in the agency's computer system.

**Methodology:** This figure will be calculated by dividing the total value of mortgage revenue bonds awarded by the number of units to be newly constructed.

**Purpose:** This measure identifies the average amount of bonds associated with developing affordable housing and measures the efficiency of awarding multifamily MRB funds. Although useful to track, this measure is outside of the Department's control.

#### 1.1.6.2 Efficiency

**Definition:** A measure that tracks the projected average total development costs per unit of Mortgage Revenue Bond (MRB) new multifamily construction.

**Data Limitations:** Information is based on preliminary estimates by the applicants.

**Data Source:** The projected total number of units in the development and total development costs for new construction is tracked by the division. Data is entered by staff and maintained in the agency's computer system.

**Methodology:** This figure will be calculated by dividing the sum of total development costs estimated in applications by the number of units to be newly constructed.

**Purpose:** This measure identifies the costs associated with developing affordable housing units.

#### 1.1.6.3 Efficiency

**Definition:** A measure that tracks the projected average bond amount per low income unit of multifamily Mortgage Revenue Bond (MRB) rehabilitation and acquisition.

**Data Limitations:** No limitations

**Data Source:** The projected number of low income units and amount of bonds is tracked by the division. Data is entered by staff and maintained in the agency's computer system.

**Methodology:** This figure will be calculated by dividing the total value of mortgage revenue bonds awarded by the number of units to be rehabilitated.

**Purpose:** This measure identifies the average amount of bonds associated with rehabilitating and acquiring affordable housing and measures the efficiency of awarding multifamily MRB funds.

#### 1.1.6.4 Efficiency

**Definition:** A measure that tracks the projected average total development costs per unit of multifamily Mortgage Revenue Bond (MRB) rehabilitation and acquisition.

**Data Limitations:** Information is based on preliminary estimates from the applicants.

**Data Source:** The projected total number of units in the development and amount of total development costs is tracked by the division. Data is entered by staff and maintained in the agency's computer system.

**Methodology:** This figure will be calculated by dividing the sum of total development costs estimated in applications by the number of units to be rehabilitated.

**Purpose:** This measure identifies the total development costs amount associated with rehabilitating and acquiring affordable housing units.

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### 1.1.6.1 Explanatory

Definition: A measure that tracks the projected number of households assisted through new construction activities utilizing the multifamily Mortgage Revenue Bond (MRB) program.

Data Limitations: No limitations

Data Source: The projected number of households is tracked by the division. Data is entered by staff and maintained in the agency's computer system.

Methodology: This figure will be calculated as the sum of all restricted units to be newly constructed as proposed in awarded applications.

Purpose: To track the number of households assisted through new construction units assisted utilizing multifamily MRB program.

### 1.1.6.2 Explanatory

Definition: A measure that tracks the projected number of households assisted through rehabilitation and acquisition activities utilizing the multifamily Mortgage Revenue Bond (MRB) program.

Data Limitations: No limitations

Data Source: The projected number of households is tracked by the division. Data is entered by staff and maintained in the agency's computer system.

Methodology: This figure will be calculated as the sum of all restricted units to be rehabilitated as proposed in awarded applications.

Purpose: To track the number of households assisted through rehabilitation and acquisition activities utilizing the multifamily MRB program.

### 1.1.6.1 Output

Definition: A measure that tracks the projected number of low income units financed through the multifamily division utilizing mortgage revenue bond funds.

Data Limitations: No limitations

Data Source: The number of units is tracked by the division for each separate program. Data is entered by staff and maintained in the agency's computer system.

Methodology: This figure will be calculated as the sum of all restricted units to be newly constructed or rehabilitated as proposed in awarded applications.

Purpose: To track the total amount of low income multifamily units assisted utilizing mortgage revenue bond funds.

### 2.1.1.1 Output

Definition: A measure tracking the number of information and technical assistance requests completed by the Center for Housing Research, Planning, and Communications.

Data Limitations: No limitations

Data Source: The requests are tracked by the division. Data is entered by staff and maintained in the agency's computer system.

Methodology: The number of requests received is a total of the requests entered into the division database.

Purpose: To track the consumer information and technical assistance requests received and fulfilled.

#### 2.1.1.2 Output

Definition: A measure tracking the number of short term (completed by phone) information and technical assistance requests completed by the Center for Housing Research, Planning, and Communications.

Data Limitations: No limitations

Data Source: The requests are tracked by the division. Data is entered by staff and maintained in the agency's computer system.

Methodology: The number of short term requests received is a total of the short term requests entered into the division database.

Purpose: To track the short term consumer information and technical assistance requests received.

#### 2.1.1.3 Output

Definition: A measure tracking the number of long term (completed by email or mail) information and technical assistance requests completed by the Center for Housing Research, Planning, and Communications.

Data Limitations: No limitations

Data Source: The requests are tracked by the division. Data is entered by staff and maintained in the agency's computer system.

Methodology: The number of long term requests received is a total of the long term requests entered into the division database.

Purpose: To track the long term consumer information and technical assistance requests received.

#### 2.2.1.1 Explanatory

Definition: The total number of Colonia residents benefiting from Colonia Self-Help Centers' tool libraries.

Data Source: Actual assistance provided as reflected on the most recent quarterly report received from Colonia Self-Help Center administrators.

Methodology: The Self Help Centers will report quarterly on the number of times a tool was checked out by a Colonia resident. This data will be maintained in the Department's records.

Purpose: This measure is important because it identifies the effectiveness of the program to enable Colonia residents to construct, renovate, repair or rehabilitate their homes by identifying the number of residents benefitting from tool libraries.

#### 2.2.1.2 Explanatory

Definition: The number of Colonia residents benefiting technology access or attending computer classes through the Colonia Self-Help Centers.

Data Source: Actual assistance provided as reflected on the most recent quarterly report received from Colonia Self-Help Center administrators.

Methodology: The Self Help Centers will report quarterly on the number of internet access and computer classes conducted and Colonia residents attending. This data will be maintained in the Department's records.

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Purpose: This measure is important because it identifies the effectiveness of the Colonia Self Help Centers in providing technology access and knowledge to Colonia residents by identifying the number of Colonia residents assisted.

### 2.2.1.3 Explanatory

Definition: The number of Colonia residents benefiting from construction, financial literacy, homeownership, and other classes through the Colonia Self-Help Centers.

Data Source: Actual assistance provided as reflected on the most recent quarterly report received from Colonia Self-Help Center administrators.

Methodology: The Colonia Self Help Centers will report quarterly on the number of construction, financial literacy, homeownership and other classes exclusive of computer classes, exclusive of computer classes, and Colonia resident attending. This data will be maintained in the Department's records.

Purpose: This measure is important because it identifies the effectiveness of the Self Help Centers in providing construction, homeownership, and other classes to Colonia residents.

### 2.2.1.4 Explanatory

Definition: The number of Colonia residents benefitting from home repair, rehabilitation, reconstruction, or new construction through the Colonia Self-Help Centers.

Data Source: Actual assistance provided as reflected on the most recent quarterly report received from Colonia Self-Help Center administrators.

Methodology: The Colonia Self Help Centers will report quarterly on the number of residents benefiting from home repair, rehabilitation, reconstruction, and new construction. Residents benefiting from activities will be based on family size of households receiving assistance. The home repair participants may also utilize the tool lending library and construction classes. This data will be maintained in the Department's records.

Purpose: This measure is important because it identifies the effectiveness of the Colonia Self Help Centers in providing home repair, reconstruction, or new construction assistance to Colonia households.

### 2.2.1.5 Explanatory

Definition: The number of Colonia residents benefiting from Colonia Self-Help Center assistance provided on a less regular basis, such as surveying and platting, infrastructure construction access, utility connections, capital access for mortgages, and contract-for-deed conversions.

Data Source: Actual assistance provided as reflected on the most recent quarterly report received from Colonia Self-Help Center administrators.

Methodology: The Self Help Centers will report quarterly on the number of residents benefiting from all assistance categories not captured in other measures exclusive of area-wide public service activities. Residents benefitting from activities will be based on family size of households receiving assistance. This data will be maintained in the Department's records.

Purpose: This measure is important because it identifies the effectiveness of the Colonia Self Help Centers in providing forms of assistance needed on a less frequent basis than

direct assistance captured in other measures, such as surveying and platting, housing finance, infrastructure construction access, capital access for mortgages, and contract-for-deed conversions.

#### 2.2.1.1 Output

**Definition:** The number of technical assistance visits is based on actual on-site technical assistance visits, telephone calls and written and electronic correspondence conducted by the field office staff. Technical assistance visits includes: meeting with local governments (cities & counties) staff and nonprofits providing agency information on programs and services more specifically providing detailed technical assistance in implementing and managing Office of Colonia Initiatives and other Department programs; follow-up on contract compliance measures with the Bootstrap Loan Program and Colonia Self-Help Centers; and general interview sessions with individuals to provide referral services to other office and agencies available to address issues of concern.

**Data Limitations:** No limitations.

**Data Source:** Actual technical assistance contacts and visits are reported by staff.

**Methodology:** On-site visits, e-mails and telephone calls are manually tracked by staff and maintained in the Department's database.

**Purpose:** The purpose of the measure is to identify the level technical assistance provided to nonprofit organizations and units of local government. This measure is important because it identifies the effectiveness of the program and compliance with legislative mandates.

#### 2.2.1.2 Output

**Definition:** The number of Colonia residents receiving direct assistance annually through the Colonia Self-Help Centers. This includes the following types of assistance: housing rehabilitation, new construction, surveying and platting, construction skills training, tool library access for self-help construction, housing finance, credit and debt counseling, infrastructure construction access, capital access for mortgages, and other activities which provide direct assistance and/or benefit to Colonia residents. This measure excludes all area wide Public Service Projects funded through the program.

**Data Source:** Actual assistance provided as reflected on the most recent quarterly report received from Colonia Self-Help Center administrators

**Methodology:** The Self Help Center administrators will provide a quarterly report to the Department on the number of Colonia residents benefiting under each assistance category. Residents benefiting will be based on the family size of each household served. The Department will calculate total Colonia residents benefiting from direct assistance by adding assistance provided under all categories exclusive of area-wide Public Service This data will be maintained in the Department's records.

**Purpose:** This measure is important because it identifies the effectiveness of the program in providing assistance to Colonia residents with a wide array of services.

#### 2.2.1.3 Output

**Definition:** The number of persons and nonprofit or other organizations attending training/lectures, calling and/or receiving written or electronic information and the number of

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publications distributed promoting homeownership opportunities along the Texas-Mexico border through the Office of Colonia Initiatives.

Data Source: Actual persons receiving services.

Methodology: Information is manually tracked by staff.

Purpose: The Office of Colonia Initiatives is responsible for implementing the Texas Bootstrap Loan Program and Colonia Self-Help Center Program and provides technical assistance through Border Field Offices. The Office of Colonia Initiatives is also responsible for the promotion of the Colonia Contract for Deed Conversion Program and the Colonia Model Subdivision Program to individuals and nonprofits.

### 3.1.1.1 Efficiency

Definition: The average agency administrative cost per person assisted represents personnel costs, operating costs, capital expenditures and indirect expenditures as identified in the LAR. The Department's fiscal section calculates expenditures related to personnel, operations, capital items, and indirect costs.

Data Limitations: A possible limitation could be limitations on obtaining expenditure data for the reported period.

Data Source: The total number of persons served is gathered from the subrecipients' monthly performance reports.

Methodology: The efficiency measure is determined by dividing the total administrative expenditure of Community Service funds by the total number of clients served in Community Service programs.

Purpose: The purpose of the measure shows the efficiency in costs to administer the program.

### 3.1.1.1 Explanatory

Definition: Figure represents the estimated number of emergency shelters in Texas.

Data Limitations: There is no accurate way to count the actual number of emergency shelters in Texas.

Data Source: The estimated number of emergency shelters is based on the total number of entities on the ESGP mailing list less those entities that do not represent shelters.

Methodology: Number is estimated.

Purpose: The purpose of the measure is to identify the number of emergency shelters available to assist homeless individuals.

### 3.1.1.2 Explanatory

Definition: Figure represents the most recent census data.

Data Limitations: Information is collected every ten years.

Data Source: Information is obtained from the most recent census data.

Methodology: Number is actual.

Purpose: The purpose of the measure identifies the number of persons at or below 125% of poverty (4,172,890) and identifies the number of persons in need.

### 3.1.1.3 Explanatory

Definition: Measure relates to the number of shelters assisted through ESGP funds.

Data Limitations: No limitations on data.

Data Source: The Department tracks information from contract records. Assistance to a shelter is reported only once a year during the quarter the contract is initiated.

Methodology: Performance reported is the actual number. The Department counts each project funded through ESGP contractor as a shelter assisted.

Purpose: The purpose of this measure is to identify the number of shelters the program is able to assist.

### 3.1.1.1 Output

Definition: This measure tracks the number of persons assisted through homeless and poverty related programs.

Data Limitations: A possible limitation could be subrecipients failing to submit required reports on a timely basis.

Data Source: Subrecipients track the data on a daily basis, incorporate it in a monthly performance report, and electronically submit the report to the Department. The monthly performance report information is entered in the Department database and maintained by the Department.

Methodology: Performance reported is actual number.

Purpose: The purpose of the measure is to identify the number of assisted through the Community Services Block Grant Program in order to gauge impact of that program.

### 3.1.1.2 Output

Definition: Measure relates to the number of persons assisted through the Community Services Block Grant Program (CSBG) that achieve incomes above 125% of poverty level for a minimum of 90 days.

Data Limitations: A possible limitation could be subrecipients failing to submit required reports on a timely basis.

Data Source: The number of persons achieving incomes above 125% of poverty is reported in the subrecipients' monthly performance reports. Subrecipients are required to track the number of persons assisted that achieve incomes above the poverty level as a result of efforts by the subrecipients. Subrecipients report this information in their monthly performance report. The data is entered on the Department database and maintained by the Department.

Methodology: Performance reported is actual number.

Purpose: The purpose of the measure is to identify the number of persons the CSBG program has helped to achieve incomes above the poverty level.

### 3.1.1.3 Output

Definition: This measure tracks the number of persons assisted through the Community Services Block Grant Program.

Data Limitations: Data could be limited if subrecipients fail to submit required reports on a timely basis.



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**Data Source:** Subrecipients track the data on a daily basis, incorporate it in a monthly performance report, and electronically submit the report to the Department. The monthly performance report information is entered in the Department database and maintained by the Department.

**Methodology:** Performance reported is actual number.

**Purpose:** The purpose of the measure is to identify the number of persons at or below 125% of poverty assisted through the Community Services Block Grant Program in order to gauge impact of that program.

### 3.1.1.4 Output

**Definition:** This measure tracks the number of persons assisted through the Emergency Solutions Grant Program.

**Data Limitations:** A possible limitation could be subrecipients failing to submit required reports on a timely basis.

**Data Source:** Subrecipients track the data on a daily basis, incorporate it in a monthly performance report, and electronically submit the report to the Department. The monthly performance report information is entered in the Department database and maintained by the Department.

**Methodology:** Performance reported is actual number.

**Purpose:** The purpose of the measure is to gauge the impact of the program in serving the needs of homeless persons and persons at-risk of homelessness.

### 3.1.1.5. Output

**Definition:** This measure tracks the number of persons assisted through the Homeless and Housing Services Program.

**Data Limitations:** A possible limitation could be subrecipients failing to submit required reports on a timely basis.

**Data Source:** Subrecipients track the data on a daily basis, incorporate it in a monthly performance report, and electronically submit the report to the Department. The monthly performance report information is entered in the Department database and maintained by the Department.

**Methodology:** Performance reported is the actual number.

**Purpose:** The purpose of the measure is to gauge the impact of the program in serving the needs of homeless persons and persons at-risk of homelessness.

### 3.2.1.1 Efficiency

**Definition:** The average cost per household served is calculated based on the number of households assisted by CEAP and WAP from the Monthly Funding Performance Report from subrecipients and the administrative expenditures report from TDHCA Budget and Accounting section.

**Data Limitations:** Performance reports received past the due date from subrecipients could result in incomplete data. Increase or decrease in funding could create a variance in the targeted goal.

**Data Source:** The average cost per household served is calculated based on the number of households assisted by CEAP and WAP from the subrecipient Monthly Funding Performance Report divided by the administrative expenditures as reported by TDHCA Budget and Accounting Section.

**Methodology:** Calculations are based on the total administrative expenditures including indirect cost for the Energy Assistance section divided by the total number of households served.

**Purpose:** The measure identifies the average administrative cost to provide service to a household.

### 3.2.1.2 Efficiency

**Definition:** The statewide average cost to weatherize a home includes the cumulative cost of labor, materials, and program support for all completed units in the state divided by the number of completed units.

**Data Limitations:** Increase or decrease in funding could create a variance in the targeted goal.

**Data Source:** Monthly expenditures and performance reports are entered by subrecipients through the Department's online reporting system.

**Methodology:** Calculations are based on the cumulative cost of labor, materials, and program support for all completed units in the state divided by the number of completed units.

**Purpose:** The measure identifies the average cost to perform weatherization on a home.

### 3.2.1.1 Explanatory

**Definition:** The number of very low income households income-eligible for energy assistance in Texas is determined based on the maximum eligibility limit of 125% of the Federal OMB poverty guidelines.

**Data Limitations:** No limitations.

**Data Source:** According to the publication entitled LIHEAP Home Energy Notebook for Fiscal Year 2001, issued on April 7, 2003 (via transmittal no. LIHEAP-IM-2003-7) to LIHEAP grantees by the Office of Community Services of the US Department of Health and Human Services, the number of very income-eligible households for LIHEAP grantees by the Office of Community Services of the US Department of Health and Human Services, the number of very income-eligible households for Survey (CPS) 1999-2001.

**Methodology:** Data represents an actual number.

**Purpose:** The purpose of the measure is to identify the eligibility population of the state. It is important because it identifies the level of need in the state.

### 3.2.1.1 Output

**Definition:** The number of households assisted through the Comprehensive Energy Assistance Program (CEAP) represents the number of unduplicated households receiving services under the program components, consisting of co-pay, the elderly/disabled, and the Household Crisis Program components. Each of these program components provides

## *Appendix D: List of Measure Definitions*

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stand-alone services. A household may be assisted by more than one component depending on needs.

Data Limitations: Targeted performance could be impacted by changes in funding levels, the price of energy and extremes in temperature.

Data Source: Monthly expenditures and performance reports are entered by subrecipients through the Department's online reporting system.

Methodology: Number is actual.

Purpose: The LIHEAP program provides direct financial assistance for energy needs of low income persons through the Comprehensive Energy Assistance Program (CEAP). The measure is important because it identifies the effectiveness of the CEAP program through the number of households receiving CEAP.

### 3.2.1.2 Output

Definition: The number of dwelling units weatherized is based on Monthly Progress Expenditure/Monthly Fund Request Reports submitted to the Department by the weatherization subrecipients.

Data Limitations: Targeted performance could be impacted by changes in funding levels.

Data Source: Monthly expenditures and performance reports are entered by subrecipients through the Department's online reporting system. Performance data from these reports is entered in an automated system and maintained by the Department. Performance figures represent an unduplicated number of weatherization units from the Department's DOE and LIHEAP Weatherization programs.

Methodology: The performance number reported represents the actual number of dwelling units weatherized.

Purpose: The WAP program provides residential weatherization and other cost-effective energy-related home repair to increase the energy efficiency of dwellings owned or occupied by low-income persons. The measure is important because it identifies the effectiveness of the program through the number of homes receiving weatherization services.

### 4.1.1.1 Efficiency

Definition: The average cost to monitor a rental development includes the resources needed to provide determination of program compliance and effectiveness of rental programs.

Data Limitations: No limitations.

Data Source: Expenditure data is maintained in the Department's automated information systems.

Methodology: The average cost is derived by dividing the total budgeted cost for rental development monitoring activities by the number of rental developments monitored.

Purpose: The measure identifies the average cost to monitor a rental development.

### 4.1.1.1 Explanatory

Definition: The total number of rental developments in the TDHCA compliance monitoring portfolio. This number represents the portfolio for which the Portfolio Management and Compliance division is responsible. This includes developments monitored by on-site file review, desk review, a combination of onsite and desk reviews, or other compliance

activities depending on program requirements. Program development totals vary throughout the year.

Data Limitations: No limitations.

Data Source: Program totals are maintained by the Department's databases.

Methodology: Figure represents actual number of developments in the compliance monitoring portfolio.

Purpose: The measure provides the total number of housing developments in the compliance monitoring portfolio.

#### 4.1.1.2 Explanatory

Definition: Total number of housing units in the multi and single family rental developments monitored by the Department. The total number includes both restricted and unrestricted units. Units under construction as well as units available for lease are included in the total.

Data Limitations: No limitations.

Data Source: Unit totals are maintained by the Department's databases.

Methodology: Figure represents actual number of units constructed or rehabilitated.

Purpose: The measure provides information of the total rental units monitored by the Department.

#### 4.1.1.1 Output

Definition: Measure represents the number of both onsite and desk reviews conducted under rental monitoring programs.

Data Limitations: No limitations.

Data Source: The data is gathered by program from Department data bases.

Methodology: Number is actual.

Purpose: The measure meets statutory and agency requirements.

#### 4.1.1.2 Output

Definition: Measure represents the number of desk reviews conducted under rental programs. In addition to on-site reviews, monthly, quarterly, and-or annual compliance reporting is required. These reports are a vehicle for measuring overall and ongoing compliance with rent, income, and other controls and requirements. The frequency in the number of reports is determined by program requirement, and may vary depending on the level of compliance. Desk reviews conducted also include the review of Fair Housing Sponsor Reports, substantial construction certification reviews, construction inspection reviews, and other reviews.

Data Limitations: No limitations.

Data Source: The data is gathered by program from Department data bases.

Methodology: Number is actual.

Purpose: The measure meets statutory and agency requirements.

#### 4.1.1.3 Output

Definition: Measure represents the number of on-site, in-depth desk reviews (done in lieu of on-site reviews for projects with 10 or less units), and 8609 inspections conducted under

## *Appendix D: List of Measure Definitions*

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rental programs. The reviews provide the best measure of program compliance and effectiveness of affordable housing programs. The frequency of reviews is either statutorily or agency required, therefore the number meets or exceeds the specific program requirement.

Data Limitations: No limitations.

Data Source: The data is gathered by program from Department databases.

Methodology: The number reported is the actual number of reviews performed.

Purpose: The measure meets statutory and agency requirements.

### 4.1.1.4 Output

Definition: This measure reflects the number of application-related instruments processed, including Land Use Restriction Agreements and amendments.

Data Limitations: No limitations.

Data Source: The data is gathered by program from Department databases.

Methodology: Number is actual.

Purpose: The measure meets statutory and agency requirements.

### 4.1.2.1 Efficiency

Definition: The average cost to monitor a contract includes the resources needed for effective contract monitoring.

Data Limitations: No limitations.

Data Source: Expenditure data is maintained in the Department's automated information systems.

Methodology: The average cost is derived by dividing the total budgeted cost for contract monitoring administration activities by the number of contracts subject to monitoring.

Purpose: The measure identifies the average cost to monitor a contract.

### 4.1.2.1 Explanatory

Definition: The total number of Local Administrators subject to monitoring by the Compliance Division. This number represents the portfolio of contract responsibility, whether or not a contract is processed and/or monitored through desk or onsite reviews, or other contract monitoring activities depending on program requirements. Measure includes Administrators for all activities, including HOME, Housing Trust Fund, Community Services, and Energy Assistance programs, and other types of contract activity.

Data Limitations: No limitations

Data Source: Data on contracts administered is maintained in the Department's database.

Methodology: Number is actual. Local Administrators may administer more than one TDHCA contract.

Purpose: The measure meets statutory and agency requirements..

### 4.1.2.2 Explanatory

Definition: Measure represents the number of previous participation reviews.

Data Source: Data is maintained in the department's database.

Methodology: Number is actual and the data is maintained by staff in the department's database. Reports are produced quarterly.

Purpose: The measure meets statutory and agency requirements.

#### 4.1.2.1 Output

Definition: Measure represents the number of monitoring reviews conducted as part of contract monitoring in the Compliance Division, including risk assessments determining whether an on-site review is necessary..

Data Limitations: No limitations.

Data Source: The data is gathered from Department data bases.

Methodology: Number is actual. Local Administrators may administer more than one TDHCA contract.

Purpose: The measure meets statutory and program requirements.

#### 4.1.2.2 Output

Definition: The number of desk reviews conducted of Federal and State grant sub-recipients. Single Audits are required annually if the federally mandated expenditure threshold is exceeded as defined by OMB Circular A-133. OMB Circular A-133 defines which single audit reports must be submitted to the pass-through agency. These reports are used to measure overall and ongoing compliance with program requirements, financial accountability of Federal and State grants and the overall internal controls of the sub-recipient.

Data Limitations: No limitations.

Data Source: The data is gathered from Department data bases.

Methodology: Number is actual.

Purpose: The measure meets statutory and program requirements.

#### 5.1.1.1 Efficiency

Definition: The average cost to the Department of the processing of a Statement of Ownership and Location (SOL) application based on total funds expended and encumbered during the reporting period for the issuance of manufactured housing SOLs. Cost includes department overhead, salaries (permanent and temporary personnel), supplies, travel, postage, and other costs directly related to SOLs, including document review, handling, proofing, and notification.

Data Limitations: No limitations of data.

Data Source: Information is obtained from either a management report from the Department's Financial Administration Division or USAS, the Exodus Database, and the Travel Database.

Methodology: To obtain the average, divide the total funds by the total number of SOLs issued in a reporting period.

Purpose: The measure shows the efficiency in costs to issue a SOL.

## *Appendix D: List of Measure Definitions*

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### 5.1.1.1 Explanatory

Definition: The number of Manufactured Homes of record in Texas represents the total number of manufactured homes with an existing record in the official manufactured housing database that is maintained by the department.

Data Limitations: No limitations of data.

Data Source: Automated compilation through the Exodus Database.

Methodology: Actual number.

Purpose: The measure represents the total number of manufactured homes in Texas for which the Department has an ownership and location record.

### 5.1.1.1 Output

Definition: The total number of manufactured housing Statements of Ownership and Location (SOL) issued for which a fee is charged (includes SOLs issued as a result of changes in ownership, location, lien information, election, and use).

Data Limitations: No limitations of data.

Data Source: Data is computer generated (Department's Exodus Database) reports and accounting receipts.

Methodology: Number is actual.

Purpose: This measure identifies the total number of SOLs issued in a reporting period. It is important because it shows the workload associated with issuing SOLs.

### 5.1.1.2 Output

Definition: The total number of manufactured housing licenses issued to qualifying applicants (applicant types broker, installer, manufacturer, retailer, retailer/broker, retailer/broker/installer, retailer/installer, salvage rebuilder and salespersons). The number calculated includes reprints of and revisions to existing licenses.

Data Limitations: No limitations.

Data Source: Data is computer generated through the Exodus Database.

Methodology: Number is actual.

Purpose: This measure identifies the total number of licenses issued in a reporting period. It is important because it shows the workload associated with issuing licenses.

### 5.1.2.1 Efficiency

Definition: The average cost to the Department of each inspection based on the total funds expended and encumbered during the reporting period to conduct or attempt inspections, including both installation and non-routine inspections. Cost includes department overhead, salaries (permanent and temporary personnel), supplies, travel; postage, and other costs directly related to the enforcement of the inspection function.

Data Limitations: No limitations.

Data Source: Data is obtained from either a management report from the Department's Financial Division or USAS, Installation Tracking System and the Travel Database.

Methodology: To obtain the average, divide the total funds expended by the total number of routine and non-routine inspections (completed and/or attempted) within the reporting period.

Purpose: The measure identifies the cost efficiency to perform or attempt an inspection.

#### 5.1.2.1 Explanatory

Definition: The total number of installation reports received within a reporting period. Installation reports are received from lenders, retailers, installers, consumers, and other sources.

Data Limitations: No limitations.

Data Source: Source: Exodus Database.

Methodology: Actual number.

Purpose: The measure provides information on the total number of installation reports received.

#### 5.1.2.2 Explanatory

Definition: The total number of installation inspections with deviations documented. An inspector may list several violations on a single installation inspection, but it only accounts for one reported deviation.

Data Limitations: No limitations.

Data Source: Source: Exodus Database.

Methodology: Actual number.

Purpose: The measure provides information on the total number of installation inspections with deviations. The importance of this measure is to ensure that homes are installed in a safe manner to prevent injury to consumers and the general public.

#### 5.1.2.1 Output

Definition: The total number of routine inspections conducted to inspect the anchoring and support systems of manufactured homes (includes reviewing installation report for completeness, inspecting stabilizing devices to confirm that the installer used approved materials, inspecting the home for proper installation, and verifying that the installer is licensed with TDHCA). Unsuccessful attempted inspections (identified as skirted, not accessible, unable to locate, or no unit at location) are not included in the number reported.

Data Limitations: No limitations on data.

Data Source: Collection of data is based on the Exodus Database.

Methodology: Number is actual.

Purpose: The measure identifies the total number of inspections performed (attempted inspections are not included) in a reporting period. It is important because it shows the workload for inspections and confirms that the Department meets the statutory requirement to inspect at least 75 percent.

#### 5.1.2.2 Output

Definition: The total number of special/complex inspections performed upon request from the public, other regulated entities, or as part of a complaint investigation. Special inspections consist of, but are not limited to the following: consumer complaints, habitability, permanent foundations, SAA, and retailer monitoring.

Data Limitations: No limitations.



## *Appendix D: List of Measure Definitions*

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Data Source: Collection of data is based on the Inspector's Travel Voucher Database.

Methodology: The number is retrieved from the Travel Voucher Database by generating a report which lists the inspections conducted within the reporting period.

Purpose: The measure identifies the total number of inspections performed in a reporting period. It is important because it identifies inspections that result from unusual or special circumstances.

### 5.1.3.1 Efficiency

Definition: The average cost to the Department to resolve a complaint based on the total funds expended and encumbered during the reporting period for complaint processing, investigation, and resolution divided by the number of complaints resolved. Cost includes department overhead, salaries (permanent and temporary personnel), supplies, travel, postage, subpoena expenses, and other costs directly related to the agency's enforcement function.

Data Limitations: No limitations.

Data Source: Data is obtained from either a management report from the Department's Financial Administration Division or USAS and the Exodus Database.

Methodology: To obtain the average, divide the total funds expended by the total number of resolved complaints within the reporting period. Non-jurisdictional complaints (closed as DISJ) are not included in this measure.

Purpose: The measure identifies the efficiency in costs for resolving a complaint.

### 5.1.3.2 Efficiency

Definition: The average length of time to resolve a jurisdictional complaint, for jurisdictional complaints resolved during the reporting period. The number of days to reach a resolution is calculated from the initial date of receipt of a consumer complaint to the date closed.

Data Limitations: No limitations.

Data Source: Data is obtained from the Exodus Database.

Methodology: The total number of calendar days per jurisdictional complaint resolved, summed for all complaints resolved during the reporting period, that elapsed from receipt of a request for agency intervention to the date upon which final action on the complaint was taken (numerator) is, divided by the number of complaints resolved during the reporting period (denominator). The calculation excludes complaints determined to be non-jurisdictional of the agency's statutory responsibilities.

Purpose: The measure tracks the average number of days spent to resolve a complaint. The measure is important because it shows how efficient the division has been in resolving complaints.

### 5.1.3.1 Explanatory

Definition: The total number of complaints received in a reporting period that are within the agency's jurisdiction of statutory responsibility.

Data Limitations: No limitations.

Data Source: The number is retrieved from the Exodus Database.

Methodology: Actual number.

Purpose: The measure provides information on the total number of jurisdictional complaints. This measure is important to determine the division's workload.

5.1.3.1 Output

Definition: The total number of complaints resolved during the reporting period upon which final action was taken by the board or the Department through informal and formal means. Non-jurisdictional complaints (closed as DISJ) are not included in this measure.

Data Limitations: No limitations.

Data Source: Data is maintained in the Exodus Database.

Methodology: Actual number.

Purpose: The measure shows the workload associated with resolving complaints. The measure is important because it also identifies consumer problems.

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**BOARD ACTION REQUEST  
MULTIFAMILY FINANCE DIVISION  
July 26, 2012**

Presentation, Discussion, and Possible Action regarding an Inducement Resolution for Multifamily Housing Revenue Bonds and an Authorization for Filing Applications for Private Activity Bond Authority – 2012 Waiting List.

**RECOMMENDED ACTION**

**WHEREAS**, the Board approval of the inducement resolution is the first step for the Board in the application process for a multifamily bond issuance; and

**WHEREAS**, the inducement allows staff to submit an application to the Bond Review Board (BRB) to await a Certificate of Reservation; and

**WHEREAS**, the Executive Award and Review Advisory Committee recommends the issuance of the Inducement Resolution; therefore,

It is hereby,

**RESOLVED**, that Inducement Resolution 12-035 to proceed with the application submission to the Bond Review Board for possible receipt of State Volume Cap issuance authority from the 2012 Private Activity Bond Program for Waters at Willow Run (#12605) is hereby approved in the form presented to this meeting.

**BACKGROUND**

The Texas Bond Review Board (BRB) administers the state's annual bond authority for the State of Texas. The Department is an issuer of Private Activity Bonds and each issuer's Board is required to induce an application for bonds prior to the submission to the BRB. Approval of the inducement resolution does not constitute approval of the Development, but merely allows the Applicant the opportunity to move into the full application phase of the process. Once the application receives a reservation of allocation, the Applicant has 150 days to close on the private activity bond transaction.

During the 150 day process, the Department will review the Applicant's complete application for threshold and compliance with the Department's Rules and underwrite the transaction in accordance with the Real Estate Analysis Rules. The Department will schedule and conduct a public hearing in the community of the proposed location of the development. The complete application including a transcript from the hearing will then

be presented before the Board for a decision on the actual issuance of the bonds as well as the determination of housing tax credits.

Each year, the State of Texas is notified of the cap on the amount of private activity tax-exempt revenue bonds that may be issued within the state. Approximately \$536 million is set aside for multifamily until August 15<sup>th</sup> for the 2012 program year which includes the TDHCA set aside of approximately \$108 million. Inducement Resolution 12-035 represents the second application submitted to the BRB for the 2012 program year and will reserve approximately \$20 million in state volume cap.

The proposed development will be located at 15515 FM 1325 in Austin, Travis and Williamson County. The development is new construction and consists of 242 total units serving the general population. This transaction is Priority 2 consisting entirely of low income units.

Demographics for the census tract (0205.04) include AMFI of \$65,268; the total population is 5,317; the percent of population that is minority is 43.18%; the percent of population that is below the poverty line is 5.71%; the number of owner occupied units is 886; the number of renter units is 974 and the number of vacant units is 65. (Census information from FFIEC Geocoding for 2011).

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

## RESOLUTION NO. 12-035

RESOLUTION DECLARING INTENT TO ISSUE MULTIFAMILY REVENUE BONDS WITH RESPECT TO RESIDENTIAL RENTAL DEVELOPMENT; AUTHORIZING THE FILING OF APPLICATION FOR ALLOCATION OF PRIVATE ACTIVITY BONDS WITH THE TEXAS BOND REVIEW BOARD; AND AUTHORIZING OTHER ACTION RELATED THERETO

WHEREAS, the Texas Department of Housing and Community Affairs (the "Department") has been duly created and organized pursuant to and in accordance with the provisions of Chapter 2306, Texas Government Code, as amended, (the "Act") for the purpose, among others, of providing a means of financing the costs of residential ownership, development and rehabilitation that will provide decent, safe, and affordable living environments for persons and families of low, very low and extremely low income and families of moderate income (all as defined in the Act); and

WHEREAS, the Act authorizes the Department: (a) to make mortgage loans to housing sponsors to provide financing for multifamily residential rental housing in the State of Texas (the "State") intended to be occupied by persons and families of low, very low and extremely low income and families of moderate income, as determined by the Department; (b) to issue its revenue bonds, for the purpose, among others, of obtaining funds to make such loans and provide financing, to establish necessary reserve funds and to pay administrative and other costs incurred in connection with the issuance of such bonds; and (c) to pledge all or any part of the revenues, receipts or resources of the Department, including the revenues and receipts to be received by the Department from such multifamily residential rental development loans, and to mortgage, pledge or grant security interests in such loans or other property of the Department in order to secure the payment of the principal or redemption price of and interest on such bonds; and

WHEREAS, it is proposed that the Department issue its revenue bonds for the purpose of providing financing for the multifamily residential rental development (the "Development") more fully described in Exhibit A attached hereto. The ownership of the Development as more fully described in Exhibit A will consist of the ownership entity and its principals or a related person (the "Owner") within the meaning of the Internal Revenue Code of 1986, as amended (the "Code"); and

WHEREAS, the Owner has made not more than 60 days prior to the date hereof, payments with respect to the Development and expects to make additional payments in the future and desires that it be reimbursed for such payments and other costs associated with the Development from the proceeds of tax-exempt and taxable obligations to be issued by the Department subsequent to the date hereof; and

WHEREAS, the Owner has indicated its willingness to enter into contractual arrangements with the Department providing assurance satisfactory to the Department that 100 percent of the units of the Development will be occupied at all times by eligible tenants, as determined by the Board pursuant to the Act ("Eligible Tenants"), that the other requirements of the Act and the Department will be satisfied and that the Development will satisfy State law, Section 142(d) and other applicable Sections of the Code and Treasury Regulations; and

WHEREAS, the Department desires to reimburse the Owner for the costs associated with the Development listed on Exhibit A attached hereto, but solely from and to the extent, if any, of the proceeds of tax-exempt and taxable obligations to be issued in one or more series to be issued subsequent to the date hereof; and

WHEREAS, at the request of the Owner, the Department reasonably expects to incur debt in the form of tax-exempt and taxable obligations for purposes of paying the costs of the Development described on Exhibit A attached hereto; and

WHEREAS, in connection with the proposed issuance of the Bonds (defined below), the Department, as issuer of the Bonds, is required to submit for the Development an Application for Allocation of Private Activity Bonds (the “Application”) with the Texas Bond Review Board (the “Bond Review Board”) with respect to the tax-exempt Bonds to qualify for the Bond Review Board’s Allocation Program in connection with the Bond Review Board’s authority to administer the allocation of the authority of the state to issue private activity bonds; and

WHEREAS, the Board has determined to declare its intent to issue its multifamily revenue bonds for the purpose of providing funds to the Owner to finance the Development on the terms and conditions hereinafter set forth; NOW, THEREFORE,

BE IT RESOLVED BY THE BOARD THAT:

Section 1—Certain Findings. The Board finds that:

- (a) the Development is necessary to provide decent, safe and sanitary housing at rentals that individuals or families of low and very low income and families of moderate income can afford;
- (b) the Owner will supply, in its Development, well-planned and well-designed housing for individuals or families of low and very low income and families of moderate income;
- (c) the Owner is financially responsible;
- (d) the financing of the Development is a public purpose and will provide a public benefit; and
- (e) the Development will be undertaken within the authority granted by the Act to the Department and the Owner.

Section 2—Authorization of Issue. The Department declares its intent to issue its Multifamily Housing Revenue Bonds (the “Bonds”) in amounts estimated to be sufficient to (a) fund a loan or loans to the Owner to provide financing for its Development in an aggregate principal amount not to exceed those amounts, corresponding to the Development, set forth in Exhibit A; (b) fund a reserve fund with respect to the Bonds if needed; and (c) pay certain costs incurred in connection with the issuance of the Bonds. Such Bonds will be issued as qualified residential rental development bonds. Final approval of the Department to issue the Bonds shall be subject to: (i) the review by the Department’s credit underwriters for financial feasibility; (ii) review by the Department’s staff and legal counsel of compliance with federal income tax regulations and state law requirements regarding tenancy in each Development; (iii) approval by the Bond Review Board, if required; (iv) approval by the Attorney General of the State of Texas (the “Attorney General”); (v) satisfaction of the Board that each Development meets the Department’s public policy criteria; and (vi) the ability of the Department to issue such Bonds in compliance with all federal and state laws applicable to the issuance of such Bonds.

Section 3—Terms of Bonds. The proposed Bonds shall be issuable only as fully registered bonds in authorized denominations to be determined by the Department; shall bear interest at a rate or rates to be determined by the Department; shall mature at a time to be determined by the Department but in no event

later than 40 years after the date of issuance; and shall be subject to prior redemption upon such terms and conditions as may be determined by the Department.

Section 4–Reimbursement. The Department reasonably expects to reimburse the Owner for all costs that have been or will be paid subsequent to the date that is 60 days prior to the date hereof in connection with the acquisition of real property and construction of its Development and listed on Exhibit A attached hereto (“Costs of the Development”) from the proceeds of the Bonds, in an amount which is reasonably estimated to be sufficient: (a) to fund a loan to provide financing for the acquisition and construction or rehabilitation of its Development, including reimbursing the Owner for all costs that have been or will be paid subsequent to the date that is 60 days prior to the date hereof in connection with the acquisition and construction or rehabilitation of the Development; (b) to fund any reserves that may be required for the benefit of the holders of the Bonds; and (c) to pay certain costs incurred in connection with the issuance of the Bonds.

Section 5–Principal Amount. Based on representations of the Owner, the Department reasonably expects that the maximum principal amount of debt issued to reimburse the Owner for the costs of the Development will not exceed the amount set forth in Exhibit A which corresponds to the Development.

Section 6–Limited Obligations. The Owner may commence with the acquisition and construction or rehabilitation of the Development, which Development will be in furtherance of the public purposes of the Department as aforesaid. On or prior to the issuance of the Bonds, the Owner will enter into a loan agreement on an installment payment basis with the Department under which the Department will make a loan to the Owner for the purpose of reimbursing the Owner for the costs of the Development and the Owner will make installment payments sufficient to pay the principal of and any premium and interest on the applicable Bonds. The proposed Bonds shall be special, limited obligations of the Department payable solely by the Department from or in connection with its loan or loans to the Owner to provide financing for the Development, and from such other revenues, receipts and resources of the Department as may be expressly pledged by the Department to secure the payment of the Bonds.

Section 7–The Development. Substantially all of the proceeds of the Bonds shall be used to finance the Development, which is to be occupied entirely by Eligible Tenants, as determined by the Department, and which is to be occupied partially by persons and families of low income such that the requirements of Section 142(d) of the Code are met for the period required by the Code.

Section 8–Payment of Bonds. The payment of the principal of and any premium and interest on the Bonds shall be made solely from moneys realized from the loan of the proceeds of the Bonds to reimburse the Owner for costs of its Development.

Section 9–Costs of Development. The Costs of the Development may include any cost of acquiring, constructing, reconstructing, improving, installing and expanding the Development. Without limiting the generality of the foregoing, the Costs of the Development shall specifically include the cost of the acquisition of all land, rights-of-way, property rights, easements and interests, the cost of all machinery and equipment, financing charges, inventory, raw materials and other supplies, research and development costs, interest prior to and during construction and for one year after completion of construction whether or not capitalized, necessary reserve funds, the cost of estimates and of engineering and legal services, plans, specifications, surveys, estimates of cost and of revenue, other expenses necessary or incident to determining the feasibility and practicability of acquiring, constructing, reconstructing, improving and expanding the Development, administrative expenses and such other expenses as may be necessary or incident to the acquisition, construction, reconstruction, improvement and expansion of the Development, the placing of the Development in operation and that satisfy the Code and the Act. The Owner shall be responsible for and pay any costs of its Development incurred by it prior



to issuance of the Bonds and will pay all costs of its Development which are not or cannot be paid or reimbursed from the proceeds of the Bonds.

Section 10–No Commitment to Issue Bonds. Neither the Owner nor any other party is entitled to rely on this Resolution as a commitment to issue the Bonds and to loan funds, and the Department reserves the right not to issue the Bonds either with or without cause and with or without notice, and in such event the Department shall not be subject to any liability or damages of any nature. Neither the Owner nor any one claiming by, through or under the Owner shall have any claim against the Department whatsoever as a result of any decision by the Department not to issue the Bonds.

Section 11–No Indebtedness of Certain Entities. The Board hereby finds, determines, recites and declares that the Bonds shall not constitute an indebtedness, liability, general, special or moral obligation or pledge or loan of the faith or credit or taxing power of the State, the Department or any other political subdivision or municipal or political corporation or governmental unit, nor shall the Bonds ever be deemed to be an obligation or agreement of any officer, director, agent or employee of the Department in his or her individual capacity, and none of such persons shall be subject to any personal liability by reason of the issuance of the Bonds.

Section 12–Conditions Precedent. The issuance of the Bonds following final approval by the Board shall be further subject to, among other things: (a) the execution by the Owner and the Department of contractual arrangements providing assurance satisfactory to the Department that 100 percent of the units for each Development will be occupied at all times by Eligible Tenants, that all other requirements of the Act will be satisfied and that each Development will satisfy the requirements of Section 142(d) of the Code (except for portions to be financed with taxable bonds); (b) the receipt of an opinion from Bracewell & Giuliani LLP or other nationally recognized bond counsel acceptable to the Department, substantially to the effect that the interest on the tax-exempt Bonds is excludable from gross income for federal income tax purposes under existing law; and (c) receipt of the approval of the Bond Review Board, if required, and the Attorney General.

Section 13–Certain Findings. The Board hereby finds, determines, recites and declares that the issuance of the Bonds to provide financing for the Development will promote the public purposes set forth in the Act, including, without limitation, assisting persons and families of low and very low income and families of moderate income to obtain decent, safe and sanitary housing at rentals they can afford.

Section 14–Authorization to Proceed. The Board hereby authorizes staff, Bond Counsel and other consultants to proceed with preparation of the Development’s necessary review and legal documentation for the filing of an Application for the 2012 program year and the issuance of the Bonds, subject to satisfaction of the conditions specified in Section 2(i) and (ii) hereof. The Board further authorizes staff, Bond Counsel and other consultants to re-submit an Application that was withdrawn by an Owner so long as the Application is re-submitted within the current or following program year.

Section 15–Related Persons. The Department acknowledges that financing of all or any part of the Development may be undertaken by any company or partnership that is a “related person” to the respective Owner within the meaning of the Code and applicable regulations promulgated pursuant thereto, including any entity controlled by or affiliated with the Owner.

Section 16–Declaration of Official Intent. This Resolution constitutes the Department’s official intent for expenditures on Costs of the Development which will be reimbursed out of the issuance of the Bonds within the meaning of Sections 1.142-4(b) and 1.150-2, Title 26, Code of Federal Regulations, as amended, and applicable rulings of the Internal Revenue Service thereunder, to the end that the Bonds issued to reimburse Costs of the Development may qualify for the exemption provisions of Section 142 of

the Code, and that the interest on the Bonds (except for any taxable Bonds) will therefore be excludable from the gross incomes of the holders thereof under the provisions of Section 103(a)(1) of the Code.

Section 17–Authorization of Certain Actions. The Department hereby authorizes the filing of and directs the filing of the Application in such form presented to the Board with the Bond Review Board and each director of the Board are hereby severally authorized and directed to execute the Application on behalf of the Department and to cause the same to be filed with the Bond Review Board.

Section 18–Books and Records. The Board hereby directs this Resolution to be made a part of the Department’s books and records that are available for inspection by the general public.

Section 19–Notice of Meeting. This Resolution was considered and adopted at a meeting of the Board that was noticed, convened, and conducted in full compliance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, and with §2306.032 of the Texas Government Code, regarding meetings of the Board.

Section 20–Effective Date. This Resolution shall be in full force and effect from and upon its adoption.

*[Execution page follows]*

PASSED AND APPROVED this 26<sup>th</sup> day of July, 2012.

[SEAL]

By: \_\_\_\_\_  
Chairman, Governing Board

Attest: \_\_\_\_\_  
Secretary to the Governing Board

EXHIBIT "A"

Description of the Owner and the Development

Project Name	Owner	Principals	Amount Not to Exceed
The Waters at Willow Run Apartments	The Waters at Willow Run, LP	The General Partner is AHF-Waters at Willow Run, LLC, a Texas limited liability company. The sole member is Atlantic Housing Foundation, Inc., a South Carolina 501(c)3 not-for-profit corporation or other entity, will own approximately 100% membership interest in AHF-Waters at Willow Run, LLC	\$20,000,000
<p>Costs: Construction of a 242-unit affordable, multifamily, rental community located on 14.28 acres of land located northeast of FM 1325 and Shoreline Drive, Austin, Texas at 15515 FM 1325 in Austin, Texas 78728 (Travis/Williamson County).</p>			

1r

**BOARD ACTION REQUEST  
MULTIFAMILY FINANCE DIVISION  
July 26, 2012**

Presentation, Discussion, and Possible Approval of Qualified Investment Banking Firms to provide Underwriting or Remarketing Agent Services for Multifamily Bond Transactions.

**RECOMMENDED ACTION**

**WHEREAS**, the Department maintains a list of approved underwriters for its multifamily bond transactions; and

**WHEREAS**, each underwriter must submit to the Department its Request for Qualifications to be approved and included on such list;

**WHEREAS**, each firm must submit to the Department its Request for Qualifications every two years in order to remain on the list; and

**WHEREAS**, in response to the Request for Qualifications responses from seven investment banking firms were received; therefore,

It is hereby,

**RESOLVED**, that the investment banking firms listed below be included on the Department's approved list for a period of two years until such time their qualifications are required to be renewed.

Bank of America Merrill Lynch	Underwriter	Remain on approved list
Citigroup Global Markets	Underwriter	Remain on approved list
Merchant Capital, LLC	Underwriter	Remain on approved list
Red Capital Markets, Inc.	Underwriter	Remain on approved list
Stern Brothers & Co.	Underwriter	Remain on approved list
Estrada Hinojosa	Co-Managing Underwriter	Remain on approved list
Rockfleet Financial Services, Inc.	Co-Managing Underwriter	Remain on approved list

**BACKGROUND**

*Background and General Information:* The Department currently has an open Request for Qualifications (RFQ) published on its website and received updated RFQs from seven (7) of the investment banking firms currently on the approved list.

For multifamily bond transactions, the Applicant selects an underwriter from an approved list published by the Department. The underwriter will develop the financial structure (*i.e.* fixed rate or variable, bond maturities, etc.), prepare cash flows, and sell the bonds. If the transaction is privately placed, the placement agent will negotiate the sale to private investors.

After reviewing the qualifications of those investment banking firms listed above, Department staff recommends that all of them remain on the Multifamily Bond Approved Underwriters List. The firms on the list represent a diversified group whose expertise in municipal finance and experienced personnel would be an asset to multifamily developers and the Department.

1s



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

**July 26, 2012**

Presentation, Discussion, and Possible Action of Qualified Trustee Services Providers for Multifamily Bond Transactions.

**RECOMMENDED ACTION**

**WHEREAS**, the Department maintains a list of approved trustees for its multifamily bond transactions; and

**WHEREAS**, each trustee must submit to the Department its Request for Qualifications (RFQ) to be approved and included on such list;

**WHEREAS**, each trustee must submit to the Department its RFQ every two years in order to remain on the list; and

**WHEREAS**, in response to the RFQ responses from five (5) trustees were received on June 15, 2012; therefore,

It is hereby,

**RESOLVED**, that the Trustees listed below be included on the Department's approved list in the manner presented herein; and,

**BE IT FURTHER RESOLVED**, that the Department reserves the right to modify the approved list should there be what the Department considers substantial changes to key corporate trust provider (trustee) personnel from what was identified in the submitted RFQ.

Bank of New York Mellon Trust Company	Trustee	Remain on approved list
Regions Bank	Trustee	Remain on approved list
U.S. Bank	Trustee	Remain on approved list
Wells Fargo Bank Texas, N.A.	Trustee	Remain on approved list
Bank of Texas	Trustee	Add to approved list
Wilmington Trust Company	Trustee	Add to approved list

**BACKGROUND**

The Department published a Request for Qualifications (RFQ) on its website and received six (6) responses from corporate trust service providers. Four of the responses

were from trustee firms currently on the approved list and two of the responses were from firms requesting to be added to the Department's approved list.

For multifamily bond transactions, the Applicant selects a trustee from the Department's approved list. The trustee's responsibilities include, but are not limited to the following: administers the Trust Indenture, makes payments to the Bondholders and disburses bond proceeds, and provides reports on bond issues and fund balances to the Department.

The qualifications of Region's Bank, U.S Bank, Wells Fargo and Bank of New York Mellon, demonstrate substantial multifamily experience, range of corporate trust services and innovative technology in the administration of a multifamily transaction.

After reviewing the qualifications of Bank of Texas and Wilmington Trust, the Department staff recommends that these corporate trust providers be added to the Multifamily Bond Approved Trustee List. Department staff has prior working relationships with several of their relationship managers during their tenure with other corporate trust providers. Staff is confident in their ability, coupled with their comprehensive online reporting and accounting systems, to effectively administer bond covenants and provide effective communication and customer service to their clients and the Department.

Staff notes that while the submitted RFQs did not reflect any anticipated merger or acquisition activities by any of the corporate trust providers, the Department would expect to be promptly notified should any merger or acquisition take place over the next biennium. Moreover, should there be any substantive changes in the administration of the Department's multifamily accounts; the Department would expect the corporate trust provider to notify the Department and the Borrower of such changes. The Department reserves the right to modify the approved list over the next biennium should there be what the Department considers to be substantial changes to the key corporate trust provider personnel as identified in the submitted RFQ.

**R1**

**BOARD REPORT ITEM**

**OFFICE OF RECOVERY ACT ACCOUNTABILITY AND OVERSIGHT**

**July 26, 2012**

**Report Item**

Report on the Implementation of the American Recovery and Reinvestment Act of 2009 (Recovery Act). This item provides an update on the status of the activity relating to each of the Recovery Act programs as well as a summary of the quarterly Section 1512 jobs reporting submitted for January 1, 2012 through March 31, 2012.

**Recovery Act Program Summary**

<b>Program</b>	<b>Activities</b>	<b>Program Status</b>	<b>Total Funding Expended to Date* Percent Expended</b>	<b>Served to Date**</b>	<b>1512 Reported Data Reported Program Expenditures^^ Jobs Created or Retained^</b>	<b>Timeline / Contract Period</b>
Weatherization Assistance Program	Minor home repair to increase energy efficiency, maximum \$6,500 per household. Households at or below 200% of poverty.	<ul style="list-style-type: none"> <li>Contracts executed for 100% of funds, subrecipients drawing funds.</li> <li>All subrecipient contracts are closed. Subrecipients and TDHCA are now in the close-out phase of the grant.</li> </ul>	\$326,975,732 \$321,322,808 98.27%	54,936 households	\$312,329,579 357.36 jobs	<ul style="list-style-type: none"> <li>Obligation required by September 30, 2010. (Achieved)</li> <li>Recipients were required to expend all funds within a two year contract period (August 31, 2011); subrecipients taking on additional funds were granted extensions.</li> <li>Federal funding expiration date was June 30, 2012. TDHCA is now within a 90 day close out period that ends 9/30/2012.</li> </ul>
Homelessness Prevention and Rapid Re-Housing Program	Rental asst, housing search, credit repair, deposits, moving cost assistance, & case management. Persons at or below 50% AMI.	<ul style="list-style-type: none"> <li>All contracts executed.</li> <li>All subrecipient contracts are now closed. Subrecipients and TDHCA are now in the close-out phase of the grant.</li> </ul>	\$41,472,772 \$41,453,609 99.95%	46,818 persons	\$41,367,439 19.22 jobs	<ul style="list-style-type: none"> <li>HUD requires 60% of funds expended in 2 years (Achieved Early); 100% in 3 years.</li> <li>All recipients' contracts are now closed.</li> <li>Federal funding expiration date is July 16, 2012, with a 90 day closeout period.</li> </ul>

Program	Activities	Program Status	Total Funding Expended to Date* Percent Expended	Served to Date**	1512 Reported Data Reported Program Expenditures^^ Jobs Created or Retained^	Timeline / Contract Period
Community Services Block Grant Program	Assists existing network of Community Action Agencies with services including child care, job training, and poverty-related programs. Persons at or below 200% of poverty.	<ul style="list-style-type: none"> <li><b>COMPLETE</b></li> <li>CSBG ARRA funds expired Sept 30, 2010</li> </ul>	\$48,109,133 \$48,108,280 99.92%	99,325 persons	\$48,108,280	<ul style="list-style-type: none"> <li>Recipients were required to expend 100% of funds by Sept 30, 2010. 99.92% of funds were expended.</li> <li>Due to disallowed costs and one subrecipient's inability to fully expend, 0.08% of funds were unspent.</li> </ul>
Tax Credit Assistance Program	Provides assistance for 2007, 2008 or 2009 Housing Tax Credit awarded developments. Households at or below 60% AMI.	<ul style="list-style-type: none"> <li><b>COMPLETE</b></li> <li>Amount Awarded: \$148,354,769 (100%)</li> <li>Amount Drawn: \$148,354,769 (100%)</li> </ul>	\$148,354,769 \$148,354,769 100%	8,346 households	\$148,354,769 2.92 jobs	<ul style="list-style-type: none"> <li>Owners were required to expend 100% of funds by February 17, 2012, which was achieved. All earlier program deadlines were also met.</li> </ul>
Housing Tax Credit Exchange Program^^^	Provides assistance to 2007, 2008 or 2009 Housing Tax Credit awarded developments. Households at or below 60% AMI.	<ul style="list-style-type: none"> <li><b>COMPLETE</b></li> <li>Amount Awarded: \$594,091,929 (100%)</li> <li>Amount Closed: \$594,091,929 (100%)</li> </ul>	\$594,091,929 \$592,616,638 99.75%	8,015 households	\$592,616,638 9,351 jobs	<ul style="list-style-type: none"> <li>Owners were required to expend 100% of funds by December 31, 2011. 99.75% of funds were expended.</li> <li>Due to overcommitment and time expiring for two contracts, 0.25% of funds were unspent. All earlier program deadlines were met.</li> </ul>
<b>Total</b>			\$1,159,043,273 \$1,151,856,104 99.38%	146,143 persons 71,202 households	\$1,142,776,705 1512: 379.5 jobs this quarter Exchange: 9,351 jobs cumulatively	

\*This table includes updated expenditure data as of 6/29/2012.

\*\*Total served data through 12/31/2011 for HPRP and 12/31/2010 for CSBG; 6/25/2012 for WAP, 2/2/2011 for TCAP; and 12/10/2010 for HTC Ex. For TCAP and HTC Ex, households represent closed transactions.

^Jobs created or retained between 1/1/2012 and 3/31/2012. Note that Section 1512 reporting is not required for HTC Exchange and the figure includes total estimated jobs to be created or retained as reported to the U.S. Department of Treasury for 12/31/2010.

^^ Program expenditures reported for each program includes subrecipient and TDHCA administrative expenses. Information is updated quarterly. Data was submitted to Recovery.gov for quarter ending 3/31/2012.

^^^ The Housing Tax Credit Exchange Program is not subject to 1512 reporting requirements.

R2

**BOARD REPORT ITEM**

**FINANCIAL ADMINISTRATION DIVISION**

**July 26, 2012**

**REPORT ITEM**

Presentation of the Department's 3<sup>rd</sup> Quarter Investment Report in accordance with the Public Funds Investment Act (PFIA)

**BACKGROUND**

The Department's Investment Policy was revised and approved at the April 12, 2012, Board Meeting. The revised policy excludes funds invested under a bond trust indenture for the benefit of bond holders because each trust indenture sets forth the authorized investments for that particular trust indenture. Given this action, the Department will present its investment portfolio in two parts. One related to bond funds which are not subject to the PFIA and the remaining related to accounts excluded from the indenture but covered by the Act.

The Department's comprehensive portfolio totals \$1,598,157,272 of which \$1,555,490,011 is not subject to the PFIA. This report includes the remaining \$42,665,261 (See Page 1) in investments covered by the PFIA and held in the General Fund, Housing Trust Fund, Compliance and Housing Initiative accounts. These investments are held at the Texas Treasury Safekeeping Trust Company (TTSTC) in the form of overnight repurchase agreements. A repurchase agreement is the purchase of a security with an agreement to repurchase that security at a specific price and date which in this case is done the next business day and at an interest rate of .14% at May 31, 2012. The overall objective of these investments is to safeguard the principal amount while maintaining liquidity given the short term needs of the funds being held in these accounts.

Below is a summary of the accounts under each fund group.

- The **General Fund** accounts maintain funds for administrative purposes to fund expenses related to the Department's ongoing operations. These accounts contain balances related to bond residuals, fee income generated from the Mortgage Credit Certificate Program (MCC), escrow funds, single family and multifamily bond administration fees, and balances associated with the Below Market Interest Rate Program (BMIR).
- The **Housing Trust Fund** accounts maintain funds related to programs set forth by the Housing Trust Fund funding plan. The Housing Trust Fund provides loans and grants to finance, acquire, rehabilitate, and develop decent and safe affordable housing.
- The **Compliance** accounts maintain funds from compliance fees and asset oversight fees collected from multifamily developers who are assessed an annual fee based on the number of low income units available for rent. The number of low income units and

authority to collect these fees is outlined in the individual Land Use Restriction Agreements (LURAs) that are issued to each Developer. These fees are generated for the purpose of offsetting expenses incurred by the Department related to the monitoring and administration of these properties.

- The **Housing Initiative** accounts maintain funds from fees collected from Developers in connection with the Department's Tax Credit Program. The fees collected are application fees, commitment fees and inspection fees. The authority for the collection of these fees is outlined in the Department's Qualified Allocation Plan (QAP) which is published annually. These fees are generated for the purpose of offsetting expenses incurred by the Department related to the monitoring and administration of the tax credit program.

This report is in the prescribed format and detail as required by the Public Funds Investment Act. It shows in detail the types of investments, their maturity, their carrying (face amount) value and fair value at the beginning and end of the quarter.

The detail for investment activity can be found on Page 2.

During the 3<sup>rd</sup> quarter, as it relates to the investments covered by the PFIA, the carrying value decreased by \$4.1 million (See Page 2) for a total of \$42,665,261. The decrease is primarily accounted for by the Housing Trust Fund which funded \$3.3 million in loans and grants, a \$4 million transfer from the General Fund to the Residential Mortgage Revenue Bond indenture to fund the Universal Cap tax requirements and a total transfer of \$3.3 million into the operating budget. These cash outflows are offset by income in the amount of \$1.1 million in service release premiums from U.S. Bank related to the purchase of mortgaged backed securities, \$1.1 million in fee income related to the MCC program, \$2.5 million in fee income related to compliance and the tax credit programs, and \$655 thousand in Housing Trust Fund loan repayments.



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

**PUBLIC FUNDS INVESTMENT ACT  
INTERNAL MANAGEMENT REPORT (SEC. 2256.023)  
QUARTER ENDING MAY 31, 2012**

**PUBLIC FUNDS INVESTMENT ACT**  
**INTERNAL MANAGEMENT REPORT (SEC. 2256.023)**  
**QUARTER ENDING May 31, 2012**


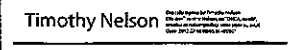
- 1) PFIA- Internal Management Report (Sec. 2256.023)
- 2) Detail of Investments including maturity dates by Fund Group

TEXAS DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS  
HOUSING FINANCE DIVISION  
PUBLIC FUNDS INVESTMENT ACT  
Supplemental Public Funds Investment Act Report by Investment Type Schedule  
Quarter Ending May 31, 2012

(b) (4) Summary statement of each pooled investment group:

INVESTMENT TYPE	FAIR VALUE (MARKET) @ 2/29/12	CARRYING VALUE @ 2/29/12	CARRYING VALUE @ 5/31/12	FAIR VALUE (MARKET) @ 5/31/12	CHANGE IN FAIR VALUE (MARKET)	RECOGNIZED GAIN
<b>NON-INDENTURE RELATED:</b>						
Repurchase Agreements	46,764,659.47	46,764,659.47	42,665,260.54	42,665,260.54	-	0.00
<b>TOTAL</b>	<b>46,764,659.47</b>	<b>46,764,659.47</b>	<b>42,665,260.54</b>	<b>42,665,260.54</b>	<b>0.00</b>	<b>0.00</b>

(b) (5) The Department is in compliance with regards to investing its funds in a manner which will provide by priority the following objectives: (1) safety of principal, (2) sufficient liquidity to meet Department cash flow needs, (3) a market rate of return for the risk assumed, and (4) conformance to all applicable state statutes governing the investment of public funds including Section 2306 of the Department's enabling legislation and specifically, Section 2256 of the Texas Government Code, the Public Funds Investment Act.

 David Cervantes, Director of Financial Administration	Date <u>7/12/12</u>
 Timothy Nelson <small>Timothy Nelson, Director of Bond Finance</small>	Date <u>7/13/12</u>

**Texas Department of Housing and Community Affairs  
Non-Indenture Related Summary  
For Period Ending May 31, 2012**

Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date		Beginning Carrying Value 2/29/12	Beginning Market Value 2/29/12	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 5/31/12	Ending Market Value 5/31/12	Change In Market Value	Recognized Gain
Repo Agmt	General Fund	0.14	5/31/2012	6/1/2012	1,225,298.02	1,225,298.02	1,225,298.02	19,290.27				1,244,588.29	1,244,588.29	-	0.00
Repo Agmt	General Fund	0.14	5/31/2012	6/1/2012	853,060.47	853,060.47	853,060.47		(56,688.87)			796,371.60	796,371.60	-	0.00
Repo Agmt	General Fund	0.14	5/31/2012	6/1/2012	496,514.24	496,514.24	496,514.24		(529.75)			495,984.49	495,984.49	-	0.00
Repo Agmt	General Fund	0.14	5/31/2012	6/1/2012	1,554,751.00	1,554,751.00	1,554,751.00		(1,670.00)			1,553,081.00	1,553,081.00	-	0.00
Repo Agmt	General Fund	0.14	5/31/2012	6/1/2012	345,822.00	345,822.00	345,822.00	89.22				345,911.22	345,911.22	-	0.00
Repo Agmt	General Fund	0.14	5/31/2012	6/1/2012	796,527.31	796,527.31	796,527.31	848,894.84				1,645,422.15	1,645,422.15	-	0.00
Repo Agmt	General Fund	0.14	5/31/2012	6/1/2012	282,918.83	282,918.83	282,918.83	73.11				282,991.94	282,991.94	-	0.00
Repo Agmt	General Fund	0.14	5/31/2012	6/1/2012	5,007,098.81	5,007,098.81	5,007,098.81		(4,000,000.00)			1,007,098.81	1,007,098.81	-	0.00
Repo Agmt	General Fund	0.14	5/31/2012	6/1/2012	1,501,532.76	1,501,532.76	1,501,532.76	2,031,936.94				3,533,469.70	3,533,469.70	-	0.00
<b>Total General Fund Investment Summary</b>						<b>12,063,523.44</b>	<b>12,063,523.44</b>	<b>2,900,284.38</b>	<b>(4,058,888.62)</b>	<b>0.00</b>	<b>0.00</b>	<b>10,904,919.20</b>	<b>10,904,919.20</b>	<b>0.00</b>	<b>0.00</b>
Repo Agmt	Housing Assistance Fund	0.14	5/31/2012	6/1/2012	290,950.69	290,950.69	290,950.69	6,403.10				297,353.79	297,353.79	-	0.00
Repo Agmt	Housing Trust Fund	0.14	5/31/2012	6/1/2012	342,333.09	342,333.09	342,333.09	18,094.51				360,427.60	360,427.60	-	0.00
Repo Agmt	Housing Trust Fund	0.14	5/31/2012	6/1/2012	525,442.24	525,442.24	525,442.24	1,048.55				526,490.79	526,490.79	-	0.00
Repo Agmt	Housing Trust Fund	0.14	5/31/2012	6/1/2012	180,202.44	180,202.44	180,202.44	4,418.27				184,620.71	184,620.71	-	0.00
Repo Agmt	Housing Trust Fund	0.14	5/31/2012	6/1/2012	97,252.06	97,252.06	97,252.06	1.82				97,253.88	97,253.88	-	0.00
Repo Agmt	Housing Trust Fund	0.14	5/31/2012	6/1/2012	454,890.31	454,890.31	454,890.31	39,100.55				493,990.86	493,990.86	-	0.00
Repo Agmt	Housing Trust Fund	0.14	5/31/2012	6/1/2012	3,453,622.00	3,453,622.00	3,453,622.00		(186,307.18)			3,267,314.82	3,267,314.82	-	0.00
Repo Agmt	Housing Trust Fund	0.14	5/31/2012	6/1/2012	57,436.02	57,436.02	57,436.02		(7,436.02)			50,000.00	50,000.00	-	0.00
Repo Agmt	Housing Trust Fund	0.14	5/31/2012	6/1/2012	22,464.26	22,464.26	22,464.26		(22,464.26)			0.00	0.00	-	0.00
Repo Agmt	Housing Trust Fund	0.14	5/31/2012	6/1/2012	33,384.59	33,384.59	33,384.59					33,384.59	33,384.59	-	0.00
Repo Agmt	Housing Trust Fund	0.14	5/31/2012	6/1/2012	694,561.00	694,561.00	694,561.00	14,068.26				708,629.26	708,629.26	-	0.00
Repo Agmt	Housing Trust Fund	0.14	5/31/2012	6/1/2012	482,144.90	482,144.90	482,144.90	47,261.28				529,406.18	529,406.18	-	0.00
Repo Agmt	General Revenue Appn	0.14	5/31/2012	6/1/2012	2,455.07	2,455.07	2,455.07	500,136.07				502,591.14	502,591.14	-	0.00
Repo Agmt	General Revenue Appn				45,341.62	45,341.62	45,341.62		(45,341.62)			0.00	0.00	-	0.00
Repo Agmt	General Revenue Appn	0.14	5/31/2012	6/1/2012	1,272,862.30	1,272,862.30	1,272,862.30		(214,156.87)			1,058,705.43	1,058,705.43	-	0.00
Repo Agmt	General Revenue Appn	0.14	5/31/2012	6/1/2012	5,207.25	5,207.25	5,207.25	995.21				6,202.46	6,202.46	-	0.00
Repo Agmt	General Revenue Appn	0.14	5/31/2012	6/1/2012	44,248.71	44,248.71	44,248.71	0.00				44,248.71	44,248.71	-	0.00
Repo Agmt	General Revenue Appn	0.14	5/31/2012	6/1/2012	223,145.00	223,145.00	223,145.00		(193,145.00)			30,000.00	30,000.00	-	0.00
Repo Agmt	Housing Trust Fund-GR	0.14	5/31/2012	6/1/2012	125,232.42	125,232.42	125,232.42		(121,836.00)			3,396.42	3,396.42	-	0.00
Repo Agmt	Housing Trust Fund-GR	0.14	5/31/2012	6/1/2012	107,635.13	107,635.13	107,635.13		(57,635.13)			50,000.00	50,000.00	-	0.00
Repo Agmt	Housing Trust Fund-GR	0.14	5/31/2012	6/1/2012	389,061.92	389,061.92	389,061.92		(49,892.00)			339,169.92	339,169.92	-	0.00
Repo Agmt	Housing Trust Fund-GR	0.14	5/31/2012	6/1/2012	357,922.54	357,922.54	357,922.54		(312,399.36)			45,523.18	45,523.18	-	0.00
Repo Agmt	Housing Trust Fund-GR	0.14	5/31/2012	6/1/2012	928,443.53	928,443.53	928,443.53		(245,827.75)			682,615.78	682,615.78	-	0.00
Repo Agmt	Housing Trust Fund-GR	0.14	5/31/2012	6/1/2012	444,500.00	444,500.00	444,500.00		(4,500.00)			440,000.00	440,000.00	-	0.00
Repo Agmt	Housing Trust Fund-GR	0.14	5/31/2012	6/1/2012	250,000.00	250,000.00	250,000.00		(125,000.00)			125,000.00	125,000.00	-	0.00
Repo Agmt	Housing Trust Fund-GR	0.14	5/31/2012	6/1/2012	1,201,405.71	1,201,405.71	1,201,405.71		(196,806.61)			1,004,599.10	1,004,599.10	-	0.00
Repo Agmt	Housing Trust Fund-GR	0.14	5/31/2012	6/1/2012	146,504.95	146,504.95	146,504.95		(35,094.16)			111,410.79	111,410.79	-	0.00
Repo Agmt	Housing Trust Fund-GR	0.14	5/31/2012	6/1/2012	534,092.20	534,092.20	534,092.20		(329,645.97)			204,446.23	204,446.23	-	0.00
Repo Agmt	Bootstrap -GR	0.14	5/31/2012	6/1/2012	193,100.06	193,100.06	193,100.06					193,100.06	193,100.06	-	0.00
Repo Agmt	Bootstrap -GR	0.14	5/31/2012	6/1/2012	3,261,687.78	3,261,687.78	3,261,687.78		(512,610.44)			2,749,077.34	2,749,077.34	-	0.00
Repo Agmt	Bootstrap -GR	0.14	5/31/2012	6/1/2012	207,813.07	207,813.07	207,813.07		(20,177.33)			187,635.74	187,635.74	-	0.00
Repo Agmt	Bootstrap -GR	0.14	5/31/2012	6/1/2012	4,002,731.00	4,002,731.00	4,002,731.00		(704,836.40)			3,297,894.60	3,297,894.60	-	0.00
<b>Total Housing Trust Fund Investment Summary</b>						<b>20,378,073.86</b>	<b>20,378,073.86</b>	<b>631,527.62</b>	<b>(3,385,112.10)</b>	<b>0.00</b>	<b>0.00</b>	<b>17,624,489.38</b>	<b>17,624,489.38</b>	<b>0.00</b>	<b>0.00</b>
Repo Agmt	Multi Family	0.14	5/31/2012	6/1/2012	733,212.75	733,212.75	733,212.75	228,411.50				961,624.25	961,624.25	-	0.00
Repo Agmt	Multi Family	0.14	5/31/2012	6/1/2012	828,926.18	828,926.18	828,926.18	412.68				829,338.86	829,338.86	-	0.00
Repo Agmt	Low Income Tax Credit Prog.	0.14	5/31/2012	6/1/2012	5,174,690.61	5,174,690.61	5,174,690.61	240,973.58				5,415,664.19	5,415,664.19	-	0.00
<b>Total Compliance Investment Summary</b>						<b>6,736,829.54</b>	<b>6,736,829.54</b>	<b>469,797.76</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>7,206,627.30</b>	<b>7,206,627.30</b>	<b>0.00</b>	<b>0.00</b>
Repo Agmt	Low Income Tax Credit Prog.	0.14	5/31/2012	6/1/2012	482,370.19	482,370.19	482,370.19		(185,009.99)			297,360.20	297,360.20	-	0.00
Repo Agmt	Low Income Tax Credit Prog.	0.14	5/31/2012	6/1/2012	6,741,745.77	6,741,745.77	6,741,745.77		(462,916.88)			6,278,828.89	6,278,828.89	-	0.00
Repo Agmt	Low Income Tax Credit Prog.	0.14	5/31/2012	6/1/2012	362,116.67	362,116.67	362,116.67		(9,081.10)			353,035.57	353,035.57	-	0.00
<b>Total Housing Initiatives Investment Summary</b>						<b>7,586,232.63</b>	<b>7,586,232.63</b>	<b>0.00</b>	<b>(657,007.97)</b>	<b>0.00</b>	<b>0.00</b>	<b>6,929,224.66</b>	<b>6,929,224.66</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Non-Indenture Investment Summary</b>						<b>46,764,659.47</b>	<b>46,764,659.47</b>	<b>4,001,609.76</b>	<b>(8,101,008.69)</b>	<b>0.00</b>	<b>0.00</b>	<b>42,665,260.54</b>	<b>42,665,260.54</b>	<b>0.00</b>	<b>0.00</b>

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**BOARD REPORT ITEM**  
**BOND FINANCE DIVISION**  
**July 26, 2012**

**REPORT ITEM**

Presentation, Discussion and Acceptance of the Department’s 3<sup>rd</sup> Quarter Investment Report relating to funds held under Bond Trust Indentures.

**BACKGROUND**

- The Department’s Investment Policy was revised and approved at the April 12, 2012, Board Meeting, to exclude funds invested under a bond trust indenture for the benefit of bond holders because each trust indenture sets forth the authorized investments for that particular trust indenture. This internal management report is for informational purposes only and is not required under the Public Funds Investment Act. However, it is consistent with the prescribed format and detail as required by the Public Funds Investment Act. It shows in detail the types of investments, their maturity, their carrying (face amount) value and fair value at the beginning and end of the quarter.
- The detail for investment activity can be found starting on Page 4 of the attached Bond Trust Indenture Internal Management Report.
- Overall, the portfolio carrying value decreased by \$20.7 million (See Page 1) for a total of \$1,426,436,034. The decrease is accounted by loan repayments and bond redemptions.

The portfolio consists of (See Page 3):

	<b><u>Beginning Quarter</u></b>	<b><u>Ending Quarter</u></b>
<b>Mortgage Backed Securities (MBS)</b>	85%	89%
<b>Guaranteed Investment Contract/ Investment Agreement (GIC/IA)</b>	1%	2%
<b>Repurchase Agreements</b>	7%	2%
<b>Money Markets and Mutual Funds</b>	7%	7%

The 4% MBS increase represents portfolio activity for new loans originated which were directly related to the warehouse agreement. The 1% GIC/IA Agreement increase is a result of mortgage repayments that are temporarily invested prior to debt service. The 5% decrease in Repurchase Agreements is a result of the payment of Single Family debt service payments in March.

The portfolio activity for the quarter (See Page 3):

- \$65,728,606 of MBS purchases during the quarter represent portfolio activity for new loans originated of which all were directly related to the warehouse agreement.

- The maturities in MBS this quarter were \$24,742,301 which represents loan payoffs. The table below shows a steady trend in new loans and loan payoffs.

	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	
	FY 11	FY 11	FY 12	FY 12	FY 12	Total
Purchases	135,819,620	13,804,057	110,428,507	46,434,849	65,728,606	372,215,639
Sales	31,666,549	31,558,960				63,225,509
Maturities	23,952,469	16,619,645	18,013,978	18,249,096	24,742,301	101,577,489

- The fair value (the amount at which a financial instrument could be exchanged in a current transaction between willing parties) increased \$8,672,287 (See Pages 2 and 3) increasing the difference between fair value and carrying value (the Department’s acquisition cost of its financial instruments net of amortization) with fair value being more. The national average for a 30-year fixed mortgage, as reported by the Freddie Mac Primary Mortgage Market Survey as of May 31, 2012, was 3.75%, down from 3.95% at the end of February. The spread between the market rate and our below-market rates is decreasing. There are various factors that affect the fair value of these investments, but there is a correlation between the prevailing mortgage interest rates and the change in market value.
- Given the current financial environment, this change in market value is to be expected. If interest rates continue to decrease, the Department can expect another decrease in market value next quarter. However, the change is cyclical and is reflective of the overall change in the bond market as a whole.
- The process of valuing investments at fair value (market value) generates unrealized gains and losses. These gains or losses do not impact the overall portfolio because the Department does not typically liquidate these investments (mortgage backed securities) but holds them until maturity.
- The fact that our investments provide the appropriate cash flow to pay debt service and eventually retire the related bond debt is more important than their relative value in the bond market as a whole.
- The more relevant measures of indenture parity, projected future cash flows, and the comparison of current interest income to interest expense are reported on page 4 in the Bond Trust Indenture Parity Comparison. This report shows parity (ratio of assets to liabilities) by indentures with assets greater than liabilities in a range from 99.76% to 118.92% which would indicate the Department has sufficient assets to meet its obligations. The interest comparison reflects interest income greater than interest expense and indicates a positive cash flow.

**BOND TRUST INDENTURE  
INTERNAL MANAGEMENT REPORT  
QUARTER ENDING May 31, 2012**


- 1) Bond Trust Indenture - Internal Management Report
- 2) Supplemental Internal Management Report by Investment Type
- 3) Bond Trust Indenture Parity Comparison
- 4) Detail of Investments including maturity dates by Fund Group



TEXAS DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS  
 BOND FINANCE DIVISION  
 BOND TRUST INDENTURES  
 Supplemental Internal Investment Management Report Sorted by Type  
 Quarter Ending May 31, 2012

Summary statement of each pooled investment group:

INVESTMENT TYPE	FAIR VALUE (MARKET) @ 5/31/12	CARRYING VALUE @ 2/29/12	ACCRETION/ PURCHASES	AMORTIZATION/ SALES	MATURITIES	TRANSFERS	CARRYING VALUE @ 5/31/12	FAIR VALUE (MARKET) @ 5/31/12	CHANGE IN FAIR VALUE (MARKET)	RECOGNIZED GAIN
<b>INDENTURE RELATED:</b>										
Mortgage-Backed Securities	1,334,575,136.56	1,214,193,448.75	65,728,605.59	0.00	(24,742,301.49)	0.00	1,255,179,750.85	1,384,233,727.95	8,672,287.29	0.00
Guaranteed Inv Contracts	15,821,880.08	15,821,880.08	17,531,842.49	(25,028.99)	0.00	0.00	33,328,693.58	33,328,693.58	-	0.00
Investment Agreements	1,265,663.64	1,265,663.64	4,700,765.45	(447,748.43)	0.00	0.00	5,518,680.61	5,518,680.61	-	0.00
Treasury-Backed Mutual Funds	89,444,628.23	89,444,628.23	2,591,868.31	(1,394,459.04)	0.00	0.00	90,102,037.50	90,102,037.50	-	3.00
Repurchase Agreements	112,706,726.55	112,706,726.55	9,391,685.15	(95,087,125.94)	0.00	0.00	27,511,285.76	27,511,285.76	-	0.00
Money Markets	13,768,469.01	13,768,469.01	2,694,556.35	(1,667,439.45)	0.00	0.00	14,795,585.90	14,795,585.90	-	0.00
<b>INDENTURE RELATED SUBTOTAL:</b>	<b>1,567,882,504.07</b>	<b>1,447,200,814.26</b>	<b>103,139,323.34</b>	<b>(99,161,801.91)</b>	<b>(24,742,301.49)</b>	<b>0.00</b>	<b>1,426,436,034.20</b>	<b>1,555,490,011.30</b>	<b>8,672,287.29</b>	<b>0.00</b>

	Date <u>7/13/12</u>
David Cervantes, Director of Financial Administration	
Timothy Nelson	Date <u>7/13/12</u>
Tim Nelson, Director of Bond Finance	

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS  
 BOND FINANCE DIVISION  
 BOND TRUST INDENTURES  
 Supplemental Internal Investment Management Report  
 Quarter Ending May 31, 2012

Summary statement of each pooled fund group:

INDENTURE	FAIR VALUE (MARKET) @ 2/29/12	CARRYING VALUE @ 2/29/12	ACCRETION/ PURCHASES	CHANGE IN CARRYING VALUE			CARRYING VALUE @ 5/31/12	FAIR VALUE (MARKET) @ 5/31/12	CHANGE IN FAIR VALUE (MARKET)	ACCRUED INT RECVBL @ 05/31/12	RECOGNIZED GAIN
				AMORTIZATION/ SALES	MATURITIES	TRANSFERS					
Single Family	564,802,157.68	796,533,334.07	21,125,216.33	(26,385,125.53)	(20,638,097.97)	0.00	760,635,336.50	841,246,895.75	2,342,733.24	3,488,792.37	0.00
RRMRB	630,683,737.72	589,666,310.07	75,733,833.99	(68,520,727.34)	(3,761,347.65)	0.00	593,060,069.07	640,421,872.06	6,336,375.34	2,514,415.08	0.00
CHMRB	3,401,169.11	7,313,730.56	436,444.72	(146,302.06)	(247,395.94)	0.00	7,395,877.28	8,436,434.54	(6,821.29)	43,720.93	0.00
Multi Family	63,685,439.56	63,685,439.56	5,843,826.30	(4,049,646.98)	(94,869.93)	0.00	65,384,748.95	65,384,748.95	-	1.46	0.00
<b>TOTAL</b>	<b>1,587,582,504.07</b>	<b>1,447,200,814.26</b>	<b>103,139,323.34</b>	<b>(99,161,801.91)</b>	<b>(24,742,301.49)</b>	<b>0.00</b>	<b>1,426,436,034.20</b>	<b>1,555,490,011.30</b>	<b>3,672,287.29</b>	<b>6,051,929.84</b>	<b>0.00</b>

\* Per Section II, Scope of the Investment Policy of the Texas Department of Housing and Community Affairs, the policy does not apply to investment assets that are held under any trust indenture for the benefit of bondholders. Each trust indenture sets forth the authorized investments for that particular trust indenture.

\* With regards to the Multi Family Indenture, the Department is carrying \$65,384,749 of investments pledged as reserves by participating entities. The Department is carrying these investments with their corresponding liability parity for tracking the flow of funds.

	Date 7/13/12
David Cervantes, Director of Financial Administration	
Timothy Nelson	Date 7/13/12
Tim Nelson, Director of Bond Finance	

**Texas Department of Housing and Community Affairs**  
**Bond Finance Division**  
**Executive Summary**  
*As of May 31, 2012*

	Single Family Indenture Funds	Residential Mortgage Revenue Bond Indenture Funds	Collateralized Home Mortgage Revenue Bond Indenture Funds	Multi-Family Indenture Funds	Combined Totals
<b>PARITY COMPARISON:</b>					
PARITY ASSETS					
Cash	\$ 116,699	\$ -	\$ -	\$ 1,381,208	\$ 1,497,907
Investments(1)	\$ 43,213,212	\$ 97,309,578	\$ 736,462	\$ 63,654,495	\$ 204,913,747
Mortgage Backed Securities(1)	\$ 720,107,433	\$ 496,386,227	\$ 6,628,051	\$ -	\$ 1,223,121,711
Loans Receivable(2)	\$ 5,728,805	\$ -	\$ -	\$ 1,089,744,310	\$ 1,095,473,115
Accrued Interest Receivable	\$ 3,525,664	\$ 2,514,435	\$ 48,721	\$ 9,012,133	\$ 15,100,953
<b>TOTAL PARITY ASSETS</b>	<b>\$ 772,691,813</b>	<b>\$ 596,210,240</b>	<b>\$ 7,413,234</b>	<b>\$ 1,163,792,146</b>	<b>\$ 2,540,107,434</b>
PARITY LIABILITIES					
Bonds Payable(1)	\$ 735,355,000	\$ 575,730,000	\$ 6,200,000	\$ 1,090,471,902	\$ 2,407,756,902
Accrued Interest Payable	\$ 8,288,022	\$ 8,520,180	\$ 33,988	\$ 9,087,438	\$ 25,929,628
Other Non-Current Liabilities(3)				\$ 67,009,488	\$ 67,009,488
<b>TOTAL PARITY LIABILITIES</b>	<b>\$ 743,643,022</b>	<b>\$ 584,250,180</b>	<b>\$ 6,233,988</b>	<b>\$ 1,166,568,828</b>	<b>\$ 2,500,696,018</b>
PARITY DIFFERENCE	\$ 29,048,791	\$ 11,960,060	\$ 1,179,246	\$ (2,776,683)	\$ 39,411,415
<b>PARITY</b>	<b>103.91%</b>	<b>102.05%</b>	<b>118.92%</b>	<b>99.76%</b>	<b>101.58%</b>
<b>INTEREST COMPARISON For the Ninth Fiscal Month Only (not Fiscal Year to Date) :</b>					
INTEREST INCOME					
Interest & Investment Income	\$ 3,315,832	\$ 1,938,661	\$ 41,919	\$ 4,114,216	\$ 9,410,628
<b>TOTAL INTEREST INCOME</b>	<b>\$ 3,315,832</b>	<b>\$ 1,938,661</b>	<b>\$ 41,919</b>	<b>\$ 4,114,216</b>	<b>\$ 9,410,628</b>
INTEREST EXPENSE					
Interest on Bonds	\$ 2,757,981	\$ 1,548,418	\$ 35,631	\$ 4,114,166	\$ 8,456,196
<b>TOTAL INTEREST EXPENSE</b>	<b>\$ 2,757,981</b>	<b>\$ 1,548,418</b>	<b>\$ 35,631</b>	<b>\$ 4,114,166</b>	<b>\$ 8,456,196</b>
NET INTEREST	\$ 557,851	\$ 390,243	\$ 6,288	\$ 50	\$ 954,432
<b>INTEREST RATIO</b>	<b>120.23%</b>	<b>125.20%</b>	<b>117.65%</b>	<b>100.00%</b>	<b>111.29%</b>

(1) Investments, Mortgage Backed Securities and Bonds Payable reported at par value not fair value.

This adjustment is consistent with indenture cashflows prepared for rating agencies.

(2) Loans Receivable include whole loans only. Special mortgage loans are excluded.

(3) Other Non-Current Liabilities include "Due to Developers" (for insurance, taxes and other operating expenses) and "Earning Due to Developers" (on investments).

**Texas Department of Housing and Community Affairs**  
**Single Family Investment Summary**  
**For Period Ending May 31, 2012**

Account Number	Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 02/29/12	Beginning Market Value 02/29/12	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 5/31/12	Ending Market Value 5/31/12	Change In Market Value	Recognized Gain
1199	GIC's	1980 Single Family Surplus Rev	6.08	11/14/1996	9/30/2029	9,374,483.99	9,374,483.99	1,763,901.05				11,138,385.04	11,138,385.04	-	0.00
1117	Repo Agmt	1980 Single Family Surplus Rev	0.14	5/31/2012	6/1/2012	4,484.03	4,484.03		(2,628.97)			1,855.06	1,855.06	-	0.00
1117	Repo Agmt	1980 Single Family Surplus Rev	0.14	5/31/2012	6/1/2012	850,146.95	850,146.95		(365,146.88)			485,000.07	485,000.07	-	0.00
1160	Repo Agmt	1980 Single Family Surplus Rev	0.14	5/31/2012	6/1/2012	61,145.20	61,145.20		(24,680.90)			36,464.30	36,464.30	-	0.00
		<b>1980 Single Family Surplus Rev Total</b>				10,290,260.17	10,290,260.17	1,763,901.05	(392,456.75)	0.00	0.00	11,661,704.47	11,661,704.47	0.00	0.00
1199	GIC's	1983 A&B Single Family	6.08	11/14/1996	9/30/2029	83,499.40	83,499.40	60,191.42				143,690.82	143,690.82	-	0.00
1136	Repo Agmt	1983 A&B Single Family				52,247.83	52,247.83		(52,247.83)			0.00	0.00	-	0.00
		<b>1983 A&amp;B Single Family Total</b>				135,747.23	135,747.23	60,191.42	(52,247.83)	0.00	0.00	143,690.82	143,690.82	0.00	0.00
1199	GIC's	1984 A&B Single Family	6.08	11/14/1996	9/30/2029			66,949.35				66,949.35	66,949.35	-	0.00
1136	Repo Agmt	1984 A&B Single Family				6,313.63	6,313.63		(6,313.63)			0.00	0.00	-	0.00
		<b>1984 A&amp;B Single Family Total</b>				6,313.63	6,313.63	66,949.35	(6,313.63)	0.00	0.00	66,949.35	66,949.35	0.00	0.00
1136	Repo Agmt	1985 A Single Family	0.14	5/31/2012	6/1/2012	21,438.00	21,438.00		(10,149.32)			11,288.68	11,288.68	-	0.00
		<b>1985 A Single Family Total</b>				21,438.00	21,438.00	0.00	(10,149.32)	0.00	0.00	11,288.68	11,288.68	0.00	0.00
1199	GIC's	1985 B&C Single Family	6.08	11/14/1996	9/30/2029			3,899.26				3,899.26	3,899.26	-	0.00
1136	Repo Agmt	1985 B&C Single Family	0.14	5/31/2012	6/1/2012	1,473.88	1,473.88		(1,473.86)			0.02	0.02	-	0.00
		<b>1985 B&amp;C Single Family Total</b>				1,473.88	1,473.88	3,899.26	(1,473.86)	0.00	0.00	3,899.28	3,899.28	0.00	0.00
1199	GIC's	1987 B Single Family	6.08	11/14/1996	9/30/2029	32,946.90	32,946.90		(10,006.13)			22,940.77	22,940.77	-	0.00
1136	Repo Agmt	1987 B Single Family				8,275.01	8,275.01		(8,275.01)			0.00	0.00	-	0.00
1165	Repo Agmt	1987 B Single Family	0.14	5/31/2012	6/1/2012	6,765.00	6,765.00	0.00				6,765.00	6,765.00	-	0.00
		<b>1987 B Single Family Total</b>				47,986.91	47,986.91	0.00	(18,281.14)	0.00	0.00	29,705.77	29,705.77	0.00	0.00
1199	GIC's	1995 A&B Single Family	6.08	11/14/1996	9/30/2029	46,620.27	46,620.27		(10,729.08)			35,891.19	35,891.19	-	0.00
1136	Repo Agmt	1995 A&B Single Family				13,632.59	13,632.59		(13,632.59)			0.00	0.00	-	0.00
1100	FNMA	1995 A&B Single Family	6.15	7/30/1996	6/1/2026	37,902.66	37,721.59			(435.35)		37,286.24	42,894.06	24.86	0.00
1100	GNMA	1995 A&B Single Family	6.15	11/26/1996	11/20/2026	306,281.31	303,754.19	344,468.37		(19,726.49)		284,027.70	322,927.16	(1,814.72)	0.00
1100	GNMA	1995 A&B Single Family	6.15	5/29/1997	5/20/2027	122,897.92	122,897.92	138,535.44		(1,265.15)		121,632.77	137,375.70	105.41	0.00
		<b>1995 A&amp;B Single Family Total</b>				524,626.56	586,561.22	0.00	(24,361.67)	(21,426.99)	0.00	478,837.90	539,088.11	(1,684.45)	0.00
1165	Repo Agmt	1996 A-C Single Family	0.14	5/31/2012	6/1/2012	14,476.73	14,476.73	3.71				14,480.44	14,480.44	-	0.00
		<b>1996 A-C Single Family Total</b>				14,476.73	14,476.73	3.71	0.00	0.00	0.00	14,480.44	14,480.44	0.00	0.00
1150	Repo Agmt	1996 D&E Single Family	0.14	5/31/2012	6/1/2012	290,092.00	290,092.00	0.00				290,092.00	290,092.00	-	0.00
1165	Repo Agmt	1996 D&E Single Family	0.14	5/31/2012	6/1/2012	18,367.57	18,367.57	4.70				18,372.27	18,372.27	-	0.00
		<b>1996 D&amp;E Single Family Total</b>				308,459.57	308,459.57	4.70	0.00	0.00	0.00	308,464.27	308,464.27	0.00	0.00
1136	Repo Agmt	1997 D-F Single Family	0.14	5/31/2012	6/1/2012	654,769.80	654,769.80		(311,584.36)			343,185.44	343,185.44	-	0.00
1100	FNMA	1997 D-F Single Family	6.25	6/29/1998	6/1/2028	191,165.25	191,165.25			(1,735.47)		189,429.78	215,325.57	875.33	0.00
1100	FNMA	1997 D-F Single Family	6.25	11/30/1998	10/1/2028	76,359.70	76,359.70			(1,205.82)		75,153.88	85,427.40	279.57	0.00
1100	FNMA	1997 D-F Single Family	6.25	3/31/1999	11/1/2028	92,200.71	92,200.71			(822.42)		91,378.29	103,869.70	424.19	0.00
1100	FNMA	1997 D-F Single Family	6.25	5/27/1999	4/1/2029	105,805.45	105,805.45			(1,443.30)		104,362.15	118,840.31	630.35	0.00
1100	FNMA	1997 D-F Single Family	5.45	12/21/1999	11/1/2029	121,249.59	121,249.59			(1,788.80)		119,460.79	131,274.25	83.79	0.00
1100	FNMA	1997 D-F Single Family	5.45	2/23/2000	1/1/2030	104,224.95	104,224.95			(840.57)		103,384.38	113,608.05	140.96	0.00
1100	FNMA	1997 D-F Single Family	5.45	5/30/2000	5/1/2030	160,570.91	160,570.91			(2,004.24)		158,566.67	175,568.11	(274.30)	0.00
1100	FNMA	1997 D-F Single Family	5.45	7/24/2000	6/1/2030	344,622.86	344,622.86			(66,737.76)		277,885.10	307,563.18	(7,124.14)	0.00
1100	FNMA	1997 D-F Single Family	5.45	10/6/2000	9/1/2030	178,027.62	178,027.62			(1,616.90)		176,410.72	195,270.74	(208.47)	0.00
1100	FNMA	1997 D-F Single Family	5.45	10/30/2000	8/1/2030	283,837.36	283,837.36			(4,202.27)		279,635.09	309,435.82	(782.77)	0.00
1100	GNMA	1997 D-F Single Family	6.25	5/19/1998	5/20/2028	351,230.56	351,230.56			(4,779.32)		346,451.24	390,426.33	183.61	0.00
1100	GNMA	1997 D-F Single Family	5.45	7/24/2000	6/20/2030	823,419.45	823,419.45			(63,679.87)		759,739.58	850,353.71	(4,161.44)	0.00
1100	GNMA	1997 D-F Single Family	6.25	8/14/1998	7/20/2028	124,175.31	124,175.31			(3,200.27)		121,875.04	137,344.67	(12.58)	0.00
1100	GNMA	1997 D-F Single Family	5.45	8/28/2000	8/20/2030	210,164.73	210,164.73			(1,623.30)		208,541.43	233,153.47	718.44	0.00
1100	GNMA	1997 D-F Single Family	6.25	6/30/1998	6/20/2028	280,127.69	280,127.69			(3,213.67)		276,914.02	312,926.72	159.11	0.00
1100	GNMA	1997 D-F Single Family	6.25	9/18/1998	8/20/2028	520,444.23	520,444.23			(6,684.41)		513,759.82	580,255.81	274.60	0.00
1100	GNMA	1997 D-F Single Family	6.25	11/30/1998	11/20/2028	427,640.13	427,640.13			(429,992.20)		377,647.93	426,526.80	(5,533.95)	0.00
1100	GNMA	1997 D-F Single Family	6.25	11/30/1998	10/20/2028	317,012.37	317,012.37			(3,556.75)		313,455.62	334,220.52	190.48	0.00
1100	GNMA	1997 D-F Single Family	6.25	2/16/1999	2/20/2029	1,117,711.89	1,117,711.89			(1,260,924.94)		1,106,450.97	1,250,344.94	838.01	0.00
1100	GNMA	1997 D-F Single Family	6.25	3/31/1999	3/20/2029	556,703.17	556,703.17			(7,881.64)		548,821.53	620,195.80	121.81	0.00
1100	GNMA	1997 D-F Single Family	6.25	5/27/1999	4/20/2029	306,029.50	306,029.50			(2,821.11)		303,208.39	342,640.63	263.54	0.00
1100	GNMA	1997 D-F Single Family	5.45	6/22/1999	6/20/2029	498,473.46	498,473.46			(6,693.04)		491,780.42	551,202.24	1,344.70	0.00
1100	GNMA	1997 D-F Single Family	5.45	7/30/1999	7/20/2029	622,937.96	622,937.96			(6,821.43)		616,116.53	690,561.82	1,866.86	0.00
1100	GNMA	1997 D-F Single Family	5.45	8/26/1999	8/20/2029	463,889.73	463,889.73			(13,085.82)		450,803.91	504,571.26	(280.42)	0.00
1100	GNMA	1997 D-F Single Family	5.45	9/30/1999	9/20/2029	392,981.83	392,981.83			(3,415.99)		389,565.84	436,029.34	1,231.31	0.00
1100	GNMA	1997 D-F Single Family	5.45	10/29/1999	10/20/2029	782,801.67	782,801.67			(8,208.09)		774,593.58	866,979.32	2,285.31	0.00
1100	GNMA	1997 D-F Single Family	5.45	11/18/1999	11/20/2029	874,474.34	874,474.34			(48,250.88)		826,223.46	924,767.13	(2,108.32)	0.00
1100	GNMA	1997 D-F Single Family	5.45	12/30/1999	12/20/2029	887,180.54	887,180.54			(81,752.31)		805,428.23	901,491.61	(6,051.10)	0.00
1100	GNMA	1997 D-F Single Family	5.45	1/28/2000	1/20/2030	1,027,964.76	1,027,964.76			(9,696.32)		1,018,268.44	1,139,717.29	3,130.12	0.00
1100	GNMA	1997 D-F Single Family	5.45	2/22/2000	1/20/2030	524,929.06	524,929.06			(6,593.37)		518,335.69	580,157.29	1,402.57	0.00
1100	GNMA	1997 D-F Single Family	5.45	3/27/2000	2/20/2030	177,475.53	177,475.53			(2,226.31)		175,249.22	196,151.23	474.55	0.00
1100	GNMA	1997 D-F Single Family	5.45	4/27/2000	3/20/2030	250,707.06	250,707.06			(2,045.36)		248,661.70	278,008.71	844.17	0.00
1100	GNMA	1997 D-F Single Family	5												

1100	GNMA	1997 D-F Single Family	4.49	6/2/2005	6/20/2035	43,702.79	43,322.79	47,312.62	(261.83)	43,060.96	47,660.26	609.47	0.00			
1100	GNMA	1997 D-F Single Family	4.49	6/9/2005	6/20/2035	57,448.47	56,954.89	62,193.66	(326.17)	56,628.72	62,670.71	803.22	0.00			
1100	GNMA	1997 D-F Single Family	4.49	6/15/2005	6/20/2035	49,121.06	48,655.64	53,178.47	(278.19)	48,377.45	53,586.34	686.06	0.00			
1100	GNMA	1997 D-F Single Family	4.49	6/23/2005	6/20/2035	87,013.01	86,104.54	94,200.31	(1,024.73)	85,079.81	94,331.47	1,155.89	0.00			
1100	GNMA	1997 D-F Single Family	4.49	6/29/2005	6/20/2035	36,011.22	35,539.30	38,985.81	(199.01)	35,340.29	39,287.89	501.09	0.00			
1100	GNMA	1997 D-F Single Family	4.49	9/8/2005	9/20/2035	11,526.98	11,428.27	12,479.11	(64.56)	11,363.71	12,575.81	161.26	0.00			
1100	GNMA	1997 D-F Single Family	4.49	7/21/2005	7/20/2035	18,409.09	18,161.00	19,929.88	(100.78)	18,060.22	20,085.06	256.16	0.00			
1100	GNMA	1997 D-F Single Family	4.49	7/28/2005	7/20/2035	9,746.07	9,626.44	10,617.26	(54.44)	9,572.00	10,623.73	60.91	0.00			
1100	GNMA	1997 D-F Single Family	4.49	8/4/2005	8/20/2035	4,802.65	4,694.76	5,194.08	(25.31)	4,669.45	5,234.96	66.19	0.00			
		<b>1997 D-F Single Family Total</b>					15,808,563.72	17,588,506.19	0.00	(311,584.36)	(446,691.96)	0.00	15,050,287.40	16,832,257.05	2,027.18	0.00
1136	Repo Agmt	2002A Single Family (JR Lien)	0.14	5/31/2012	6/1/2012	31,371.68	31,371.68	31,371.68		150,168.53	181,540.21	181,540.21	-	0.00		
1136	Repo Agmt	2002A Single Family (JR Lien)	0.14	5/31/2012	6/1/2012	49,242.52	49,242.52	15,042.54		64,285.06	64,285.06	64,285.06	-	0.00		
		<b>2002A Single Family (JR Lien) Total</b>					80,614.20	80,614.20	165,211.07	0.00	0.00	0.00	245,825.27	245,825.27	0.00	0.00
1199	GIC's	2004 A/B Single Family	3.96	4/25/2005	3/1/2036	441,464.64	441,464.64	441,464.64	1,747,381.69		2,188,846.33	2,188,846.33	-	0.00		
1136	Repo Agmt	2004 A/B Single Family	0.14	5/31/2012	6/1/2012	4,503,506.26	4,503,506.26	4,503,506.26	(3,669,113.48)		834,392.78	834,392.78	-	0.00		
1100	FNMA	2004 A/B Single Family	4.49	8/5/2004	7/1/2034	283,184.19	282,179.45	303,828.31		(3,397.73)	278,781.72	301,856.02	1,425.44	0.00		
1100	FNMA	2004 A/B Single Family	4.49	8/12/2004	8/1/2034	179,028.20	178,391.93	191,252.24		(2,181.28)	176,210.65	190,055.53	984.57	0.00		
1100	FNMA	2004 A/B Single Family	4.49	8/26/2004	8/1/2034	220,915.67	220,129.65	237,064.60		(1,413.75)	218,715.90	237,005.39	1,354.54	0.00		
1100	FNMA	2004 A/B Single Family	4.49	9/2/2004	8/1/2034	219,890.73	219,107.91	235,716.26		(1,319.72)	217,788.19	235,773.29	1,376.75	0.00		
1100	FNMA	2004 A/B Single Family	4.49	10/28/2004	10/1/2034	167,394.31	166,794.20	179,441.67		(1,006.70)	165,787.50	176,482.84	1,047.87	0.00		
1100	FNMA	2004 A/B Single Family	5.00	10/28/2004	10/1/2034	160,300.23	159,725.55	173,640.41		(980.95)	158,834.60	173,147.90	398.44	0.00		
1100	FNMA	2004 A/B Single Family	4.49	11/10/2004	10/1/2034	297,696.72	296,637.98	318,133.60		(4,288.15)	292,339.83	315,478.81	1,633.00	0.00		
1100	FNMA	2004 A/B Single Family	4.49	11/23/2004	11/1/2034	234,081.14	233,239.15	260,384.83		(10,561.01)	222,578.14	249,391.12	1,334.70	0.00		
1100	FNMA	2004 A/B Single Family	4.49	2/10/2005	1/1/2035	139,499.39	138,993.00	149,539.15		(913.24)	138,079.76	149,492.98	867.07	0.00		
1100	FNMA	2004 A/B Single Family	5.00	2/10/2005	2/1/2035	46,805.87	46,325.82	50,708.53		(265.25)	46,370.57	50,559.11	115.83	0.00		
1100	FNMA	2004 A/B Single Family	5.00	3/29/2005	4/1/2035	140,936.26	140,421.27	152,767.85		(1,844.72)	138,576.55	151,180.62	257.49	0.00		
1100	FNMA	2004 A/B Single Family	4.49	4/21/2005	4/1/2035	308,765.48	307,634.78	333,324.68		(2,207.98)	305,426.80	333,049.46	1,932.76	0.00		
1100	FNMA	2004 A/B Single Family	4.49	6/10/2005	5/1/2035	146,883.59	146,342.76	157,324.07		(851.03)	145,491.73	157,357.89	884.85	0.00		
1100	FNMA	2004 A/B Single Family	5.00	6/29/2005	6/1/2035	264,242.84	263,267.51	289,063.16		(1,785.09)	261,482.42	289,891.88	2,613.81	0.00		
1100	FNMA	2004 A/B Single Family	4.49	7/14/2005	4/1/2035	137,057.16	136,551.41	147,107.56		(963.60)	135,587.81	146,930.45	786.49	0.00		
1100	FNMA	2004 A/B Single Family	5.00	7/14/2005	7/1/2035	68,506.15	68,252.74	74,175.71		(357.83)	67,894.91	73,989.66	171.78	0.00		
1100	FNMA	2004 A/B Single Family	5.00	9/22/2005	9/1/2035	158,817.48	158,225.24	171,938.97		(825.61)	157,399.63	171,512.04	398.68	0.00		
1100	FNMA	2004 A/B Single Family	4.49	10/6/2005	9/1/2035	221,228.05	220,401.98	237,083.46		(1,328.94)	220,073.04	237,119.90	1,265.38	0.00		
1100	FNMA	2004 A/B Single Family	5.00	10/20/2005	9/1/2035	203,630.26	202,869.09	220,747.41		(3,294.62)	199,574.47	217,794.74	341.95	0.00		
1100	FNMA	2004 A/B Single Family	5.00	11/17/2005	10/1/2035	174,910.50	174,254.41	189,517.27		(1,213.53)	173,040.88	188,723.11	419.37	0.00		
1100	FNMA	2004 A/B Single Family	5.00	12/15/2005	12/1/2035	277,331.04	276,286.61	303,380.74		(1,445.35)	274,841.26	304,725.05	2,789.66	0.00		
1100	FNMA	2004 A/B Single Family	4.49	12/29/2005	12/1/2035	255,179.65	254,217.36	275,474.08		(1,877.63)	252,339.73	275,191.33	1,594.88	0.00		
1100	FNMA	2004 A/B Single Family	5.00	12/29/2005	12/1/2035	643,935.93	641,507.64	704,420.81		(69,744.66)	571,762.98	629,630.30	(5,045.85)	0.00		
1100	FNMA	2004 A/B Single Family	5.00	1/12/2006	1/1/2036	157,209.65	156,615.71	170,473.42		(8,136.14)	148,479.57	162,023.72	(313.56)	0.00		
1100	FNMA	2004 A/B Single Family	5.00	1/12/2006	12/1/2035	113,677.40	115,055.39	123,054.64		(617.06)	114,438.33	122,750.66	313.08	0.00		
1100	FNMA	2004 A/B Single Family	5.00	1/26/2006	1/1/2036	316,887.18	315,688.39	350,613.48		(75,536.72)	240,151.67	261,731.54	(13,345.22)	0.00		
1100	FNMA	2004 A/B Single Family	5.00	2/9/2006	1/1/2036	186,445.73	185,739.47	202,008.35		(1,399.17)	184,340.30	201,037.37	428.19	0.00		
1100	FNMA	2004 A/B Single Family	5.00	2/16/2006	2/1/2036	205,509.01	204,729.51	222,352.52		(1,033.19)	203,696.32	221,830.82	511.49	0.00		
1100	FNMA	2004 A/B Single Family	5.00	2/23/2006	2/1/2036	727,563.36	724,801.52	795,903.36		(3,757.32)	721,044.20	799,468.21	7,322.17	0.00		
1100	FNMA	2004 A/B Single Family	5.00	3/9/2006	2/1/2036	352,547.39	351,209.35	381,629.02		(1,825.59)	349,381.76	380,685.66	882.23	0.00		
1100	FNMA	2004 A/B Single Family	5.00	3/16/2006	3/1/2036	497,161.64	495,269.93	543,859.99		(3,094.90)	492,175.03	542,623.93	1,858.84	0.00		
1100	FNMA	2004 A/B Single Family	5.00	3/23/2006	3/1/2036	204,864.31	204,084.18	221,628.35		(1,198.41)	202,885.77	220,924.96	495.02	0.00		
1100	FNMA	2004 A/B Single Family	5.00	3/30/2006	3/1/2036	340,848.80	339,550.16	373,076.03		(8,268.42)	331,281.74	367,840.67	3,033.06	0.00		
1100	FNMA	2004 A/B Single Family	5.00	4/13/2006	3/1/2036	87,060.49	86,728.35	94,184.64		(435.02)	86,293.33	93,966.59	216.97	0.00		
1100	FNMA	2004 A/B Single Family	5.00	4/20/2006	4/1/2036	285,810.53	284,718.73	309,272.71		(1,453.55)	283,265.18	308,531.63	712.47	0.00		
1100	FNMA	2004 A/B Single Family	5.00	4/27/2006	3/1/2036	277,005.30	280,402.77	306,486.97		(2,327.43)	274,075.34	304,940.62	781.08	0.00		
1100	FNMA	2004 A/B Single Family	5.00	5/5/2006	4/1/2036	260,758.58	259,760.91	282,268.55		(1,568.56)	258,192.35	281,332.93	632.94	0.00		
1100	FNMA	2004 A/B Single Family	5.00	5/11/2006	5/1/2036	220,533.91	219,689.26	239,038.90		(2,211.47)	217,477.79	237,284.61	457.18	0.00		
1100	FNMA	2004 A/B Single Family	5.00	6/27/2006	6/1/2036	307,365.80	306,182.74	336,427.23		(1,607.05)	304,575.69	338,200.70	3,380.52	0.00		
1100	FNMA	2004 A/B Single Family	5.00	8/9/2006	7/1/2036	172,935.99	172,267.24	187,132.30		(10,150.72)	162,116.52	176,585.19	(396.39)	0.00		
1100	FNMA	2004 A/B Single Family	4.49	8/23/2006	6/1/2036	71,718.55	71,441.07	76,576.76		(379.81)	71,061.26	76,655.94	458.99	0.00		
1100	FNMA	2004 A/B Single Family	5.00	9/20/2006	7/1/2036	178,257.38	177,565.38	193,045.61		(955.95)	176,609.43	192,536.80	446.14	0.00		
1100	FNMA	2004 A/B Single Family	5.00	10/17/2006	9/1/2036	378,280.61	376,806.82	413,812.50		(3,959.17)	372,847.65	413,441.74	3,588.41	0.00		
1100	FNMA	2004 A/B Single Family	5.00	12/27/2006	11/1/2036	238,058.92	237,124.06	257,843.99		(1,637.15)	235,486.91	256,781.38	574.54	0.00		
1100	FNMA	2004 A/B Single Family	5.00	2/13/2007	2/1/2037	259,879.20	258,852.41	280,926.81		(1,235.96)	257,616.45	280,355.28	664.43	0.00		
1100	FNMA	2004 A/B Single Family	5.00	3/20/2007	1/1/2037	132,298.62	133,981.06	143,352.16		(803.83)	133,177.23	142,908.78	360.45	0.00		
1100	FNMA	2004 A/B Single Family	5.00	5/8/2007	2/1/2037	66,104.89	65,844.50	71,566.47		(344.10)	65,500.40	71,388.27	165.90	0.00		
1100	FNMA	2004 A/B Single Family	5.00	8/23/2007	7/1/2036	77,638.50	78,637.00	83,941.96		(397.30)	78,239.70	83,756.74	212.08	0.00		
1100	FNMA	2004 A/B Single Family	5.00	8/23/2007	8/1/2037	180,952.58	180,230.57	195,644.12		(960.35)	179,270.22	195,124.95	441.18	0.00		
1100	FNMA	2004 A/B Single Family	4.49	8/23/2007	8/1/2037	394,090.73	392,518.30	421,298.78		(2,204.85)	390,313.45	420,828.14	1,734.21	0.00		
1100	GNMA	2004 A/B Single Family	4.49	7/8/2004	6/20/2034	859,010.71	852,773.43	933,212.01		(6,368.86)	846,404.57	938,536.02	11,692.87	0.00		
1100	GNMA	2004 A/B Single Family	4.49	7/8/2004	7/20/2034	737,718.70	732,356.96	799,923.13		(5,010.06)	727,346.90	805,148.11	10,235.04	0.00		
1100	GNMA	2004 A/B Single Family	4.49	6/29/2004	6/20/2034	118,461.69	117,602.13	129,060.48		(736.26)	116,865.87	129,050.55	726.33	0.00		
1100	GNMA	2004 A/B Single Family	4.49	9/2/2004	8/20/2034	811,652.70										

1100	GNMA	2004 A/B Single Family	5.00	10/14/2004	10/20/2034	665,509.00	660,614.84	738,362.34	(82,444.11)	578,170.73	648,777.04	(7,141.19)	0.00
1100	GNMA	2004 A/B Single Family	5.00	10/21/2004	10/20/2034	577,896.87	573,644.12	641,159.22	(3,763.85)	569,880.27	639,477.27	2,081.90	0.00
1100	GNMA	2004 A/B Single Family	4.49	10/21/2004	10/20/2034	1,155,475.69	1,146,972.54	1,252,905.39	(7,507.49)	1,139,465.05	1,261,463.14	16,065.24	0.00
1100	GNMA	2004 A/B Single Family	5.00	10/28/2004	10/20/2034	187,972.29	186,588.25	207,382.30	(1,160.06)	185,428.19	206,188.22	(34.02)	0.00
1100	GNMA	2004 A/B Single Family	4.49	10/28/2004	10/20/2034	438,859.00	435,627.68	475,108.77	(2,623.69)	433,003.99	478,616.27	6,131.19	0.00
1100	GNMA	2004 A/B Single Family	4.49	11/4/2004	11/20/2034	1,638,869.46	1,626,782.79	1,777,058.95	(10,055.48)	1,616,727.31	1,789,852.91	22,849.44	0.00
1100	GNMA	2004 A/B Single Family	4.49	11/10/2004	11/20/2034	899,402.02	892,765.33	975,239.52	(7,317.16)	885,448.17	980,269.34	12,346.98	0.00
1100	GNMA	2004 A/B Single Family	5.00	11/10/2004	10/20/2034	322,767.17	320,387.73	356,196.15	(1,628.50)	318,559.23	344,323.37	(44.28)	0.00
1100	GNMA	2004 A/B Single Family	4.49	11/18/2004	11/20/2034	478,288.42	474,756.73	518,617.67	(3,589.33)	471,173.40	521,633.23	6,598.89	0.00
1100	GNMA	2004 A/B Single Family	5.00	11/23/2004	11/20/2034	192,815.32	191,390.80	213,681.79	(1,244.63)	190,146.17	215,554.19	1,117.03	0.00
1100	GNMA	2004 A/B Single Family	4.49	11/23/2004	11/20/2034	1,013,994.53	1,006,503.13	1,099,494.59	(61,824.43)	944,676.70	1,045,852.34	8,162.22	0.00
1100	GNMA	2004 A/B Single Family	5.00	12/3/2004	12/20/2034	364,573.17	361,870.22	404,482.99	(2,397.48)	359,472.74	403,736.76	1,651.25	0.00
1100	GNMA	2004 A/B Single Family	4.49	12/3/2004	12/20/2034	454,542.10	451,173.12	492,869.07	(3,439.92)	447,741.22	495,707.09	6,268.92	0.00
1100	GNMA	2004 A/B Single Family	5.00	12/29/2004	12/20/2034	399,632.65	396,668.17	442,880.88	(2,186.69)	394,481.48	442,311.00	1,616.81	0.00
1100	GNMA	2004 A/B Single Family	4.49	12/29/2004	12/20/2034	99,166.00	98,430.38	107,357.10	(674.35)	97,856.03	108,170.08	1,387.33	0.00
1100	GNMA	2004 A/B Single Family	4.49	1/6/2005	1/20/2035	462,869.16	459,430.04	501,102.17	(2,747.14)	456,682.90	504,823.55	6,468.52	0.00
1100	GNMA	2004 A/B Single Family	4.49	1/13/2005	1/20/2035	587,145.42	582,779.99	636,653.50	(74,979.68)	570,800.31	622,211.54	537.72	0.00
1100	GNMA	2004 A/B Single Family	4.49	1/19/2005	1/20/2035	425,539.32	422,373.73	461,420.76	(3,423.34)	418,950.39	463,843.13	5,845.71	0.00
1100	GNMA	2004 A/B Single Family	4.49	1/28/2005	1/20/2035	325,851.36	323,425.39	354,992.24	(1,908.67)	321,516.72	355,119.24	2,035.67	0.00
1100	GNMA	2004 A/B Single Family	4.49	2/3/2005	2/20/2035	1,162,086.26	1,153,421.74	1,258,074.58	(6,929.35)	1,146,492.39	1,267,380.30	16,235.07	0.00
1100	GNMA	2004 A/B Single Family	4.49	2/10/2005	2/20/2035	1,034,056.77	1,026,341.67	1,119,469.86	(6,198.82)	1,020,142.85	1,127,713.97	14,442.93	0.00
1100	GNMA	2004 A/B Single Family	5.00	2/10/2005	2/20/2035	721,276.92	715,895.47	800,235.16	(129,694.45)	586,201.02	657,858.88	(12,681.83)	0.00
1100	GNMA	2004 A/B Single Family	4.49	2/17/2005	2/20/2035	498,951.13	495,225.96	541,022.68	(3,256.44)	491,969.52	544,701.49	6,935.25	0.00
1100	GNMA	2004 A/B Single Family	5.00	2/17/2005	1/20/2035	202,518.17	201,007.58	223,517.27	(1,119.57)	199,888.01	222,368.75	(28.95)	0.00
1100	GNMA	2004 A/B Single Family	4.49	2/24/2005	2/20/2035	230,796.28	229,072.23	251,443.31	(1,403.12)	227,669.11	251,462.83	1,422.64	0.00
1100	GNMA	2004 A/B Single Family	5.00	3/3/2005	2/20/2035	282,093.27	279,984.62	311,343.51	(1,595.67)	278,388.95	309,703.41	(44.43)	0.00
1100	GNMA	2004 A/B Single Family	4.49	3/3/2005	3/20/2035	235,616.45	233,853.80	255,483.62	(1,815.28)	232,038.52	256,913.56	3,245.22	0.00
1100	GNMA	2004 A/B Single Family	5.00	3/10/2005	3/20/2035	172,017.83	170,730.10	190,633.59	(915.86)	169,814.24	190,416.49	698.76	0.00
1100	GNMA	2004 A/B Single Family	4.49	3/17/2005	3/20/2035	401,029.84	398,026.12	434,844.67	(3,436.32)	394,589.80	436,895.09	5,486.74	0.00
1100	GNMA	2004 A/B Single Family	5.00	3/24/2005	3/20/2035	152,198.32	151,057.59	167,912.79	(823.92)	150,233.67	167,095.14	6.27	0.00
1100	GNMA	2004 A/B Single Family	4.49	3/24/2005	3/20/2035	81,612.95	81,001.26	89,500.02	(1,353.13)	79,648.13	89,165.99	1,019.10	0.00
1100	GNMA	2004 A/B Single Family	5.00	3/30/2005	3/20/2035	167,429.43	166,173.87	185,757.93	(1,037.92)	165,135.95	185,485.82	765.81	0.00
1100	GNMA	2004 A/B Single Family	5.00	4/7/2005	4/20/2035	120,875.63	119,967.73	133,956.78	(640.21)	119,327.52	133,807.97	491.40	0.00
1100	GNMA	2004 A/B Single Family	4.49	4/7/2005	4/20/2035	498,529.47	494,785.01	539,707.99	(4,142.33)	490,642.68	542,406.83	6,841.17	0.00
1100	GNMA	2004 A/B Single Family	5.00	4/21/2005	4/20/2035	180,090.47	178,720.82	198,720.82	(1,059.09)	177,676.91	197,634.39	(27.34)	0.00
1100	GNMA	2004 A/B Single Family	4.49	4/21/2005	4/20/2035	227,141.65	225,433.31	247,452.65	(1,315.94)	224,117.37	247,561.65	1,424.94	0.00
1100	GNMA	2004 A/B Single Family	5.00	4/28/2005	4/20/2035	255,079.75	253,160.01	282,845.17	(1,579.40)	251,580.61	282,192.89	927.12	0.00
1100	GNMA	2004 A/B Single Family	5.00	5/5/2005	5/20/2035	52,489.35	52,093.79	58,169.74	(285.92)	51,807.87	58,096.30	212.48	0.00
1100	GNMA	2004 A/B Single Family	4.49	5/5/2005	4/20/2035	491,981.65	488,277.02	533,465.49	(4,263.25)	484,013.77	535,927.52	6,725.28	0.00
1100	GNMA	2004 A/B Single Family	5.00	5/12/2005	4/20/2035	97,122.23	96,390.41	107,632.79	(523.39)	95,867.02	107,503.13	393.73	0.00
1100	GNMA	2004 A/B Single Family	4.49	5/12/2005	4/20/2035	442,066.70	438,735.72	478,581.41	(2,513.00)	436,222.72	482,257.10	6,188.69	0.00
1100	GNMA	2004 A/B Single Family	5.00	6/3/2005	5/20/2035	117,879.28	116,988.58	130,636.17	(639.16)	116,349.42	130,474.40	477.39	0.00
1100	GNMA	2004 A/B Single Family	5.00	7/7/2005	6/20/2035	111,671.05	110,823.91	123,756.09	(580.66)	110,243.25	123,630.67	455.24	0.00
1100	GNMA	2004 A/B Single Family	4.49	7/7/2005	6/20/2035	308,842.46	306,499.58	334,352.84	(1,747.74)	304,751.84	336,929.46	4,324.36	0.00
1100	GNMA	2004 A/B Single Family	5.00	5/26/2005	5/20/2035	116,916.95	116,034.11	129,569.70	(643.09)	115,391.02	129,399.00	472.39	0.00
1100	GNMA	2004 A/B Single Family	4.49	5/26/2005	5/20/2035	255,815.03	253,883.37	276,945.35	(1,534.13)	252,349.24	278,984.03	3,572.81	0.00
1100	GNMA	2004 A/B Single Family	5.00	6/2/2005	5/20/2035	145,674.00	144,573.28	161,438.83	(876.44)	143,696.84	161,141.83	579.44	0.00
1100	GNMA	2004 A/B Single Family	4.49	6/2/2005	5/20/2035	136,494.25	135,462.89	147,768.67	(2,033.93)	133,428.96	147,512.77	1,778.03	0.00
1100	GNMA	2004 A/B Single Family	4.49	6/10/2005	4/20/2035	34,011.22	33,754.26	36,395.40	(14,784.31)	18,969.95	20,073.00	(1,538.09)	0.00
1100	GNMA	2004 A/B Single Family	5.00	6/15/2005	6/20/2035	271,229.03	269,175.55	300,920.46	(1,997.30)	267,178.25	300,124.66	1,201.50	0.00
1100	GNMA	2004 A/B Single Family	4.49	9/8/2005	9/20/2035	143,145.67	142,050.89	154,813.47	(795.48)	141,255.41	156,024.66	2,006.67	0.00
1100	GNMA	2004 A/B Single Family	5.00	9/15/2005	9/20/2035	352,298.67	349,602.52	390,424.46	(1,880.75)	347,721.77	389,973.80	1,430.09	0.00
1100	GNMA	2004 A/B Single Family	5.00	9/22/2005	9/20/2035	181,430.08	180,040.68	200,837.65	(924.46)	179,116.22	200,544.31	631.12	0.00
1100	GNMA	2004 A/B Single Family	4.49	7/21/2005	7/20/2035	242,602.04	240,757.77	262,640.96	(2,041.36)	238,716.41	263,925.85	3,326.25	0.00
1100	GNMA	2004 A/B Single Family	5.00	7/21/2005	7/20/2035	20,771.34	20,613.43	23,019.21	(113.55)	20,499.88	22,989.66	84.00	0.00
1100	GNMA	2004 A/B Single Family	4.49	7/28/2005	7/20/2035	2,252,619.10	2,235,483.42	2,438,685.40	(13,124.59)	2,222,358.83	2,457,061.47	31,500.66	0.00
1100	GNMA	2004 A/B Single Family	5.00	8/4/2005	8/20/2035	104,177.85	103,384.32	115,451.97	(547.05)	102,837.27	115,329.06	424.14	0.00
1100	GNMA	2004 A/B Single Family	4.49	8/11/2005	7/20/2035	128,525.59	127,546.73	139,001.70	(713.83)	126,832.90	140,089.66	1,801.79	0.00
1100	GNMA	2004 A/B Single Family	5.00	8/11/2005	8/20/2035	285,546.51	283,370.07	315,029.18	(1,545.27)	281,824.80	313,495.82	11.91	0.00
1100	GNMA	2004 A/B Single Family	4.49	8/30/2005	8/20/2035	273,497.44	271,409.01	297,122.14	(6,119.00)	265,290.01	294,278.09	3,274.95	0.00
1100	GNMA	2004 A/B Single Family	5.00	8/30/2005	8/20/2035	53,686.38	53,276.43	59,496.31	(295.75)	52,980.68	59,417.40	216.84	0.00
1100	GNMA	2004 A/B Single Family	5.00	8/30/2005	8/20/2035	188,389.00	186,950.46	209,011.94	(1,150.99)	185,799.47	208,724.54	863.59	0.00
1100	GNMA	2004 A/B Single Family	5.00	10/27/2005	10/20/2035	416,192.41	412,992.72	461,494.90	(2,128.26)	410,864.46	460,933.54	1,566.90	0.00
1100	GNMA	2004 A/B Single Family	4.49	10/27/2005	9/20/2035	102,754.79	101,965.42	111,130.33	(657.46)	101,397.96	112,003.67	1,440.80	0.00
1100	GNMA	2004 A/B Single Family	5.00	9/29/2005	9/20/2035	65,764.26	65,260.37	72,799.06	(351.44)	64,908.93	72,674.50	226.88	0.00
1100	GNMA	2004 A/B Single Family	5.00	9/29/2005	9/20/2035	157,144.05	155,940.01	173,953.74	(809.60)	155,130.41	173,689.90	545.76	0.00
1100	GNMA	2004 A/B Single Family	4.49	9/29/2005	9/20/2035	112,344.26	111,483.47	121,623.89	(661.49)	110,821.98	122,532.77	1,570.37	0.00
1100	GNMA	2004 A/B Single Family	5.00	12/8/2005	12/20/2035	348,661.42	345,966.61	386,829.38	(2,665.17)	343,301.44	385,696.19	1,531.98	0.00
1100	GNMA	2004 A/B Single Family	5.00	12/15/2005	12/20/2035	1,062,575.61							

1100	GNMA	2004 A/B Single Family	5.00	2/23/2006	2/20/2036	1,323,604.66	1,313,288.48	1,465,190.61	(7,431.99)	1,305,856.49	1,462,280.99	4,522.37	0.00		
1100	GNMA	2004 A/B Single Family	5.00	2/23/2006	2/20/2036	858,872.64	852,178.58	950,746.19	(4,316.05)	847,862.53	949,425.32	2,995.18	0.00		
1100	GNMA	2004 A/B Single Family	5.00	5/11/2006	5/20/2036	433,680.17	430,269.27	480,070.93	(2,477.22)	427,792.05	479,069.74	1,476.03	0.00		
1100	GNMA	2004 A/B Single Family	5.00	5/11/2006	5/20/2036	381,989.59	378,985.24	423,569.17	(1,928.54)	377,056.70	423,081.40	1,440.77	0.00		
1100	GNMA	2004 A/B Single Family	5.00	5/18/2006	5/20/2036	517,632.18	513,558.11	573,003.25	(2,535.11)	511,023.30	572,280.43	1,812.29	0.00		
1100	GNMA	2004 A/B Single Family	5.00	3/16/2006	3/20/2036	604,444.88	599,721.14	669,102.34	(4,533.53)	595,187.61	666,496.75	1,927.94	0.00		
1100	GNMA	2004 A/B Single Family	4.49	3/23/2006	2/20/2036	114,059.73	113,168.46	123,356.73	(638.43)	112,530.03	124,316.64	1,598.34	0.00		
1100	GNMA	2004 A/B Single Family	5.00	3/23/2006	3/20/2036	1,083,586.22	1,075,112.57	1,200,851.90	(110,407.71)	964,704.86	1,082,109.15	(8,335.04)	0.00		
1100	GNMA	2004 A/B Single Family	5.00	3/30/2006	3/20/2036	113,853.35	114,789.90	126,032.24	(603.27)	114,186.63	125,854.02	425.05	0.00		
1100	GNMA	2004 A/B Single Family	5.00	3/30/2006	3/20/2036	899,170.36	892,134.35	995,354.55	(4,983.81)	887,150.54	993,448.54	3,078.80	0.00		
1100	GNMA	2004 A/B Single Family	5.00	4/6/2006	4/20/2036	629,655.71	624,722.35	697,009.99	(3,135.26)	621,587.09	696,073.15	2,198.42	0.00		
1100	GNMA	2004 A/B Single Family	5.00	4/13/2006	4/20/2036	490,062.68	486,220.58	542,484.65	(2,514.05)	483,706.53	541,672.78	1,702.18	0.00		
1100	GNMA	2004 A/B Single Family	5.00	4/20/2006	4/20/2036	157,257.19	158,554.09	174,078.99	(814.04)	157,748.05	173,854.03	599.08	0.00		
1100	GNMA	2004 A/B Single Family	5.00	4/20/2006	4/20/2036	964,465.24	956,899.01	1,068,839.61	(5,547.44)	951,351.57	1,067,157.62	3,865.45	0.00		
1100	GNMA	2004 A/B Single Family	5.00	4/27/2006	4/20/2036	1,118,460.39	1,109,680.47	1,238,102.03	(5,808.39)	1,103,872.08	1,236,169.98	3,876.34	0.00		
1100	GNMA	2004 A/B Single Family	5.00	5/5/2006	5/20/2036	857,782.68	851,039.65	951,152.26	(8,322.13)	842,717.52	945,578.31	2,748.18	0.00		
1100	GNMA	2004 A/B Single Family	5.00	5/5/2006	5/20/2036	76,559.88	77,192.57	85,048.83	(538.70)	76,653.87	84,791.73	281.60	0.00		
1100	GNMA	2004 A/B Single Family	4.49	5/25/2006	4/20/2036	57,568.81	57,115.74	62,261.24	(302.23)	56,813.51	62,767.80	808.79	0.00		
1100	GNMA	2004 A/B Single Family	5.00	5/25/2006	5/20/2036	268,662.06	266,546.34	296,038.73	(1,335.65)	265,210.69	294,726.07	22.99	0.00		
1100	GNMA	2004 A/B Single Family	5.00	5/25/2006	5/20/2036	125,399.39	126,437.57	139,126.86	(2,339.83)	124,097.74	137,116.52	329.49	0.00		
1100	GNMA	2004 A/B Single Family	5.00	6/1/2006	5/20/2036	854,683.53	847,948.62	947,177.39	(5,295.53)	842,653.09	945,260.90	3,379.04	0.00		
1100	GNMA	2004 A/B Single Family	5.00	6/8/2006	6/20/2036	371,194.13	368,265.03	411,598.59	(2,941.03)	365,324.00	409,927.26	1,269.70	0.00		
1100	GNMA	2004 A/B Single Family	5.00	6/15/2006	5/20/2036	207,642.58	209,743.09	229,854.10	(1,072.66)	208,670.43	229,565.96	784.52	0.00		
1100	GNMA	2004 A/B Single Family	5.00	6/15/2006	6/20/2036	528,516.80	524,343.63	585,052.24	(2,578.15)	521,765.48	584,325.65	1,851.56	0.00		
1100	GNMA	2004 A/B Single Family	5.00	6/27/2006	6/20/2036	771,720.34	765,620.66	855,722.08	(13,124.77)	752,495.89	844,380.99	1,783.68	0.00		
1100	GNMA	2004 A/B Single Family	5.00	6/27/2006	6/20/2036	246,702.36	248,752.45	273,092.10	(1,289.28)	247,463.17	272,725.81	922.99	0.00		
1100	GNMA	2004 A/B Single Family	5.00	7/6/2006	7/20/2036	923,015.55	915,708.95	1,021,750.54	(4,545.90)	911,163.05	1,020,432.93	3,228.29	0.00		
1100	GNMA	2004 A/B Single Family	4.49	7/6/2006	6/20/2036	172,195.81	170,833.56	186,231.48	(916.75)	169,916.81	187,732.56	2,417.83	0.00		
1100	GNMA	2004 A/B Single Family	5.00	7/13/2006	6/20/2036	292,297.44	289,983.61	323,564.49	(1,749.76)	288,233.85	322,799.85	985.12	0.00		
1100	GNMA	2004 A/B Single Family	5.00	7/19/2006	7/20/2036	696,172.05	690,654.88	771,950.40	(4,054.87)	686,600.01	770,455.10	2,559.57	0.00		
1100	GNMA	2004 A/B Single Family	5.00	7/19/2006	6/20/2036	62,460.57	62,980.61	69,141.97	(323.76)	62,656.85	69,052.17	233.96	0.00		
1100	GNMA	2004 A/B Single Family	5.00	7/27/2006	7/20/2036	125,505.28	124,509.89	138,289.24	(616.26)	123,893.63	137,682.06	9.08	0.00		
1100	GNMA	2004 A/B Single Family	5.00	8/9/2006	8/20/2036	384,540.31	381,484.75	426,397.53	(1,857.58)	379,627.17	426,000.39	1,460.44	0.00		
1100	GNMA	2004 A/B Single Family	5.00	8/23/2006	8/20/2036	708,692.04	703,053.68	784,500.82	(146,148.34)	556,905.34	623,716.50	(14,635.98)	0.00		
1100	GNMA	2004 A/B Single Family	5.00	9/6/2006	8/20/2036	604,320.60	599,506.58	668,964.74	(3,083.47)	596,423.11	667,981.88	2,100.61	0.00		
1100	GNMA	2004 A/B Single Family	5.00	9/12/2006	8/20/2036	499,086.02	485,188.00	542,323.00	(2,691.72)	482,496.28	541,448.51	1,817.23	0.00		
1100	GNMA	2004 A/B Single Family	4.49	9/20/2006	8/20/2036	115,801.13	114,877.50	125,240.07	(1,624.29)	114,253.21	126,240.92	1,625.14	0.00		
1100	GNMA	2004 A/B Single Family	5.00	9/20/2006	8/20/2036	57,773.34	58,954.92	64,025.57	(402.48)	58,552.44	63,877.10	254.01	0.00		
1100	GNMA	2004 A/B Single Family	5.00	9/20/2006	8/20/2036	388,673.42	385,573.36	430,249.80	(2,110.98)	383,462.38	429,474.49	1,335.67	0.00		
1100	GNMA	2004 A/B Single Family	5.00	9/26/2006	9/20/2036	212,864.84	211,164.90	235,634.99	(1,097.60)	210,067.30	235,275.91	738.52	0.00		
1100	GNMA	2004 A/B Single Family	5.00	10/17/2006	10/20/2036	621,704.29	616,726.92	687,238.16	(2,981.67)	613,745.25	686,636.78	2,380.29	0.00		
1100	GNMA	2004 A/B Single Family	5.00	11/14/2006	10/20/2036	666,386.61	661,038.19	737,669.98	(3,215.72)	657,822.47	736,792.51	2,338.25	0.00		
1100	GNMA	2004 A/B Single Family	4.49	11/14/2006	10/20/2036	177,205.02	175,782.77	191,649.00	(1,016.73)	174,766.04	193,112.62	2,480.35	0.00		
1100	GNMA	2004 A/B Single Family	5.00	11/14/2006	10/20/2036	61,122.62	61,638.37	67,546.60	(308.88)	61,329.49	67,467.47	229.75	0.00		
1100	GNMA	2004 A/B Single Family	5.00	11/28/2006	11/20/2036	524,138.12	519,923.52	579,387.51	(2,508.10)	517,415.42	578,886.73	2,007.32	0.00		
1100	GNMA	2004 A/B Single Family	5.00	12/12/2006	11/20/2036	95,909.32	95,137.05	105,989.38	(447.82)	94,689.23	105,879.78	338.22	0.00		
1100	GNMA	2004 A/B Single Family	5.00	1/9/2007	8/20/2036	67,860.58	68,435.42	74,992.72	(339.23)	68,096.19	74,909.02	255.53	0.00		
1100	GNMA	2004 A/B Single Family	5.00	2/13/2007	1/20/2037	399,839.19	396,597.69	443,361.68	(1,869.85)	394,727.84	443,017.56	1,525.73	0.00		
1100	GNMA	2004 A/B Single Family	5.00	3/20/2007	3/20/2036	77,508.56	76,881.74	85,799.64	(379.73)	76,502.01	85,690.90	270.99	0.00		
1100	GNMA	2004 A/B Single Family	5.00	4/10/2007	2/20/2037	188,638.11	187,099.95	208,816.72	(915.25)	186,184.70	208,562.65	661.18	0.00		
1100	GNMA	2004 A/B Single Family	4.49	7/3/2007	5/20/2037	190,187.28	188,622.03	205,272.93	(1,103.15)	187,518.88	206,832.60	2,662.82	0.00		
1100	GNMA	2004 A/B Single Family	4.49	8/23/2007	8/20/2037	372,500.30	369,431.64	402,277.97	(2,534.31)	366,897.33	404,919.76	5,176.10	0.00		
		<b>2004 A/B Single Family Total</b>				<b>105,450,094.01</b>	<b>115,738,226.31</b>	<b>1,747,381.69</b>	<b>(3,669,113.48)</b>	<b>(2,300,216.51)</b>	<b>0.00</b>	<b>101,228,145.71</b>	<b>112,114,967.70</b>	<b>598,689.69</b>	<b>0.00</b>

1107	Repo Agmt	2004 CDEF Single Family	0.14	5/31/2012	6/1/2012	0.02	0.02	0.02		0.02	0.02	-	0.00
1199	GIC's	2004 CDEF Single Family	3.80	12/16/2004	3/1/2036	499,845.61	499,845.61	499,845.61	893,282.24	1,393,127.85	1,393,127.85	-	0.00
1136	Repo Agmt	2004 CDEF Single Family	0.14	5/31/2012	6/1/2012	1,839,777.70	1,839,777.70	1,839,777.70	(1,498,365.65)	341,412.05	341,412.05	-	0.00
1136	Repo Agmt	2004 CDEF Single Family	0.14	5/31/2012	6/1/2012	6,612.40	6,612.40	6,612.40	1.73	6,614.13	6,614.13	-	0.00
1100	FNMA	2004 CDEF Single Family	4.49	10/20/2005	10/1/2035	1,446.10	1,440.40	1,549.75	(13.19)	1,427.21	1,545.67	9.11	0.00
1100	FNMA	2004 CDEF Single Family	4.49	12/15/2005	12/1/2035	3,884.38	3,868.98	4,163.35	(35.68)	3,833.30	4,152.23	24.56	0.00
1100	FNMA	2004 CDEF Single Family	4.49	1/5/2006	12/1/2035	6,914.31	6,886.84	7,407.81	(48.47)	6,838.37	7,400.88	41.54	0.00
1100	FNMA	2004 CDEF Single Family	4.49	2/9/2006	2/1/2036	3,083.75	3,071.44	3,296.28	(49.84)	3,021.60	3,261.94	15.50	0.00
1100	FNMA	2004 CDEF Single Family	4.49	2/23/2006	1/1/2036	4,928.00	4,908.32	5,273.53	(27.51)	4,880.81	5,275.01	28.99	0.00
1100	FNMA	2004 CDEF Single Family	4.49	3/16/2006	3/1/2036	7,495.43	7,465.40	8,092.83	(58.21)	7,407.19	8,079.88	45.26	0.00
1100	FNMA	2004 CDEF Single Family	4.49	4/6/2006	3/1/2036	5,394.20	5,372.55	5,762.42	(28.88)	5,343.67	5,767.41	33.87	0.00
1100	FNMA	2004 CDEF Single Family	4.49	4/20/2006	4/1/2036	5,668.47	5,645.67	6,055.43	(30.38)	5,615.29	6,060.65	35.60	0.00
1100	FNMA	2004 CDEF Single Family	4.49	5/11/2006	4/1/2036	4,044.19	4,027.89	4,335.62	(24.98)	4,002.91	4,336.55	25.72	0.00
1100	FNMA	2004 CDEF Single Family	4.49	6/8/2006	4/1/2036	2,784.32	2,753.15	2,956.62	(15.27)	2,737.88	2,957.98	16.58	0.00
1100	FNMA	2004 CDEF Single Family	4.49	6/27/2006	6/1/2036	3,386.10	3,372.37	3,615.48	(17.98)	3,354.39	3,615.48	21.66	0.00
1100	FNMA	2004 CDEF Single Family	4.49	7/13/2006	6/1/2036	7,084.63	7,055.98	7,647.34	(40.05)	7,015.83	7,653.34	46.05	0.00
1100	FNMA	2004 CDEF Single Family	4.49	7/19/2006	7/1/2036	6,387.44	6						

1100	GNMA	2004 CDEF Single Family	4.49	8/30/2005	8/20/2035	9,164.00	9,081.46	9,920.92	(53.98)	9,027.48	9,994.78	127.84	0.00
1100	GNMA	2004 CDEF Single Family	4.49	10/27/2005	10/20/2035	28,669.91	28,409.93	31,038.06	(165.47)	28,244.46	31,272.94	400.35	0.00
1100	GNMA	2004 CDEF Single Family	4.49	10/27/2005	10/20/2035	17,452.66	17,294.39	18,894.25	(101.02)	17,193.37	19,036.89	243.66	0.00
1100	GNMA	2004 CDEF Single Family	4.49	9/29/2005	9/20/2035	101,293.31	100,377.82	109,660.16	(5,918.28)	94,459.54	104,584.64	842.76	0.00
1100	GNMA	2004 CDEF Single Family	4.49	10/6/2005	9/20/2035	29,434.03	29,167.82	31,865.25	(165.09)	29,002.73	32,111.69	411.53	0.00
1100	GNMA	2004 CDEF Single Family	4.49	10/20/2005	10/20/2035	18,009.83	17,846.62	19,497.48	(104.85)	17,741.77	19,644.03	251.40	0.00
1100	GNMA	2004 CDEF Single Family	4.49	12/8/2005	12/20/2035	19,739.12	19,559.17	21,348.04	(4,596.41)	14,962.76	16,551.44	(200.19)	0.00
1100	GNMA	2004 CDEF Single Family	4.49	12/15/2005	12/20/2035	24,861.11	24,634.32	26,914.61	(141.63)	24,492.69	27,120.32	347.34	0.00
1100	GNMA	2004 CDEF Single Family	4.49	11/3/2005	11/20/2035	5,132.04	5,085.44	5,555.95	(34.63)	5,050.81	5,592.46	71.14	0.00
1100	GNMA	2004 CDEF Single Family	4.49	11/10/2005	11/20/2035	31,023.32	30,741.44	33,585.87	(222.99)	30,518.45	33,791.40	428.52	0.00
1100	GNMA	2004 CDEF Single Family	4.49	11/17/2005	11/20/2035	22,690.37	22,484.06	24,564.57	(169.18)	22,314.88	24,708.13	312.74	0.00
1100	GNMA	2004 CDEF Single Family	4.49	11/22/2005	11/20/2035	14,536.33	14,404.10	15,737.04	(85.46)	14,318.64	15,854.39	202.81	0.00
1100	GNMA	2004 CDEF Single Family	4.49	11/22/2005	11/20/2035	21,928.64	21,709.22	23,718.32	(129.38)	21,579.83	23,894.54	305.61	0.00
1100	GNMA	2004 CDEF Single Family	4.49	12/22/2005	12/20/2035	19,994.94	19,812.42	21,646.53	(138.39)	19,674.03	21,784.87	276.73	0.00
1100	GNMA	2004 CDEF Single Family	4.49	12/29/2005	12/20/2035	37,354.75	37,013.58	40,440.24	(229.22)	36,784.36	40,731.20	520.18	0.00
1100	GNMA	2004 CDEF Single Family	4.49	1/5/2006	1/20/2036	27,846.86	27,592.17	30,147.02	(2,570.05)	25,022.12	27,707.26	130.29	0.00
1100	GNMA	2004 CDEF Single Family	4.49	1/12/2006	1/20/2036	27,102.27	26,854.23	29,311.41	(3,304.71)	23,549.52	26,050.91	44.21	0.00
1100	GNMA	2004 CDEF Single Family	4.49	3/9/2006	2/20/2036	21,109.79	20,915.47	22,853.43	(125.15)	20,790.32	23,022.70	294.42	0.00
1100	GNMA	2004 CDEF Single Family	4.49	3/2/2006	2/20/2036	28,248.08	27,988.22	30,550.57	(154.72)	27,833.50	30,791.38	395.53	0.00
1100	GNMA	2004 CDEF Single Family	4.49	1/19/2006	1/20/2036	15,313.69	15,173.44	16,578.56	(91.07)	15,082.37	16,701.03	213.54	0.00
1100	GNMA	2004 CDEF Single Family	4.49	1/26/2006	1/20/2036	16,868.11	16,713.54	18,243.00	(97.56)	16,615.98	18,381.08	235.64	0.00
1100	GNMA	2004 CDEF Single Family	4.49	2/2/2006	2/20/2036	45,079.12	44,665.47	48,753.50	(266.49)	44,398.98	49,116.07	629.06	0.00
1100	GNMA	2004 CDEF Single Family	4.49	2/9/2006	2/20/2036	21,286.71	21,091.25	23,045.02	(123.09)	20,968.16	23,219.13	267.20	0.00
1100	GNMA	2004 CDEF Single Family	4.49	2/16/2006	2/20/2036	30,624.96	30,343.57	33,154.59	(197.79)	30,145.78	33,434.47	477.67	0.00
1100	GNMA	2004 CDEF Single Family	4.49	2/23/2006	2/20/2036	30,275.64	29,997.31	32,743.41	(166.09)	29,831.22	33,001.21	423.89	0.00
1100	GNMA	2004 CDEF Single Family	4.49	5/11/2006	4/20/2036	17,730.60	17,566.21	19,175.84	(108.05)	17,458.16	19,314.85	247.06	0.00
1100	GNMA	2004 CDEF Single Family	4.49	5/1/2006	5/20/2036	7,866.49	7,793.51	8,516.27	(55.84)	7,737.67	8,569.14	108.71	0.00
1100	GNMA	2004 CDEF Single Family	4.49	5/18/2006	5/20/2036	18,023.61	17,856.29	19,492.71	(2,582.31)	15,273.98	16,898.56	(11.84)	0.00
1100	GNMA	2004 CDEF Single Family	4.49	5/18/2006	5/20/2036	7,074.04	7,008.37	7,658.33	(45.58)	6,962.79	7,711.01	98.26	0.00
1100	GNMA	2004 CDEF Single Family	4.49	3/16/2006	3/20/2036	12,823.04	12,704.85	13,868.23	(70.23)	12,634.62	13,977.55	179.55	0.00
1100	GNMA	2004 CDEF Single Family	4.49	3/23/2006	3/20/2036	27,328.81	27,076.75	29,556.32	(149.68)	26,927.07	29,789.28	382.64	0.00
1100	GNMA	2004 CDEF Single Family	4.49	3/30/2006	3/20/2036	23,299.69	23,084.65	25,198.88	(127.49)	22,957.16	25,397.61	326.22	0.00
1100	GNMA	2004 CDEF Single Family	4.49	4/6/2006	3/20/2036	24,598.85	24,371.67	26,630.66	(160.60)	24,211.07	26,811.53	341.47	0.00
1100	GNMA	2004 CDEF Single Family	4.49	4/13/2006	3/20/2036	20,019.44	19,834.44	21,673.03	(214.96)	19,619.48	21,760.97	302.90	0.00
1100	GNMA	2004 CDEF Single Family	4.49	4/20/2006	4/20/2036	22,254.00	22,048.08	24,092.19	(2,481.75)	19,566.33	21,668.37	57.93	0.00
1100	GNMA	2004 CDEF Single Family	4.49	4/27/2006	4/20/2036	12,525.05	12,409.08	13,581.17	(2,965.38)	9,443.70	10,458.31	(157.48)	0.00
1100	GNMA	2004 CDEF Single Family	4.49	5/5/2006	4/20/2036	20,314.28	20,126.04	21,970.13	(112.20)	20,013.84	22,142.22	284.29	0.00
1100	GNMA	2004 CDEF Single Family	4.49	5/25/2006	5/20/2036	18,367.80	18,197.18	19,865.02	(99.61)	18,097.57	20,022.67	257.26	0.00
1100	GNMA	2004 CDEF Single Family	4.49	6/1/2006	6/20/2036	19,463.31	19,282.28	21,049.82	(2,861.12)	16,421.16	18,168.17	(20.53)	0.00
1100	GNMA	2004 CDEF Single Family	4.49	6/8/2006	6/20/2036	30,100.72	29,820.57	32,554.23	(178.51)	29,642.06	32,795.67	419.95	0.00
1100	GNMA	2004 CDEF Single Family	4.49	6/15/2006	6/20/2036	17,485.83	17,322.98	18,911.07	(92.75)	17,230.23	19,063.44	245.12	0.00
1100	GNMA	2004 CDEF Single Family	4.49	6/27/2006	6/20/2036	32,920.51	32,613.59	35,639.70	(242.85)	32,370.74	35,850.82	453.97	0.00
1100	GNMA	2004 CDEF Single Family	4.49	7/6/2006	7/20/2036	16,256.40	16,104.61	17,581.43	(160.60)	16,004.34	17,707.55	226.39	0.00
1100	GNMA	2004 CDEF Single Family	4.49	7/13/2006	6/20/2036	21,529.92	21,328.89	23,284.84	(117.76)	21,211.13	23,468.51	301.43	0.00
1100	GNMA	2004 CDEF Single Family	4.49	7/19/2006	6/20/2036	31,488.03	31,193.86	34,054.56	(188.45)	31,005.41	34,305.22	439.11	0.00
1100	GNMA	2004 CDEF Single Family	4.49	7/27/2006	7/20/2036	24,561.15	24,331.38	26,563.10	(129.38)	24,202.00	26,778.12	344.40	0.00
1100	GNMA	2004 CDEF Single Family	4.49	8/2/2006	8/20/2036	12,500.88	12,383.79	13,519.83	(66.31)	12,317.48	13,628.75	175.23	0.00
1100	GNMA	2004 CDEF Single Family	4.49	8/9/2006	8/20/2036	29,126.99	28,854.01	31,532.87	(177.02)	28,676.99	31,761.56	405.71	0.00
1100	GNMA	2004 CDEF Single Family	4.49	8/16/2006	7/20/2036	16,625.48	16,469.66	17,980.63	(88.19)	16,381.47	18,125.50	233.06	0.00
1100	GNMA	2004 CDEF Single Family	4.49	8/23/2006	7/20/2036	10,878.95	10,776.92	11,777.55	(3,141.59)	7,635.33	8,456.65	(179.31)	0.00
1100	GNMA	2004 CDEF Single Family	4.49	9/6/2006	8/20/2036	12,056.58	11,943.29	13,039.27	(2,074.22)	9,869.07	10,919.98	(45.07)	0.00
1100	GNMA	2004 CDEF Single Family	4.49	9/12/2006	8/20/2036	6,678.14	6,615.35	7,222.45	(36.59)	6,578.76	7,279.34	93.48	0.00
1100	GNMA	2004 CDEF Single Family	4.49	9/26/2006	9/20/2036	6,576.12	6,514.17	7,097.72	(33.50)	6,480.67	7,156.62	92.40	0.00
1100	GNMA	2004 CDEF Single Family	4.49	10/17/2006	10/20/2036	16,529.93	16,373.83	17,895.27	(111.99)	16,261.84	18,012.27	228.99	0.00
1100	GNMA	2004 CDEF Single Family	4.49	11/14/2006	10/20/2036	15,535.53	15,388.45	16,801.82	(86.32)	15,302.13	16,932.85	217.35	0.00
1100	GNMA	2004 CDEF Single Family	4.49	11/28/2006	10/20/2036	4,478.31	4,435.86	4,833.51	(23.06)	4,412.80	4,883.11	72.66	0.00
1100	GNMA	2004 CDEF Single Family	4.49	12/12/2006	10/20/2036	5,145.03	5,096.19	5,553.17	(26.30)	5,069.89	5,599.15	72.28	0.00
1100	GNMA	2004 CDEF Single Family	4.49	1/16/2007	12/20/2036	2,338.72	2,316.42	2,524.20	(11.74)	2,304.68	2,545.34	32.88	0.00
1100	GNMA	2004 CDEF Single Family	4.49	1/30/2007	12/20/2036	2,673.05	2,646.37	2,885.07	(13.30)	2,633.07	2,909.33	37.56	0.00
1100	GNMA	2004 CDEF Single Family	4.49	2/13/2007	1/20/2037	6,456.42	6,394.67	6,968.55	(34.53)	6,360.14	7,024.57	90.55	0.00
1100	GNMA	2004 CDEF Single Family	4.49	2/20/2007	2/20/2037	4,698.51	4,653.52	5,071.20	(23.87)	4,629.65	5,113.35	66.02	0.00
1100	GNMA	2004 CDEF Single Family	4.49	3/20/2007	1/20/2037	3,227.67	3,196.70	3,483.69	(1,931.80)	1,264.90	1,397.09	(154.80)	0.00
1100	GNMA	2004 CDEF Single Family	4.49	4/24/2007	3/20/2037	5,815.00	5,758.97	6,276.24	(28.44)	5,730.53	6,325.62	81.82	0.00
1100	GNMA	2004 CDEF Single Family	4.49	4/10/2007	2/20/2037	5,574.87	5,521.25	6,017.07	(27.75)	5,493.50	6,067.72	78.40	0.00
1100	GNMA	2004 CDEF Single Family	4.49	5/22/2007	4/20/2037	5,327.72	5,276.23	5,804.33	(2,393.16)	2,883.07	3,192.17	(219.00)	0.00
1100	GNMA	2004 CDEF Single Family	4.49	6/5/2007	5/20/2037	6,711.31	6,646.33	7,243.59	(32.78)	6,613.55	7,305.26	94.45	0.00
1100	GNMA	2004 CDEF Single Family	4.49	7/3/2007	6/20/2037	2,458.76	2,434.98	2,653.78	(11.82)	2,423.06	2,676.59	34.63	0.00
1100	GNMA	2004 CDEF Single Family	4.49	11/21/2007	9/20/2037	4,939.24	4,888.45	5,328.68	(23.28)	4,865.17	5,374.96	69.56	0.00
1100	GNMA	2004 CDEF Single Family	4.49	9/25/2007	4/20/2037	2,314.33	2,290.71	2,505.47	(23.72)	2,266.99	2,512.90	31.15	0.00
1100	GNMA	2004 CDEF Single Family	4.49	12/11/2007	8/20/2037	2,883.90	2,854.21	3,111.29	(13.67)	2,840.54	3,138.22	40.60	0.00
1100	GNMA	2004 CDEF Single Family	4.49	1/30/2008	1/20/2038	4,252.59	4,208.50	4,587.89	(19.64)	4,188.86	4,628.18	59.93	0.00
1100	GNMA	2004 CDEF Single Family	4.49	1/30/2008	1/20/2038	2,523.96	2,497.79	2,749.42	(11.62)	2,486.17	2,754.83	17.03	0.00
1100	GNMA	2004 CDEF Single Family	4.49	3/26/2008	3/20/2038	7,684.83	7,604.						



1100	FNMA	2004 CDEF Single Family	4.49	1/9/2007	9/1/2036	70,819.92	70,527.22	75,672.50	(405.65)	70,121.57	75,720.61	453.76	0.00
1100	FNMA	2004 CDEF Single Family	4.49	1/30/2007	1/1/2037	63,793.53	63,528.72	68,063.22	(322.98)	63,205.74	68,154.16	413.92	0.00
1100	FNMA	2004 CDEF Single Family	4.49	2/13/2008	1/1/2038	443,896.67	441,977.70	473,424.67	(2,134.94)	439,842.76	474,152.67	2,862.94	0.00
1100	GNMA	2004 CDEF Single Family	6.10	6/30/1994	6/20/2024	669,375.68	667,176.78	752,833.41	(12,309.23)	654,867.55	740,371.55	(152.63)	0.00
1100	GNMA	2004 CDEF Single Family	6.30	8/17/1994	8/20/2024	602,821.69	600,566.53	696,126.35	(10,738.24)	589,828.29	689,955.71	4,567.60	0.00
1100	GNMA	2004 CDEF Single Family	6.37	8/17/1994	8/20/2024	296,537.27	295,427.92	343,212.25	(5,465.21)	289,962.71	339,185.89	1,438.85	0.00
1100	GNMA	2004 CDEF Single Family	7.06	8/17/1994	8/20/2024	87,138.31	86,812.32	99,937.17	(4,802.47)	82,009.85	94,593.24	(541.46)	0.00
1100	GNMA	2004 CDEF Single Family	6.10	1/27/1995	10/20/2024	193,219.48	192,480.02	217,310.09	(3,451.15)	189,028.87	213,824.16	(34.78)	0.00
1100	GNMA	2004 CDEF Single Family	6.97	2/16/1995	12/20/2024	305,286.18	303,975.89	353,338.22	(31,392.61)	272,583.28	319,029.79	(2,915.82)	0.00
1100	GNMA	2004 CDEF Single Family	6.90	3/30/1995	2/20/2025	106,893.94	106,476.30	123,912.54	(1,364.84)	105,111.46	123,436.50	888.80	0.00
1100	GNMA	2004 CDEF Single Family	7.06	3/30/1995	12/20/2024	50,217.14	50,022.39	57,593.07	(32,245.90)	17,776.49	20,506.91	(4,840.26)	0.00
1100	GNMA	2004 CDEF Single Family	7.10	6/29/1995	6/20/2025	28,440.64	28,327.41	32,768.07	(313.75)	28,013.66	32,526.94	71.53	0.00
1100	GNMA	2004 CDEF Single Family	7.06	8/15/1995	6/20/2025	28,477.57	28,363.31	32,775.58	(312.02)	28,050.79	32,546.12	82.86	0.00
1100	GNMA	2004 CDEF Single Family	7.10	8/15/1995	8/20/2025	39,962.27	39,782.87	46,042.94	(555.66)	39,227.21	45,568.58	81.30	0.00
1100	GNMA	2004 CDEF Single Family	4.49	2/24/2005	2/20/2035	1,611,787.27	1,597,585.81	1,747,693.18	(110,865.04)	1,486,720.77	1,648,285.83	11,457.69	0.00
1100	GNMA	2004 CDEF Single Family	4.49	3/17/2005	3/20/2035	4,218,863.31	4,181,589.65	4,574,597.81	(354,041.45)	3,827,548.20	4,243,594.22	23,037.86	0.00
1100	GNMA	2004 CDEF Single Family	4.49	3/24/2005	3/20/2035	1,373,122.56	1,360,982.78	1,488,904.22	(8,826.31)	1,352,156.47	1,499,141.96	19,064.05	0.00
1100	GNMA	2004 CDEF Single Family	4.49	3/29/2005	2/20/2035	234,884.65	232,808.73	254,286.12	(1,363.64)	231,445.09	256,201.84	3,279.36	0.00
1100	GNMA	2004 CDEF Single Family	4.49	4/7/2005	4/20/2035	1,474,444.29	1,404,887.15	1,534,525.19	(9,830.13)	1,395,057.02	1,544,314.96	19,619.90	0.00
1100	GNMA	2004 CDEF Single Family	4.49	4/14/2005	4/20/2035	742,995.47	736,408.81	804,366.91	(4,317.34)	732,091.47	810,422.46	10,372.89	0.00
1100	GNMA	2004 CDEF Single Family	4.49	4/21/2005	4/20/2035	144,682.72	143,399.23	156,633.53	(815.84)	142,583.39	157,840.24	2,022.55	0.00
1100	GNMA	2004 CDEF Single Family	4.49	4/28/2005	4/20/2035	1,192,748.51	1,182,161.67	1,293,321.04	(9,398.81)	1,172,762.86	1,300,294.67	16,372.44	0.00
1100	GNMA	2004 CDEF Single Family	4.49	5/5/2005	5/20/2035	463,040.64	458,924.67	501,287.79	(2,702.24)	456,222.43	505,049.21	4,663.66	0.00
1100	GNMA	2004 CDEF Single Family	4.49	5/12/2005	5/20/2035	207,411.69	205,566.76	224,543.89	(1,167.32)	204,399.44	226,276.24	2,899.67	0.00
1100	GNMA	2004 CDEF Single Family	4.49	5/19/2005	5/20/2035	169,604.55	168,095.06	183,613.88	(1,110.37)	166,984.69	184,858.12	2,354.61	0.00
1100	GNMA	2004 CDEF Single Family	4.49	7/14/2005	7/20/2035	814,438.43	807,141.06	881,711.06	(4,826.83)	802,314.23	888,244.80	11,360.57	0.00
1100	GNMA	2004 CDEF Single Family	4.49	5/26/2005	5/20/2035	758,867.41	752,108.93	821,549.87	(4,477.03)	747,631.90	827,660.71	10,587.87	0.00
1100	GNMA	2004 CDEF Single Family	4.49	6/2/2005	6/20/2035	761,757.49	754,963.37	824,678.66	(4,545.71)	750,417.66	830,755.55	10,622.60	0.00
1100	GNMA	2004 CDEF Single Family	4.49	9/8/2005	9/20/2035	266,349.39	263,946.65	288,349.84	(1,654.21)	262,292.44	290,402.42	3,706.79	0.00
1100	GNMA	2004 CDEF Single Family	4.49	9/15/2005	9/20/2035	198,115.52	196,327.32	214,479.85	(1,161.27)	195,166.05	216,083.38	2,764.80	0.00
1100	GNMA	2004 CDEF Single Family	4.49	9/22/2005	9/20/2035	376,403.82	373,004.14	407,494.77	(2,401.76)	370,742.38	410,479.54	5,246.53	0.00
1100	GNMA	2004 CDEF Single Family	4.49	7/21/2005	7/20/2035	299,621.10	296,934.69	326,404.24	(7,752.75)	289,181.94	319,884.90	1,233.41	0.00
1100	GNMA	2004 CDEF Single Family	4.49	7/28/2005	7/20/2035	666,168.13	660,191.26	721,193.60	(5,080.77)	655,110.49	725,283.07	9,170.24	0.00
1100	GNMA	2004 CDEF Single Family	4.49	8/4/2005	7/20/2035	348,469.69	345,341.12	377,253.28	(2,197.83)	343,143.29	379,901.61	4,846.16	0.00
1100	GNMA	2004 CDEF Single Family	4.49	8/4/2005	8/20/2035	2,471,157.03	2,448,953.68	2,675,274.55	(133,770.25)	2,315,183.43	2,563,209.35	21,705.05	0.00
1100	GNMA	2004 CDEF Single Family	4.49	8/11/2005	8/20/2035	511,104.29	506,509.46	553,321.50	(2,981.69)	503,527.77	557,474.18	7,134.37	0.00
1100	GNMA	2004 CDEF Single Family	4.49	8/11/2005	8/20/2035	294,563.88	291,915.75	320,891.99	(1,729.64)	290,186.11	321,015.16	1,852.81	0.00
1100	GNMA	2004 CDEF Single Family	4.49	8/30/2005	8/20/2035	467,299.76	463,091.25	506,702.47	(16,769.31)	446,321.94	494,921.53	4,988.37	0.00
1100	GNMA	2004 CDEF Single Family	4.49	10/27/2005	10/20/2035	747,296.94	740,520.45	808,209.10	(4,085.41)	736,435.04	814,587.76	10,460.07	0.00
1100	GNMA	2004 CDEF Single Family	4.49	10/27/2005	10/20/2035	313,130.78	310,291.31	341,115.27	(1,740.90)	308,550.41	341,356.98	1,982.61	0.00
1100	GNMA	2004 CDEF Single Family	4.49	9/29/2005	9/20/2035	350,026.30	349,540.51	379,540.51	(98,841.24)	248,021.52	274,334.01	(6,365.26)	0.00
1100	GNMA	2004 CDEF Single Family	4.49	10/6/2005	10/20/2035	261,108.47	258,745.43	282,676.02	(1,466.63)	257,278.80	284,860.09	3,650.70	0.00
1100	GNMA	2004 CDEF Single Family	4.49	10/20/2005	10/20/2035	757,965.82	751,097.13	820,573.81	(5,118.52)	745,978.61	825,959.60	10,504.31	0.00
1100	GNMA	2004 CDEF Single Family	4.49	12/8/2005	11/20/2035	841,423.33	833,758.80	910,924.89	(26,333.02)	807,425.78	894,038.19	9,446.32	0.00
1100	GNMA	2004 CDEF Single Family	4.49	12/15/2005	12/20/2035	447,980.55	443,894.07	484,983.75	(2,490.70)	441,403.37	488,758.57	6,265.52	0.00
1100	GNMA	2004 CDEF Single Family	4.49	11/3/2005	11/20/2035	593,334.35	587,946.87	642,343.74	(4,855.68)	583,091.19	645,620.37	8,132.31	0.00
1100	GNMA	2004 CDEF Single Family	4.49	11/10/2005	10/20/2035	963,062.77	954,319.12	1,041,562.01	(5,880.66)	948,438.46	1,049,102.33	13,420.98	0.00
1100	GNMA	2004 CDEF Single Family	4.49	11/17/2005	11/20/2035	438,829.75	434,839.90	474,598.74	(135,993.43)	298,846.47	330,629.25	(7,976.06)	0.00
1100	GNMA	2004 CDEF Single Family	4.49	11/22/2005	11/20/2035	504,692.99	500,102.30	546,380.63	(3,802.55)	496,299.75	549,529.99	6,951.91	0.00
1100	GNMA	2004 CDEF Single Family	4.49	11/29/2005	11/20/2035	519,675.96	514,945.86	562,034.70	(2,848.70)	512,097.16	566,461.85	7,275.85	0.00
1100	GNMA	2004 CDEF Single Family	4.49	12/22/2005	12/20/2035	660,185.22	654,159.04	713,996.81	(3,672.58)	650,486.46	719,561.51	9,237.28	0.00
1100	GNMA	2004 CDEF Single Family	4.49	12/29/2005	12/20/2035	404,203.25	400,511.66	438,285.67	(2,957.95)	397,553.71	440,899.92	5,572.20	0.00
1100	GNMA	2004 CDEF Single Family	4.49	1/5/2006	1/20/2036	177,426.30	175,803.55	193,284.66	(1,011.69)	174,791.86	193,391.81	1,118.84	0.00
1100	GNMA	2004 CDEF Single Family	4.49	1/12/2006	1/20/2036	380,965.64	377,479.04	412,018.14	(2,047.14)	375,431.90	415,309.07	5,338.07	0.00
1100	GNMA	2004 CDEF Single Family	4.49	3/9/2006	2/20/2036	682,562.16	676,279.17	738,197.80	(3,638.35)	672,640.82	744,127.13	9,567.68	0.00
1100	GNMA	2004 CDEF Single Family	4.49	3/2/2006	2/20/2036	406,732.92	402,991.38	439,885.71	(2,210.83)	400,780.55	443,371.65	5,696.77	0.00
1100	GNMA	2004 CDEF Single Family	4.49	1/19/2006	1/20/2036	306,027.07	303,224.47	333,373.63	(1,687.78)	301,536.69	333,627.82	1,941.97	0.00
1100	GNMA	2004 CDEF Single Family	4.49	1/26/2006	1/20/2036	646,957.04	641,028.97	700,395.68	(71,984.46)	569,044.51	629,494.20	1,082.98	0.00
1100	GNMA	2004 CDEF Single Family	4.49	2/2/2006	1/20/2036	701,206.03	694,776.67	758,361.33	(4,461.27)	690,315.40	763,652.38	9,752.32	0.00
1100	GNMA	2004 CDEF Single Family	4.49	2/9/2006	2/20/2036	738,657.75	731,875.39	799,670.89	(4,692.49)	727,182.90	805,246.19	10,267.79	0.00
1100	GNMA	2004 CDEF Single Family	4.49	2/16/2006	2/20/2036	167,935.25	166,392.26	182,940.26	(691.71)	165,500.55	183,121.21	1,072.66	0.00
1100	GNMA	2004 CDEF Single Family	4.49	2/23/2006	2/20/2036	289,865.11	287,200.38	314,306.53	(1,837.91)	285,362.47	316,495.36	4,026.74	0.00
1100	GNMA	2004 CDEF Single Family	4.49	5/11/2006	5/20/2036	793,628.36	776,358.63	847,501.93	(4,797.77)	771,976.86	854,083.75	10,961.59	0.00
1100	GNMA	2004 CDEF Single Family	4.49	5/18/2006	4/20/2036	141,483.90	140,171.35	153,016.25	(167.12)	139,404.23	154,230.75	1,981.62	0.00
1100	GNMA	2004 CDEF Single Family	4.49	5/18/2006	4/20/2036	230,341.46	228,204.58	249,116.58	(1,267.77)	228,936.81	251,072.98	3,224.17	0.00
1100	GNMA	2004 CDEF Single Family	4.49	3/23/2006	3/20/2036	302,173.52	299,386.57	326,803.67	(1,600.45)	297,786.12	329,439.94	4,236.72	0.00
1100	GNMA	2004 CDEF Single Family	4.49	4/6/2006	3/20/2036	78,368.52	77,644.78	84,756.33	(417.08)	77,227.70	85,437.73	1,098.48	0.00
1100	GNMA	2004 CDEF Single Family	4.49	4/20/2006	4/20/2036	184,976.85	183,265.25	200,054.31	(996.43)	182,268.82	201,649.59	2,591.71	0.00
1100	GNMA												

1100	GNMA	2004 CDEF Single Family	4.49	2/13/2008	1/20/2038	117,997.68	116,823.95	127,301.79	(551.43)	116,272.52	128,413.52	1,663.16	0.00
1100	GNMA	2004 CDEF Single Family	4.49	2/19/2008	2/20/2038	160,684.61	159,084.83	173,354.59	(769.22)	158,315.61	174,848.45	2,263.08	0.00
1100	GNMA	2004 CDEF Single Family	4.49	3/26/2008	12/20/2037	310,034.61	306,940.15	334,480.83	(1,622.41)	305,417.74	337,320.25	4,361.83	0.00
1100	FNMA	2004 CDEF Single Family	5.63	7/3/2007	7/1/2037	4,629.33	4,609.78	5,063.94	(19.26)	4,590.52	5,037.32	(7.36)	0.00
1100	FNMA	2004 CDEF Single Family	5.38	8/7/2007	7/1/2037	30,343.61	30,086.47	33,307.56	(165.13)	29,921.34	33,149.07	6.64	0.00
1100	FNMA	2004 CDEF Single Family	5.63	8/7/2007	7/1/2037	3,462.64	3,433.29	3,803.23	(18.87)	3,414.42	3,810.61	26.25	0.00
1100	FNMA	2004 CDEF Single Family	5.13	8/7/2007	8/1/2037	26,315.79	26,092.68	28,969.22	(122.06)	25,970.62	28,864.53	17.37	0.00
1100	FNMA	2004 CDEF Single Family	5.13	8/29/2007	8/1/2037	6,373.05	6,318.91	6,909.02	(29.51)	6,289.40	6,881.81	2.30	0.00
1100	FNMA	2004 CDEF Single Family	5.38	8/23/2007	7/1/2037	12,880.44	12,771.13	14,131.53	(92.51)	12,678.62	14,035.63	(3.99)	0.00
1100	FNMA	2004 CDEF Single Family	5.38	9/11/2007	8/1/2037	11,310.36	11,214.16	12,406.34	(50.50)	11,163.66	12,358.78	2.94	0.00
1100	FNMA	2004 CDEF Single Family	5.13	9/11/2007	9/1/2037	3,446.71	3,417.38	3,744.87	(18.02)	3,399.36	3,727.87	0.00	0.00
1100	FNMA	2004 CDEF Single Family	5.63	9/11/2007	8/1/2037	4,437.37	4,399.63	4,854.83	(18.37)	4,381.26	4,828.28	(8.18)	0.00
1100	FNMA	2004 CDEF Single Family	5.38	9/25/2007	9/1/2037	22,441.54	22,220.59	24,591.89	(103.74)	22,116.85	24,484.86	7.21	0.00
1100	FNMA	2004 CDEF Single Family	5.63	9/25/2007	7/1/2037	1,391.14	1,379.29	1,534.27	(7.41)	1,371.88	1,543.47	16.61	0.00
1100	FNMA	2004 CDEF Single Family	5.13	9/25/2007	9/1/2037	16,119.05	15,981.71	17,744.37	(17.41)	15,902.94	17,675.78	10.18	0.00
1100	FNMA	2004 CDEF Single Family	5.38	10/9/2007	8/1/2037	1,522.15	1,509.17	1,656.97	(6.33)	1,502.84	1,651.83	1.19	0.00
1100	FNMA	2004 CDEF Single Family	5.13	10/9/2007	9/1/2037	9,483.04	9,402.14	10,439.18	(1,777.01)	7,625.13	8,475.22	(186.95)	0.00
1100	FNMA	2004 CDEF Single Family	5.63	10/9/2007	9/1/2037	4,099.03	4,064.06	4,483.02	(16.70)	4,047.36	4,460.34	(5.98)	0.00
1100	FNMA	2004 CDEF Single Family	5.38	10/25/2007	10/1/2037	26,981.51	26,750.87	29,594.92	(142.97)	26,607.90	29,457.61	5.66	0.00
1100	FNMA	2004 CDEF Single Family	5.13	10/25/2007	10/1/2037	14,347.60	14,224.95	15,794.24	(77.05)	14,147.90	15,725.48	8.29	0.00
1100	FNMA	2004 CDEF Single Family	5.38	11/8/2007	9/1/2037	13,249.74	13,136.38	14,541.21	(69.77)	13,066.61	14,469.98	(1.46)	0.00
1100	FNMA	2004 CDEF Single Family	5.13	11/8/2007	10/1/2037	5,760.80	5,711.49	6,263.61	(33.04)	5,678.45	6,232.41	1.84	0.00
1100	FNMA	2004 CDEF Single Family	5.38	11/21/2007	10/1/2037	5,976.33	5,925.11	6,508.73	(27.27)	5,897.84	6,485.53	4.07	0.00
1100	FNMA	2004 CDEF Single Family	5.13	11/21/2007	9/1/2037	7,736.00	7,669.74	8,386.60	(34.38)	7,635.36	8,355.15	2.93	0.00
1100	FNMA	2004 CDEF Single Family	5.38	11/21/2007	11/1/2037	11,267.56	11,170.96	12,357.58	(51.64)	11,119.32	12,310.52	4.58	0.00
1100	FNMA	2004 CDEF Single Family	5.38	12/11/2007	10/1/2037	15,364.02	15,232.11	16,850.92	(64.26)	15,167.85	16,792.92	6.26	0.00
1100	FNMA	2004 CDEF Single Family	5.13	12/11/2007	11/1/2037	5,369.82	5,323.69	5,815.87	(23.48)	5,300.21	5,795.05	2.66	0.00
1100	FNMA	2004 CDEF Single Family	5.38	12/11/2007	11/1/2037	6,075.70	6,023.51	6,632.37	(48.32)	5,975.19	6,584.74	0.69	0.00
1100	FNMA	2004 CDEF Single Family	5.13	12/11/2007	12/1/2037	6,352.14	6,297.56	6,902.64	(37.20)	6,260.36	6,867.35	1.91	0.00
1100	FNMA	2004 CDEF Single Family	5.13	12/20/2007	11/1/2037	2,636.68	2,614.01	2,858.00	(12.55)	2,601.46	2,846.82	1.37	0.00
1100	FNMA	2004 CDEF Single Family	5.38	12/20/2007	10/1/2037	1,532.34	1,519.17	1,674.92	(7.71)	1,511.46	1,667.85	0.64	0.00
1100	FNMA	2004 CDEF Single Family	5.63	12/28/2007	10/1/2037	19,140.31	18,975.74	21,151.94	(84.51)	18,891.23	21,065.86	(1.57)	0.00
1100	FNMA	2004 CDEF Single Family	5.13	1/16/2008	12/1/2037	5,225.79	5,180.73	5,658.16	(22.21)	5,158.52	5,638.77	2.82	0.00
1100	FNMA	2004 CDEF Single Family	5.13	1/30/2008	12/1/2037	3,601.49	3,570.40	3,912.37	(22.44)	3,547.96	3,890.16	0.23	0.00
1100	FNMA	2004 CDEF Single Family	5.38	1/30/2008	11/1/2037	1,369.42	1,357.60	1,490.26	(5.57)	1,352.03	1,485.81	1.12	0.00
1100	FNMA	2004 CDEF Single Family	5.13	2/13/2008	1/1/2038	2,227.96	2,208.69	2,411.55	(9.32)	2,199.37	2,403.54	1.31	0.00
1100	FNMA	2004 CDEF Single Family	5.38	2/19/2008	12/1/2037	2,217.08	2,192.58	2,412.58	(8.99)	2,188.91	2,405.38	1.79	0.00
1100	FNMA	2004 CDEF Single Family	5.13	2/19/2008	1/1/2038	4,776.79	4,735.46	5,188.15	(27.17)	4,708.29	5,161.60	0.62	0.00
1100	FNMA	2004 CDEF Single Family	5.13	2/27/2008	2/1/2038	1,487.28	1,474.39	1,609.56	(6.38)	1,468.01	1,604.08	0.90	0.00
1100	FNMA	2004 CDEF Single Family	5.38	3/20/2008	11/1/2037	5,381.91	5,335.25	5,869.96	(2,049.91)	3,285.34	3,628.16	(191.89)	0.00
1100	GNMA	2004 CDEF Single Family	5.38	8/7/2007	7/20/2037	3,137.43	3,105.51	3,467.13	(13.12)	3,092.39	3,465.16	11.15	0.00
1100	GNMA	2004 CDEF Single Family	5.63	8/7/2007	8/20/2037	15,542.61	15,384.43	17,300.82	(65.83)	15,318.60	17,241.60	6.61	0.00
1100	GNMA	2004 CDEF Single Family	5.63	11/21/2007	10/20/2037	1,384.99	1,370.74	1,538.48	(8.37)	1,362.37	1,529.98	(0.13)	0.00
1100	GNMA	2004 CDEF Single Family	5.38	11/21/2007	10/20/2037	7,249.99	7,175.41	8,002.87	(29.76)	7,145.65	7,994.50	21.39	0.00
1100	GNMA	2004 CDEF Single Family	5.38	9/25/2007	9/20/2037	19,482.90	19,283.64	21,559.40	(127.95)	19,155.69	21,501.07	69.62	0.00
1100	GNMA	2004 CDEF Single Family	5.13	9/25/2007	9/20/2037	20,112.28	19,906.59	22,240.14	(3,448.68)	16,457.91	18,459.98	(331.48)	0.00
1100	GNMA	2004 CDEF Single Family	5.63	9/25/2007	8/20/2037	5,975.49	5,914.40	6,651.44	(25.40)	5,889.00	6,628.55	2.51	0.00
1100	GNMA	2004 CDEF Single Family	5.63	9/25/2007	9/20/2037	2,651.44	2,624.32	2,952.81	(12.06)	2,612.26	2,933.57	(7.18)	0.00
1100	GNMA	2004 CDEF Single Family	5.38	10/9/2007	9/20/2037	18,360.67	18,172.65	20,317.57	(328.89)	17,843.76	20,028.77	40.09	0.00
1100	GNMA	2004 CDEF Single Family	5.63	10/9/2007	6/20/2037	2,013.69	1,993.09	2,236.91	(8.09)	1,985.00	2,226.64	(2.18)	0.00
1100	GNMA	2004 CDEF Single Family	5.13	10/9/2007	9/20/2037	5,763.64	5,704.62	6,369.39	(25.63)	5,678.99	6,364.06	20.30	0.00
1100	GNMA	2004 CDEF Single Family	5.38	8/23/2007	8/20/2037	12,940.20	12,808.31	14,319.39	(67.64)	12,740.67	14,300.10	48.35	0.00
1100	GNMA	2004 CDEF Single Family	5.13	8/23/2007	7/20/2037	17,051.45	16,877.76	18,855.40	(110.17)	16,767.59	18,806.47	61.24	0.00
1100	GNMA	2004 CDEF Single Family	5.38	9/11/2007	9/20/2037	6,701.17	6,632.72	7,397.07	(27.83)	6,604.89	7,388.97	19.73	0.00
1100	GNMA	2004 CDEF Single Family	5.63	9/11/2007	8/20/2037	8,685.78	8,597.10	9,668.34	(36.99)	8,560.11	9,635.00	3.65	0.00
1100	GNMA	2004 CDEF Single Family	5.13	9/11/2007	8/20/2037	5,543.58	5,486.98	6,109.34	(25.23)	5,461.75	6,073.79	(10.32)	0.00
1100	GNMA	2004 CDEF Single Family	5.38	11/28/2007	11/20/2037	5,521.67	5,464.81	6,102.00	(34.14)	5,430.67	6,086.14	18.28	0.00
1100	GNMA	2004 CDEF Single Family	5.13	12/11/2007	11/20/2037	5,739.01	5,679.94	6,324.58	(35.27)	5,644.57	6,277.72	(11.59)	0.00
1100	GNMA	2004 CDEF Single Family	5.38	10/25/2007	10/20/2037	6,672.82	6,604.35	7,365.80	(27.52)	6,576.83	7,357.95	6.67	0.00
1100	GNMA	2004 CDEF Single Family	5.13	10/25/2007	10/20/2037	21,823.31	21,599.40	24,132.20	(2,715.77)	18,893.63	21,181.48	(234.95)	0.00
1100	GNMA	2004 CDEF Single Family	5.63	10/25/2007	9/20/2037	2,249.45	2,226.51	2,498.63	(9.58)	2,216.93	2,486.73	(2.52)	0.00
1100	GNMA	2004 CDEF Single Family	5.38	10/25/2007	10/20/2037	14,410.48	14,262.62	15,946.36	(73.70)	14,188.92	15,926.70	54.04	0.00
1100	GNMA	2004 CDEF Single Family	5.38	11/8/2007	10/20/2037	12,235.01	12,109.31	13,539.01	(50.26)	12,059.05	13,536.13	47.38	0.00
1100	GNMA	2004 CDEF Single Family	5.13	11/8/2007	10/20/2037	7,964.45	7,882.63	8,791.55	(33.78)	7,848.85	8,781.14	23.37	0.00
1100	GNMA	2004 CDEF Single Family	5.63	1/16/2008	12/20/2037	1,329.33	1,315.57	1,476.68	(5.42)	1,310.15	1,469.82	(1.44)	0.00
1100	GNMA	2004 CDEF Single Family	5.38	12/28/2007	11/20/2037	5,701.51	5,642.64	6,293.58	(23.12)	5,619.52	6,287.31	16.85	0.00
1100	GNMA	2004 CDEF Single Family	5.63	12/28/2007	12/20/2037	1,404.66	1,390.14	1,558.14	(5.55)	1,384.59	1,553.27	0.68	0.00
1100	GNMA	2004 CDEF Single Family	5.63	12/28/2007	12/20/2037	12,553.46	12,423.78	13,973.52	(50.48)	12,373.30	13,928.71	5.67	0.00
1100	GNMA	2004 CDEF Single Family	5.38	12/11/2007	11/20/2037	18,231.00	18,043.05	20,174.08	(74.75)	17,968.30	20,169.96	70.63	0.00
1100	GNMA	2004 CDEF Single Family	5.38	12/20/2007	11/20/2037	1,590.01	1,573.60	1,755.17	(6.55)	1,567.05	1,753.31	4.69	0.00
1100	GNMA	2004 CDEF Single Family	5.13	12/20/2007	12/20/2037	1,605.66	1,589.08	1,772.35	(6.73)	1,582.35	1,770.35	4.73	0.00
1100	GNMA	2004 CDEF Single Family	5.38	1/16/2008	12/20/2037	957.70	947.78	1,061.35	(11.46)	936.32	1,052.94	3.05	0.00
1100	GNMA	2004 CDEF Single Family	5.63	1/30/2008	12/20/2037	3,889.44	3,849.14	4,314.55	(15.47)	3,833.67	4,300.96	1.88	0.00
1100	GNMA	2004 CDEF Single Family	5.38	2/13/2008	12/20/2037	3,153.57	3,120.85	3,490.84	(14.60)	3,106.25	3,487.29	11.05	0.00

1100	FNMA	2005 BCD Single Family	5.38	9/6/2006	9/1/2036	19,441.88	19,362.44	21,346.78	(2,030.90)	17,331.54	19,132.00	(183.88)	0.00
1100	FNMA	2005 BCD Single Family	5.63	9/6/2006	8/1/2036	7,423.94	7,393.62	8,204.21	(32.69)	7,360.93	8,171.43	(0.09)	0.00
1100	FNMA	2005 BCD Single Family	5.13	9/12/2006	9/1/2036	19,433.79	19,354.34	21,393.25	(4,321.42)	15,032.92	16,635.06	(436.77)	0.00
1100	FNMA	2005 BCD Single Family	5.38	9/12/2006	9/1/2036	9,245.32	9,207.52	10,157.85	(1,972.05)	7,235.47	8,010.46	(175.34)	0.00
1100	FNMA	2005 BCD Single Family	5.63	9/20/2006	9/1/2036	5,743.67	5,720.17	6,347.39	(26.05)	5,694.12	6,321.20	(0.14)	0.00
1100	FNMA	2005 BCD Single Family	5.38	9/20/2006	9/1/2036	10,454.71	10,411.93	11,485.45	(118.58)	10,293.35	11,384.65	17.78	0.00
1100	FNMA	2005 BCD Single Family	5.13	9/20/2006	9/1/2036	7,120.00	7,090.87	7,837.94	(35.93)	7,054.94	7,806.91	4.90	0.00
1100	FNMA	2005 BCD Single Family	5.38	9/26/2006	9/1/2036	9,959.80	9,919.02	10,931.54	(47.44)	9,871.58	10,886.03	1.93	0.00
1100	FNMA	2005 BCD Single Family	5.38	10/5/2006	9/1/2036	18,629.87	18,553.54	20,443.87	(86.69)	18,464.85	20,352.14	(3.04)	0.00
1100	FNMA	2005 BCD Single Family	5.63	10/17/2006	9/1/2036	11,041.75	10,996.46	12,202.23	(48.93)	10,947.53	12,155.88	2.58	0.00
1100	FNMA	2005 BCD Single Family	5.13	10/17/2006	10/1/2036	20,350.44	20,266.92	22,402.36	(178.98)	20,087.96	22,229.24	5.94	0.00
1100	FNMA	2005 BCD Single Family	5.38	10/17/2006	10/1/2036	11,435.31	11,388.37	12,563.21	(81.85)	11,305.52	12,506.55	25.19	0.00
1100	FNMA	2005 BCD Single Family	5.38	10/24/2006	11/1/2036	35,287.09	35,142.09	38,751.50	(4,107.26)	31,034.83	34,777.13	(367.22)	0.00
1100	FNMA	2005 BCD Single Family	5.38	11/2/2006	11/1/2036	26,561.69	26,452.46	29,172.17	(157.02)	26,295.44	29,057.44	5.42	0.00
1100	FNMA	2005 BCD Single Family	5.63	11/2/2006	10/1/2036	5,919.04	5,894.71	6,541.15	(916.76)	4,977.95	5,526.23	(98.16)	0.00
1100	FNMA	2005 BCD Single Family	5.13	11/2/2006	10/1/2036	8,087.93	8,054.68	8,903.40	(75.16)	7,979.52	8,830.11	1.87	0.00
1100	FNMA	2005 BCD Single Family	5.38	11/14/2006	11/1/2036	23,723.63	23,625.95	26,035.96	(140.82)	23,485.13	25,899.25	4.11	0.00
1100	FNMA	2005 BCD Single Family	5.63	11/14/2006	11/1/2036	7,838.63	7,806.35	8,669.74	(36.92)	7,769.43	8,647.00	14.18	0.00
1100	FNMA	2005 BCD Single Family	5.13	11/14/2006	11/1/2036	7,378.59	7,348.21	8,012.65	(35.60)	7,312.61	7,979.23	2.18	0.00
1100	FNMA	2005 BCD Single Family	5.38	11/21/2006	10/1/2036	8,690.25	8,654.47	9,534.66	(44.67)	8,609.80	9,489.89	(0.10)	0.00
1100	FNMA	2005 BCD Single Family	5.63	11/21/2006	11/1/2036	4,177.35	4,160.13	4,575.43	(18.24)	4,141.89	4,551.05	(6.14)	0.00
1100	FNMA	2005 BCD Single Family	5.13	11/21/2006	11/1/2036	4,501.34	4,482.79	4,896.18	(31.96)	4,450.83	4,864.96	0.74	0.00
1100	FNMA	2005 BCD Single Family	5.38	11/28/2006	11/1/2036	2,922.14	2,910.09	3,188.18	(13.62)	2,896.47	3,176.18	1.62	0.00
1100	FNMA	2005 BCD Single Family	5.13	11/28/2006	11/1/2036	2,210.01	2,200.90	2,398.67	(10.49)	2,190.41	2,388.93	0.75	0.00
1100	FNMA	2005 BCD Single Family	5.63	11/28/2006	11/1/2036	1,279.03	1,273.75	1,400.64	(5.63)	1,268.12	1,392.94	(2.07)	0.00
1100	FNMA	2005 BCD Single Family	5.38	12/12/2006	11/1/2036	7,205.67	7,175.92	7,905.56	(34.81)	7,141.11	7,871.18	0.43	0.00
1100	FNMA	2005 BCD Single Family	5.63	12/12/2006	11/1/2036	6,487.42	6,460.63	7,175.26	(1,051.10)	5,409.53	6,016.64	(107.52)	0.00
1100	FNMA	2005 BCD Single Family	5.13	12/12/2006	11/1/2036	6,665.95	6,638.43	7,251.48	(2,783.86)	3,854.57	4,213.88	(253.74)	0.00
1100	FNMA	2005 BCD Single Family	5.38	12/27/2006	11/1/2036	24,308.60	24,208.13	26,680.45	(2,370.32)	21,837.81	24,070.77	(239.36)	0.00
1100	FNMA	2005 BCD Single Family	5.63	12/27/2006	12/1/2036	6,953.92	6,925.15	7,693.71	(43.18)	6,881.97	7,664.55	14.02	0.00
1100	FNMA	2005 BCD Single Family	5.13	12/27/2006	10/1/2036	4,790.58	4,770.79	5,205.79	(24.29)	4,746.50	5,182.82	1.32	0.00
1100	FNMA	2005 BCD Single Family	5.38	1/9/2007	12/1/2036	20,086.08	20,002.92	22,063.16	(2,933.21)	17,069.71	18,868.02	(261.93)	0.00
1100	FNMA	2005 BCD Single Family	5.63	1/9/2007	12/1/2036	5,079.04	5,058.01	5,616.68	(35.93)	5,022.08	5,587.64	6.89	0.00
1100	FNMA	2005 BCD Single Family	5.13	1/9/2007	12/1/2036	4,878.47	4,858.27	5,293.16	(22.83)	4,835.44	5,272.09	1.76	0.00
1100	FNMA	2005 BCD Single Family	5.38	1/30/2007	12/1/2036	21,201.14	21,113.19	23,260.41	(96.62)	21,016.57	23,165.64	1.85	0.00
1100	FNMA	2005 BCD Single Family	5.63	1/30/2007	12/1/2036	17,519.28	17,446.61	19,360.55	(101.03)	17,345.58	19,273.75	14.23	0.00
1100	FNMA	2005 BCD Single Family	5.13	1/30/2007	1/1/2037	3,681.63	3,666.34	4,001.82	(25.42)	3,640.92	3,977.40	1.00	0.00
1100	FNMA	2005 BCD Single Family	5.38	2/13/2007	1/1/2037	13,094.72	13,040.29	14,385.77	(155.68)	12,884.61	14,250.42	20.33	0.00
1100	FNMA	2005 BCD Single Family	5.63	2/13/2007	1/1/2037	6,069.50	6,044.27	6,652.88	(32.07)	6,012.20	6,615.07	(5.74)	0.00
1100	FNMA	2005 BCD Single Family	5.13	2/13/2007	1/1/2037	7,099.99	7,070.48	7,715.45	(35.74)	7,034.74	7,681.72	2.01	0.00
1100	FNMA	2005 BCD Single Family	5.38	2/20/2007	1/1/2037	3,198.02	3,176.74	3,488.63	(14.79)	3,161.95	3,475.49	1.65	0.00
1100	FNMA	2005 BCD Single Family	5.63	2/20/2007	1/1/2037	9,210.82	9,172.51	10,178.85	(40.04)	9,132.47	10,138.76	(0.05)	0.00
1100	GNMA	2005 BCD Single Family	5.13	8/10/2006	7/20/2036	10,505.31	10,397.40	11,629.03	(52.74)	10,344.66	11,612.48	36.19	0.00
1100	GNMA	2005 BCD Single Family	5.38	8/16/2006	8/20/2036	3,869.06	3,832.77	4,275.68	(11.39)	3,815.38	4,271.91	13.62	0.00
1100	GNMA	2005 BCD Single Family	5.63	8/16/2006	8/20/2036	1,696.81	1,680.89	1,889.64	(11.29)	1,669.60	1,873.32	(5.03)	0.00
1100	GNMA	2005 BCD Single Family	5.38	8/23/2006	8/20/2036	11,787.50	11,676.88	13,063.15	(67.67)	11,609.21	13,042.42	46.94	0.00
1100	GNMA	2005 BCD Single Family	5.13	8/23/2006	8/1/2036	17,851.64	17,668.03	19,761.22	(3,260.99)	14,407.04	16,173.00	(327.23)	0.00
1100	GNMA	2005 BCD Single Family	5.38	9/6/2006	8/20/2036	34,909.79	34,581.77	38,644.08	(172.53)	34,409.24	38,592.70	121.15	0.00
1100	GNMA	2005 BCD Single Family	5.63	9/6/2006	9/20/2036	15,726.52	15,578.65	17,514.02	(106.14)	15,472.51	17,401.28	(6.80)	0.00
1100	GNMA	2005 BCD Single Family	5.13	9/6/2006	8/20/2036	30,646.78	30,331.02	33,925.09	(154.09)	30,176.93	33,876.56	105.56	0.00
1100	GNMA	2005 BCD Single Family	5.38	9/12/2006	9/20/2036	19,000.79	18,822.04	21,033.29	(97.77)	18,724.27	21,000.99	65.47	0.00
1100	GNMA	2005 BCD Single Family	5.13	9/12/2006	9/20/2036	20,140.08	19,950.62	22,294.47	(101.25)	19,849.37	22,262.90	69.68	0.00
1100	GNMA	2005 BCD Single Family	5.63	9/12/2006	9/20/2036	4,278.93	4,238.67	4,765.25	(1,727.76)	2,510.91	2,817.40	(220.09)	0.00
1100	GNMA	2005 BCD Single Family	5.38	9/20/2006	9/20/2036	33,497.64	33,182.29	37,080.90	(167.46)	33,014.83	37,029.46	116.02	0.00
1100	GNMA	2005 BCD Single Family	5.13	9/20/2006	9/20/2036	51,995.94	51,506.45	57,557.97	(257.11)	51,249.34	57,481.29	180.43	0.00
1100	GNMA	2005 BCD Single Family	5.63	9/20/2006	9/20/2036	5,364.32	5,313.82	5,974.06	(23.91)	5,289.91	5,949.42	(0.73)	0.00
1100	GNMA	2005 BCD Single Family	5.13	9/26/2006	9/20/2036	21,602.98	21,399.50	23,913.83	(102.82)	21,296.68	23,886.46	75.45	0.00
1100	GNMA	2005 BCD Single Family	5.38	9/26/2006	9/20/2036	25,281.83	25,043.70	28,017.84	(132.69)	24,911.01	27,987.36	102.21	0.00
1100	GNMA	2005 BCD Single Family	5.38	10/5/2006	10/20/2036	41,734.20	41,340.50	46,198.50	(216.61)	41,123.95	46,125.50	143.61	0.00
1100	GNMA	2005 BCD Single Family	5.63	10/17/2006	10/20/2036	18,471.57	18,297.14	20,588.37	(104.76)	18,192.38	20,460.97	(22.64)	0.00
1100	GNMA	2005 BCD Single Family	5.13	10/5/2006	10/20/2036	44,730.10	44,308.20	49,514.88	(3,933.55)	40,374.64	45,285.06	(296.26)	0.00
1100	GNMA	2005 BCD Single Family	5.38	10/17/2006	10/20/2036	35,434.59	35,099.98	39,225.04	(1,975.02)	33,124.96	37,154.05	(95.97)	0.00
1100	GNMA	2005 BCD Single Family	5.13	10/17/2006	10/20/2036	37,873.46	37,614.87	41,991.03	(177.91)	37,436.96	41,958.00	144.88	0.00
1100	GNMA	2005 BCD Single Family	5.63	10/24/2006	10/20/2036	23,047.29	22,829.51	25,666.86	(2,579.38)	20,250.13	22,775.51	(311.97)	0.00
1100	GNMA	2005 BCD Single Family	5.38	10/24/2006	10/20/2036	37,766.50	37,409.64	41,806.38	(180.16)	37,229.48	41,758.06	131.84	0.00
1100	GNMA	2005 BCD Single Family	5.13	10/24/2006	10/20/2036	36,362.25	36,018.66	40,251.89	(1,630.38)	34,388.28	38,571.23	(50.28)	0.00
1100	GNMA	2005 BCD Single Family	5.38	11/2/2006	11/20/2036	35,016.80	34,685.47	38,748.90	(4,810.45)	29,875.02	33,507.08	(431.37)	0.00
1100	GNMA	2005 BCD Single Family	5.13	11/2/2006	10/20/2036	25,710.18	25,467.06	28,460.39	(127.63)	25,339.43	28,421.92	89.16	0.00
1100	GNMA	2005 BCD Single Family	5.63	11/14/2006	11/20/2036	15,769.28	15,619.89	17,553.10	(67.84)	15,552.05	17,491.95	6.89	0.00
1100	GNMA	2005 BCD Single Family	5.38	11/14/2006	10/20/2036	23,138.77	22,919.71	25,604.90	(104.57)	22,815.14	25,589.00	88.67	0.00
1100	GNMA	2005 BCD Single Family	5.13	11/14/2006	11/20/2036	31,609.96	31,310.51	34,991.27	(155.84)	31,154.67	34,945.17	109.74	0.00
1100	GNMA	2005 BCD Single Family	5.38	11/21/2006	11/20/2036	37,466.92	37,111.77	41,474.78	(173.64)	36,938.13	41,432.56	131.42	0.00
1100	GNMA	2005 BCD Single Family	5.63	11/21/2006	11/20/2036	4,805.96	4,760.40	5,349.61	(21.14)	4,739.26	5,330.45	1.98	0.00
1100													

1100	GNMA	2005 BCD Single Family	5.13	2/13/2007	1/20/2037	16,197.78	16,042.88	17,930.43	(98.70)	15,944.18	17,885.68	53.95	0.00			
1100	GNMA	2005 BCD Single Family	5.63	2/13/2007	2/20/2037	4,102.84	4,063.58	4,557.59	(17.02)	4,046.56	4,536.09	(4.48)	0.00			
1100	FNMA	2005 BCD Single Family	6.15	5/1/1996	4/1/2026	127,552.70	127,089.55	144,616.68	(1,753.43)	125,336.12	143,790.73	927.48	0.00			
1100	FNMA	2005 BCD Single Family	6.15	6/1/1996	5/1/2026	134,828.01	134,466.80	152,878.79	(2,187.29)	132,279.51	151,622.34	930.84	0.00			
1100	FNMA	2005 BCD Single Family	6.15	7/1/1996	6/1/2026	96,166.71	95,746.36	109,872.37	(1,544.42)	94,201.94	108,326.36	(1.59)	0.00			
1100	FNMA	2005 BCD Single Family	6.15	8/1/1996	7/1/2026	116,990.22	116,459.31	133,663.88	(2,090.52)	114,368.79	131,538.69	(34.47)	0.00			
1100	FNMA	2005 BCD Single Family	6.15	8/1/1996	8/1/2026	135,801.00	135,640.89	153,833.99	(2,336.97)	133,303.92	152,138.77	641.75	0.00			
1100	FNMA	2005 BCD Single Family	6.15	9/1/1996	8/1/2026	31,686.10	31,675.64	36,044.51	(1,307.29)	30,368.35	34,175.16	(562.06)	0.00			
1100	FNMA	2005 BCD Single Family	6.15	10/1/1996	10/1/2026	168,669.94	168,638.06	190,866.86	(3,023.33)	165,614.73	187,764.15	(79.38)	0.00			
1100	FNMA	2005 BCD Single Family	6.15	12/1/1996	11/1/2026	105,192.22	105,139.30	119,661.39	(1,179.22)	103,360.08	116,336.63	(1,545.54)	0.00			
1100	FNMA	2005 BCD Single Family	6.15	3/1/1997	1/1/2027	88,323.97	88,323.97	100,472.92	(902.78)	87,421.19	98,347.95	(1,222.19)	0.00			
1100	FNMA	2005 BCD Single Family	6.15	9/1/1997	7/1/2027	88,791.21	88,791.21	101,795.55	(1,125.08)	87,586.13	97,586.13	63.31	0.00			
1100	GNMA	2005 BCD Single Family	6.15	7/1/1996	7/20/2026	666,171.99	663,162.89	749,230.28	(14,474.84)	648,688.05	734,284.74	(470.70)	0.00			
1100	GNMA	2005 BCD Single Family	6.15	3/1/1996	3/20/2026	101,250.28	100,789.38	113,874.16	(2,727.23)	98,062.15	111,005.50	(141.43)	0.00			
1100	GNMA	2005 BCD Single Family	6.15	8/1/1996	7/20/2026	441,383.04	439,402.11	496,414.63	(6,938.68)	432,463.43	489,514.71	38.76	0.00			
1100	GNMA	2005 BCD Single Family	6.15	4/1/1996	4/20/2026	187,238.86	186,409.57	210,583.76	(2,813.43)	183,596.14	207,803.91	33.58	0.00			
1100	GNMA	2005 BCD Single Family	6.15	5/1/1996	5/20/2026	472,895.39	470,793.36	531,855.99	(6,575.97)	464,217.39	525,434.56	154.54	0.00			
1100	GNMA	2005 BCD Single Family	6.15	5/1/1996	5/20/2026	197,545.31	196,635.41	222,175.23	(3,341.17)	193,294.24	218,818.99	(15.07)	0.00			
1100	GNMA	2005 BCD Single Family	6.15	6/1/1996	6/20/2026	684,636.73	681,533.27	769,997.20	(42,162.92)	639,370.35	723,748.46	(4,085.82)	0.00			
1100	GNMA	2005 BCD Single Family	6.15	6/1/1996	6/20/2026	200,457.25	199,578.44	225,450.23	(2,353.73)	197,224.71	223,219.83	123.33	0.00			
1100	GNMA	2005 BCD Single Family	6.15	7/1/1996	6/20/2026	826,111.26	822,556.50	929,110.76	(59,618.13)	762,938.37	863,427.78	(6,064.85)	0.00			
1100	GNMA	2005 BCD Single Family	6.15	8/1/1996	8/20/2026	606,419.10	605,541.00	682,027.38	(54,493.15)	551,047.85	621,877.24	(5,656.99)	0.00			
1100	GNMA	2005 BCD Single Family	6.15	9/1/1996	9/20/2026	289,104.33	288,834.59	325,149.84	(4,605.02)	284,229.57	320,600.50	55.68	0.00			
1100	GNMA	2005 BCD Single Family	6.15	9/1/1996	9/20/2026	124,822.91	124,669.50	140,385.84	(4,216.43)	120,453.07	135,906.37	(263.04)	0.00			
1100	GNMA	2005 BCD Single Family	6.15	10/1/1996	10/20/2026	680,090.96	679,411.54	764,884.73	(11,240.05)	668,171.49	753,721.90	77.22	0.00			
1100	GNMA	2005 BCD Single Family	6.15	12/1/1996	12/20/2026	140,457.55	140,348.83	157,969.73	(2,089.44)	138,259.39	155,927.12	46.83	0.00			
1100	GNMA	2005 BCD Single Family	6.15	1/1/1997	12/20/2026	501,226.91	500,830.94	563,719.86	(7,035.36)	493,795.58	556,905.77	221.27	0.00			
1100	GNMA	2005 BCD Single Family	6.15	1/1/1997	1/20/2027	269,081.57	268,574.62	302,630.67	(5,597.00)	262,977.62	296,907.25	(126.42)	0.00			
1100	GNMA	2005 BCD Single Family	6.15	2/1/1997	2/20/2027	170,780.66	170,462.66	192,073.56	(1,094.73)	168,367.93	190,086.88	108.05	0.00			
1100	GNMA	2005 BCD Single Family	6.15	2/1/1997	2/20/2027	121,326.65	121,197.19	136,453.65	(1,550.18)	119,647.01	134,975.54	72.07	0.00			
1100	GNMA	2005 BCD Single Family	6.15	3/1/1997	3/20/2027	298,254.37	298,098.97	335,440.71	(47,297.92)	250,801.05	282,780.01	(5,362.78)	0.00			
1100	GNMA	2005 BCD Single Family	6.15	4/1/1997	4/20/2027	133,564.50	133,564.50	150,217.33	(1,529.80)	132,034.70	148,793.87	106.34	0.00			
1100	GNMA	2005 BCD Single Family	6.15	6/1/1997	6/20/2027	70,891.00	70,868.24	79,911.16	(745.99)	70,122.25	79,223.23	58.06	0.00			
1100	GNMA	2005 BCD Single Family	6.15	8/1/1997	7/20/2027	221,476.47	220,376.83	249,090.15	(3,773.43)	216,603.40	245,294.90	(21.82)	0.00			
1100	GNMA	2005 BCD Single Family	6.15	9/1/1997	8/20/2027	260,586.85	260,478.70	293,076.79	(3,988.69)	256,490.01	289,164.27	76.17	0.00			
1100	GNMA	2005 BCD Single Family	6.15	2/1/1998	2/20/2028	77,220.54	77,220.52	87,103.97	(690.86)	76,529.66	86,482.34	69.23	0.00			
1100	GNMA	2005 BCD Single Family	6.15	3/1/1998	1/20/2028	49,139.95	49,139.95	55,266.72	(641.59)	48,498.36	54,654.25	29.12	0.00			
1100	GNMA	2005 BCD Single Family	6.15	4/1/1998	4/20/2028	134,159.28	134,159.28	150,886.24	(1,517.20)	132,642.08	149,478.32	109.28	0.00			
1100	GNMA	2005 BCD Single Family	6.15	6/1/1998	5/20/2028	47,566.14	47,566.14	53,654.11	(421.98)	47,144.16	53,275.24	43.11	0.00			
1100	GNMA	2005 BCD Single Family	6.15	9/1/1998	7/20/2028	163,220.22	163,220.22	183,570.52	(2,385.98)	160,834.24	181,248.93	64.39	0.00			
1100	GNMA	2005 BCD Single Family	6.15	11/1/1998	10/20/2028	233,800.93	233,800.93	263,725.10	(63,061.13)	170,739.80	192,944.51	(7,719.46)	0.00			
<b>2005 BCD Single Family Total</b>							12,084,374.99	13,490,807.48	0.00	(430,271.78)	(434,913.80)	0.00	11,219,189.41	12,594,799.62	(30,822.28)	0.00

1107	Repo Agmt	2006 ABCDE Single Family	0.14	5/31/2012	6/1/2012	844,409.83	844,409.83	844,409.83	218.07	844,627.90	844,627.90	-	0.00
1199	GIC's	2006 ABCDE Single Family	4.73	6/28/2006	8/31/2037				3,921,883.05	3,921,883.05	3,921,883.05	-	0.00
1136	Repo Agmt	2006 ABCDE Single Family	0.14	5/31/2012	6/1/2012	7,855,675.03	7,855,675.03	7,855,675.03	(5,949,504.14)	1,906,170.89	1,906,170.89	-	0.00
1100	FNMA	2006 ABCDE Single Family	6.25	4/1/1997	3/1/2027	161,025.86	161,025.86	183,649.96	(2,886.94)	158,138.92	181,714.23	951.21	0.00
1100	FNMA	2006 ABCDE Single Family	6.25	5/29/1997	5/1/2027	152,962.81	152,962.81	174,302.66	(41,000.61)	111,962.20	128,250.46	(5,051.59)	0.00
1100	FNMA	2006 ABCDE Single Family	6.25	6/26/1997	5/1/2027	166,385.55	166,385.55	190,147.04	(2,323.97)	164,061.58	188,943.13	1,120.06	0.00
1100	FNMA	2006 ABCDE Single Family	6.25	8/18/1997	6/1/2027	70,745.23	70,745.23	81,309.63	(1,098.26)	69,646.97	80,242.38	31.01	0.00
1100	FNMA	2006 ABCDE Single Family	6.25	9/29/1997	8/1/2027	72,904.19	72,904.19	83,790.95	(1,797.67)	71,106.52	81,923.93	(69.35)	0.00
1100	FNMA	2006 ABCDE Single Family	6.25	1/29/1998	11/1/2027	105,248.14	105,248.14	119,340.89	(3,400.93)	101,847.21	114,997.74	(942.22)	0.00
1100	FNMA	2006 ABCDE Single Family	5.45	1/28/2000	7/1/2029	149,975.42	149,975.42	165,133.39	(1,510.52)	148,464.90	163,629.07	6.20	0.00
1100	FNMA	2006 ABCDE Single Family	6.25	1/28/2000	9/1/2029	94,327.35	94,327.35	108,451.92	(4,389.68)	89,937.67	103,663.95	(398.29)	0.00
1100	FNMA	2006 ABCDE Single Family	5.38	8/9/2006	8/1/2036	405,118.42	403,468.37	444,811.89	(2,090.49)	401,377.88	443,181.68	460.28	0.00
1100	FNMA	2006 ABCDE Single Family	5.13	8/10/2006	7/1/2036	205,762.91	204,928.54	223,777.47	(1,174.57)	203,753.97	222,667.55	64.65	0.00
1100	FNMA	2006 ABCDE Single Family	5.38	8/23/2006	8/1/2036	189,008.56	188,237.78	206,601.44	(867.97)	187,269.81	205,729.68	96.21	0.00
1100	FNMA	2006 ABCDE Single Family	5.63	8/23/2006	8/1/2036	372,400.20	370,881.55	411,625.12	(1,697.53)	369,184.02	410,328.04	400.45	0.00
1100	FNMA	2006 ABCDE Single Family	5.13	8/23/2006	8/1/2036	542,858.51	540,653.41	597,594.89	(122,382.28)	418,271.13	462,837.18	(12,375.43)	0.00
1100	FNMA	2006 ABCDE Single Family	5.38	9/6/2006	9/1/2036	889,056.89	885,424.20	976,166.69	(92,870.70)	792,553.50	874,887.23	(8,408.76)	0.00
1100	FNMA	2006 ABCDE Single Family	5.63	9/6/2006	8/1/2036	339,489.88	338,103.40	375,170.23	(1,494.87)	336,608.53	373,671.10	(4.26)	0.00
1100	FNMA	2006 ABCDE Single Family	5.13	9/12/2006	9/1/2036	937,893.87	934,059.75	1,032,461.67	(208,555.81)	725,503.94	802,826.08	(21,079.78)	0.00
1100	FNMA	2006 ABCDE Single Family	5.38	9/12/2006	9/1/2036	421,775.93	421,047.62	464,508.14	(90,179.54)	330,868.08	366,310.49	(8,018.11)	0.00
1100	FNMA	2006 ABCDE Single Family	5.63	9/20/2006	9/1/2036	262,654.90	261,580.37	290,259.94	(1,191.14)	260,389.23	289,061.98	(6.82)	0.00
1100	FNMA	2006 ABCDE Single Family	5.38	9/20/2006	9/1/2036	478,083.83	476,127.98	525,218.11	(5,422.92)	470,705.06	520,608.41	813.22	0.00
1100	FNMA	2006 ABCDE Single Family	5.13	9/20/2006	9/1/2036	343,620.52	342,214.76	378,267.80	(1,733.46)	340,481.30	376,770.01	235.67	0.00
1100	FNMA	2006 ABCDE Single Family	5.38	9/26/2006	9/1/2036	455,450.26	453,585.64	499,888.54	(2,193.32)	451,416.32	497,807.16	87.94	0.00
1100	FNMA	2006 ABCDE Single Family	5.38	10/6/2006	8/1/2036	851,925.49	848,595.15	934,877.47	(4,055.83)	844,379.32	930,682.86	(138.78)	0.00
1100	FNMA	2006 ABCDE Single Family	5.63	10/17/2006	10/1/2036	504,927.63	502,856.92	557,995.49	(2,327.81)	500,619.11	555,875.93	118.25	0.00
1100	FNMA	2006 ABCDE Single Family	5.13	10/17/2006	10/1/2036	982,133.99	978,103.31	1,081,162.55	(8,636.12)	969,467.19	1,072,807.53	281.10	0.00
1100	FNMA	2006 ABCDE Single Family	5.38	10/17/2006	10/1/2036	522,926.44	520,780.34	574,502.67					

1100	FNMA	2006 ABCDE Single Family	5.13	1/9/2007	12/1/2036	235,441.19	234,466.46	255,453.65	(1,101.74)	233,364.72	254,437.07	85.16	0.00
1100	FNMA	2006 ABCDE Single Family	5.38	1/30/2007	12/1/2036	969,506.70	960,256.63	1,063,674.89	(4,341.59)	955,915.04	1,059,341.04	7.74	0.00
1100	FNMA	2006 ABCDE Single Family	5.63	1/30/2007	12/1/2036	801,138.61	797,815.48	885,338.27	(4,619.90)	793,195.58	881,369.11	650.74	0.00
1100	FNMA	2006 ABCDE Single Family	5.13	1/30/2007	1/1/2037	177,678.14	176,940.59	193,132.58	(1,226.14)	175,714.45	191,953.75	47.31	0.00
1100	FNMA	2006 ABCDE Single Family	5.38	2/13/2007	1/1/2037	598,809.74	596,321.08	657,846.40	(7,119.29)	589,201.79	651,657.25	930.14	0.00
1100	FNMA	2006 ABCDE Single Family	5.63	2/13/2007	1/1/2037	277,551.13	276,397.62	304,229.35	(1,466.37)	274,931.25	302,900.40	(262.58)	0.00
1100	FNMA	2006 ABCDE Single Family	5.13	2/13/2007	1/1/2037	342,658.00	341,233.91	372,356.12	(1,724.53)	339,509.38	370,728.01	96.42	0.00
1100	FNMA	2006 ABCDE Single Family	5.38	2/20/2007	1/1/2037	146,242.19	145,633.96	159,531.68	(681.94)	144,952.02	158,930.79	81.05	0.00
1100	FNMA	2006 ABCDE Single Family	5.63	2/20/2007	1/1/2037	421,200.35	419,448.57	465,468.48	(1,830.54)	417,618.03	463,635.62	(2.32)	0.00
1100	FNMA	2006 ABCDE Single Family	5.13	2/20/2007	1/1/2037	429,342.39	427,632.91	472,632.91	(2,041.22)	425,515.53	470,899.29	307.60	0.00
1100	FNMA	2006 ABCDE Single Family	5.38	3/6/2007	2/1/2037	437,629.43	435,805.82	480,018.85	(5,786.22)	430,019.60	474,783.61	550.98	0.00
1100	FNMA	2006 ABCDE Single Family	5.63	3/6/2007	2/1/2037	153,761.46	153,120.73	168,288.87	(664.80)	152,455.93	167,306.10	(134.97)	0.00
1100	FNMA	2006 ABCDE Single Family	5.63	3/20/2007	2/1/2037	112,332.92	111,765.99	123,662.38	(496.45)	111,266.23	123,044.48	(48.46)	0.00
1100	FNMA	2006 ABCDE Single Family	5.38	3/20/2007	9/1/2036	111,184.92	110,722.39	121,634.09	(646.55)	110,075.84	121,033.56	(46.02)	0.00
1100	FNMA	2006 ABCDE Single Family	5.13	3/27/2007	3/1/2037	214,960.58	214,062.68	233,687.96	(1,291.19)	212,771.49	232,467.29	70.52	0.00
1100	FNMA	2006 ABCDE Single Family	5.38	4/10/2007	3/1/2037	830,388.97	826,916.28	910,920.08	(4,325.61)	822,590.67	906,736.35	141.88	0.00
1100	FNMA	2006 ABCDE Single Family	5.63	4/10/2007	3/1/2037	106,338.56	106,338.56	117,288.53	(651.97)	105,796.59	117,568.66	822.10	0.00
1100	FNMA	2006 ABCDE Single Family	5.13	4/10/2007	3/1/2037	458,853.95	456,935.02	505,120.19	(2,209.12)	454,725.90	503,236.82	325.75	0.00
1100	FNMA	2006 ABCDE Single Family	5.38	4/24/2007	4/1/2037	1,053,948.99	1,049,532.94	1,156,192.57	(4,975.81)	1,044,557.13	1,151,417.77	201.01	0.00
1100	FNMA	2006 ABCDE Single Family	5.13	4/24/2007	4/1/2037	301,327.71	300,065.14	327,609.49	(1,790.99)	298,274.15	325,990.79	172.29	0.00
1100	FNMA	2006 ABCDE Single Family	5.63	4/24/2007	4/1/2037	110,458.43	109,995.60	121,006.07	(498.74)	109,496.86	120,361.06	(146.27)	0.00
1100	FNMA	2006 ABCDE Single Family	5.13	5/8/2007	4/1/2037	238,283.59	237,283.99	258,282.71	(1,074.46)	236,209.53	257,315.79	107.54	0.00
1100	FNMA	2006 ABCDE Single Family	5.38	5/22/2007	4/1/2037	217,298.38	216,385.50	236,885.67	(1,254.13)	215,131.37	235,776.92	145.38	0.00
1100	FNMA	2006 ABCDE Single Family	5.13	5/22/2007	4/1/2037	98,124.95	97,712.72	106,483.20	(494.59)	97,218.13	106,019.71	31.10	0.00
1100	FNMA	2006 ABCDE Single Family	5.38	6/5/2007	5/1/2037	314,637.75	313,313.75	345,274.04	(1,519.81)	311,793.94	343,700.55	(53.68)	0.00
1100	FNMA	2006 ABCDE Single Family	5.63	6/5/2007	5/1/2037	118,347.08	117,849.07	129,528.53	(650.77)	117,198.30	128,661.90	(215.86)	0.00
1100	FNMA	2006 ABCDE Single Family	5.13	6/5/2007	4/1/2037	271,098.17	269,957.93	294,605.09	(1,941.57)	268,016.36	292,705.38	41.86	0.00
1100	FNMA	2006 ABCDE Single Family	5.38	6/19/2007	5/1/2037	345,549.83	344,094.02	379,728.19	(2,635.15)	341,458.87	378,168.95	1,075.91	0.00
1100	FNMA	2006 ABCDE Single Family	5.63	7/3/2007	7/1/2037	211,694.97	210,800.98	231,568.90	(880.33)	209,920.65	230,351.81	(336.76)	0.00
1100	FNMA	2006 ABCDE Single Family	5.13	7/3/2007	6/1/2037	349,287.47	347,813.12	379,926.98	(4,420.21)	343,392.91	375,400.07	(106.70)	0.00
1100	FNMA	2006 ABCDE Single Family	5.38	8/7/2007	7/1/2037	1,387,581.71	1,375,823.34	1,523,120.69	(7,357.17)	1,368,272.17	1,515,873.09	303.57	0.00
1100	FNMA	2006 ABCDE Single Family	5.63	8/7/2007	7/1/2037	158,343.38	157,001.57	173,918.02	(863.25)	156,138.32	174,255.42	1,200.65	0.00
1100	FNMA	2006 ABCDE Single Family	5.13	8/7/2007	8/1/2037	1,270,029.18	1,259,261.87	1,398,086.18	(5,890.41)	1,253,371.46	1,393,033.77	838.00	0.00
1100	FNMA	2006 ABCDE Single Family	5.13	8/29/2007	8/1/2037	307,570.23	304,957.42	333,436.90	(1,424.22)	303,533.20	332,123.99	111.31	0.00
1100	FNMA	2006 ABCDE Single Family	5.38	8/23/2007	7/1/2037	589,009.79	584,011.45	646,220.32	(4,230.95)	579,780.50	641,835.17	(154.20)	0.00
1100	FNMA	2006 ABCDE Single Family	5.38	9/11/2007	8/1/2037	517,211.89	512,813.00	567,329.71	(2,309.03)	510,503.97	565,154.68	134.00	0.00
1100	FNMA	2006 ABCDE Single Family	5.13	9/11/2007	9/1/2037	166,341.53	164,926.12	180,731.73	(869.22)	164,056.90	179,911.22	48.71	0.00
1100	FNMA	2006 ABCDE Single Family	5.63	9/11/2007	8/1/2037	202,916.29	201,190.48	222,006.65	(839.78)	200,350.70	220,792.53	(374.34)	0.00
1100	FNMA	2006 ABCDE Single Family	5.38	9/25/2007	9/1/2037	1,024,855.34	1,016,123.57	1,124,081.85	(4,743.60)	1,011,379.97	1,119,667.66	329.41	0.00
1100	FNMA	2006 ABCDE Single Family	5.63	9/25/2007	7/1/2037	63,614.21	63,072.72	70,160.74	(339.35)	62,733.37	70,581.39	760.00	0.00
1100	FNMA	2006 ABCDE Single Family	5.13	9/25/2007	9/1/2037	777,924.33	771,296.41	856,362.40	(3,801.62)	767,494.79	853,052.33	491.55	0.00
1100	FNMA	2006 ABCDE Single Family	5.38	10/9/2007	8/1/2037	69,606.07	69,012.53	75,771.81	(289.68)	68,722.85	75,536.70	54.57	0.00
1100	FNMA	2006 ABCDE Single Family	5.13	10/9/2007	9/1/2037	457,660.77	453,756.46	503,806.72	(85,760.38)	367,996.08	409,023.51	(9,022.83)	0.00
1100	FNMA	2006 ABCDE Single Family	5.63	10/9/2007	9/1/2037	187,444.57	185,845.48	205,004.35	(764.14)	185,081.34	203,966.83	(273.38)	0.00
1100	FNMA	2006 ABCDE Single Family	5.38	10/25/2007	10/1/2037	1,233,836.03	1,223,289.19	1,353,345.41	(6,537.47)	1,216,751.72	1,347,066.46	258.52	0.00
1100	FNMA	2006 ABCDE Single Family	5.13	10/25/2007	10/1/2037	692,429.67	686,510.78	762,247.34	(3,718.49)	682,792.29	758,928.96	400.11	0.00
1100	FNMA	2006 ABCDE Single Family	5.38	11/8/2007	9/1/2037	605,897.96	600,714.50	664,954.81	(3,190.68)	597,523.82	661,697.65	(66.48)	0.00
1100	FNMA	2006 ABCDE Single Family	5.13	11/8/2007	10/1/2037	278,023.16	275,643.55	302,289.00	(1,594.11)	274,049.44	300,783.12	88.23	0.00
1100	FNMA	2006 ABCDE Single Family	5.38	11/21/2007	10/1/2037	273,290.33	270,948.50	297,637.75	(1,247.26)	269,701.24	296,576.80	186.31	0.00
1100	FNMA	2006 ABCDE Single Family	5.13	11/21/2007	9/1/2037	373,348.15	370,150.42	404,746.70	(1,659.21)	368,491.21	403,228.65	141.16	0.00
1100	FNMA	2006 ABCDE Single Family	5.38	11/21/2007	11/1/2037	515,253.96	510,836.68	565,099.63	(2,361.12)	508,475.56	562,947.75	209.24	0.00
1100	FNMA	2006 ABCDE Single Family	5.38	12/11/2007	10/1/2037	702,579.76	696,548.11	770,575.43	(2,938.89)	693,609.22	767,923.01	286.47	0.00
1100	FNMA	2006 ABCDE Single Family	5.13	12/11/2007	11/1/2037	259,152.54	256,926.67	280,680.35	(1,133.85)	255,792.82	279,675.69	129.19	0.00
1100	FNMA	2006 ABCDE Single Family	5.38	12/11/2007	11/1/2037	277,836.02	275,449.68	303,291.35	(2,209.78)	273,239.90	301,113.52	31.95	0.00
1100	FNMA	2006 ABCDE Single Family	5.13	12/11/2007	12/1/2037	306,559.51	303,925.55	333,129.04	(1,795.14)	302,130.41	331,425.90	92.00	0.00
1100	FNMA	2006 ABCDE Single Family	5.13	12/20/2007	11/1/2037	127,250.32	126,156.47	137,930.42	(605.68)	125,550.79	137,990.68	65.94	0.00
1100	FNMA	2006 ABCDE Single Family	5.38	12/20/2007	10/1/2037	70,072.92	69,470.85	76,592.48	(632.84)	69,118.01	76,269.44	29.80	0.00
1100	FNMA	2006 ABCDE Single Family	5.63	12/28/2007	10/1/2037	875,266.57	867,741.02	967,257.06	(3,864.03)	863,876.99	963,320.39	(72.64)	0.00
1100	FNMA	2006 ABCDE Single Family	5.13	1/16/2008	12/1/2037	252,201.84	250,027.60	273,069.02	(1,072.11)	248,955.49	272,133.43	136.52	0.00
1100	FNMA	2006 ABCDE Single Family	5.13	1/30/2008	12/1/2037	173,812.00	172,311.65	188,815.44	(1,082.98)	171,228.67	187,743.91	11.45	0.00
1100	FNMA	2006 ABCDE Single Family	5.38	1/30/2008	11/1/2037	62,622.82	62,082.51	68,148.63	(254.87)	61,827.64	67,944.74	50.98	0.00
1100	FNMA	2006 ABCDE Single Family	5.13	2/13/2008	1/1/2038	107,523.36	106,593.60	116,384.34	(449.90)	106,143.70	115,997.85	63.41	0.00
1100	FNMA	2006 ABCDE Single Family	5.38	2/19/2008	12/1/2037	101,384.90	100,508.12	110,325.05	(411.03)	100,097.09	109,995.72	81.70	0.00
1100	FNMA	2006 ABCDE Single Family	5.13	2/19/2008	1/1/2038	230,532.16	228,537.59	250,385.59	(1,310.81)	227,226.78	249,104.59	29.81	0.00
1100	FNMA	2006 ABCDE Single Family	5.13	2/27/2008	2/1/2038	71,776.30	71,154.57	77,679.21	(307.58)	70,846.99	77,414.76	43.13	0.00
1100	FNMA	2006 ABCDE Single Family	5.38	3/20/2008	11/1/2037	246,110.05	243,976.76	268,427.26	(93,740.19)	150,236.57	165,911.99	(8,775.08)	0.00
1100	FNMA	2006 ABCDE Single Family	5.13	4/8/2008	3/1/2038	150,869.53	149,557.26	164,138.48	(1,014.19)	148,543.07	163,138.80	14.51	0.00
1100	FNMA	2006 ABCDE Single Family	5.63	4/15/2008	12/1/2037	132,734.61	131,590.88	146,232.35	(1,499.46)	130,081.42	145,051.97	1,319.08	0.00
1100	FNMA	2006 ABCDE Single Family	5.38	4/15/2008	1/1/2038	121,911.26	120,851.11	132,654.07	(489.71)	120,361.40	132,261.81	97.45	0.00
1100	FNMA	2006 ABCDE Single Family	5.13	4/15/2008	4/1/2038	112,768.65							

1100	GNMA	2006 ABCDE Single Family	6.25	6/26/1997	6/20/2027	189,710.85	189,710.85	213,849.71	(1,982.95)	187,727.90	212,025.58	158.82	0.00
1100	GNMA	2006 ABCDE Single Family	6.45	7/15/1997	5/20/2027	210,805.43	210,805.43	237,088.66	(5,132.71)	205,672.72	231,778.76	(177.19)	0.00
1100	GNMA	2006 ABCDE Single Family	6.25	7/15/1997	6/20/2027	277,252.18	277,252.18	311,819.95	(3,542.63)	273,709.55	308,451.46	174.14	0.00
1100	GNMA	2006 ABCDE Single Family	6.25	7/30/1997	7/20/2027	393,407.50	393,407.50	443,464.63	(4,487.30)	388,920.20	439,258.09	280.76	0.00
1100	GNMA	2006 ABCDE Single Family	6.25	8/18/1997	7/20/2027	676,918.32	676,918.32	761,316.53	(8,928.40)	667,989.92	752,777.91	389.78	0.00
1100	GNMA	2006 ABCDE Single Family	6.25	8/28/1997	8/20/2027	685,796.25	685,796.25	771,301.26	(51,072.48)	634,723.77	715,289.19	(4,939.59)	0.00
1100	GNMA	2006 ABCDE Single Family	6.45	8/28/1997	8/20/2027	187,126.94	187,126.94	210,936.99	(1,782.43)	185,344.51	209,333.67	179.11	0.00
1100	GNMA	2006 ABCDE Single Family	6.25	9/18/1997	9/20/2027	74,607.67	74,607.67	83,909.73	(913.10)	73,694.57	83,048.60	51.97	0.00
1100	GNMA	2006 ABCDE Single Family	6.25	9/29/1997	9/20/2027	247,970.86	247,970.86	278,887.85	(3,251.92)	244,718.94	275,781.08	145.15	0.00
1100	GNMA	2006 ABCDE Single Family	6.25	10/15/1997	9/20/2027	255,206.56	255,206.56	287,679.07	(2,570.83)	252,635.73	285,334.39	226.15	0.00
1100	GNMA	2006 ABCDE Single Family	6.45	10/15/1997	8/20/2027	55,745.79	55,745.79	62,096.16	(602.46)	55,143.33	62,142.66	48.96	0.00
1100	GNMA	2006 ABCDE Single Family	6.25	10/30/1997	10/20/2027	254,570.41	254,570.41	299,440.23	(4,932.19)	254,638.22	284,420.82	(87.02)	0.00
1100	GNMA	2006 ABCDE Single Family	6.45	11/7/1997	10/20/2027	215,041.36	215,041.36	242,403.18	(2,127.99)	212,913.37	242,470.71	195.52	0.00
1100	GNMA	2006 ABCDE Single Family	6.45	11/25/1997	10/20/2027	125,903.10	125,903.10	141,923.00	(1,224.08)	124,679.01	140,816.20	117.29	0.00
1100	GNMA	2006 ABCDE Single Family	6.25	11/25/1997	11/20/2027	303,526.11	303,526.11	341,369.68	(3,232.73)	300,293.38	338,409.56	272.61	0.00
1100	GNMA	2006 ABCDE Single Family	6.25	12/17/1997	11/20/2027	431,068.86	431,068.86	484,814.54	(5,451.81)	425,617.05	479,640.65	277.92	0.00
1100	GNMA	2006 ABCDE Single Family	6.25	1/29/1998	1/20/2028	685,278.24	685,278.24	770,718.70	(9,175.96)	676,102.28	761,919.90	377.16	0.00
1100	GNMA	2006 ABCDE Single Family	6.45	2/12/1998	12/20/2027	199,034.98	199,034.98	224,360.19	(2,328.37)	196,706.61	222,166.35	134.53	0.00
1100	GNMA	2006 ABCDE Single Family	6.45	4/16/1998	2/20/2028	262,176.76	262,176.76	294,865.25	(70,373.51)	191,803.25	216,149.13	(8,342.61)	0.00
1100	GNMA	2006 ABCDE Single Family	6.25	4/29/1998	4/20/2028	366,817.40	366,817.40	412,552.23	(47,649.71)	319,167.69	359,679.70	(5,222.82)	0.00
1100	GNMA	2006 ABCDE Single Family	6.25	7/6/1998	5/20/2028	76,322.34	76,322.34	86,090.58	(662.58)	75,659.76	85,499.06	71.06	0.00
1100	GNMA	2006 ABCDE Single Family	6.45	8/13/1998	6/20/2028	147,183.51	147,183.51	165,911.13	(1,441.69)	145,741.82	164,605.19	135.75	0.00
1100	GNMA	2006 ABCDE Single Family	6.25	8/27/1998	7/20/2028	161,041.09	161,041.09	181,119.71	(4,348.87)	156,692.22	176,581.18	(189.66)	0.00
1100	GNMA	2006 ABCDE Single Family	6.25	9/24/1998	8/20/2028	113,411.51	113,411.51	127,927.00	(983.67)	112,427.84	127,049.03	105.70	0.00
1100	GNMA	2006 ABCDE Single Family	6.25	10/1/1998	8/20/2028	65,332.20	65,332.20	73,477.80	(1,278.09)	64,054.11	72,184.49	(15.22)	0.00
1100	GNMA	2006 ABCDE Single Family	6.25	10/29/1998	9/20/2028	42,039.84	42,039.84	46,810.52	(1,248.81)	40,791.03	45,050.83	(510.88)	0.00
1100	GNMA	2006 ABCDE Single Family	6.45	12/15/1998	9/20/2028	89,940.30	89,940.30	101,154.06	(2,112.35)	87,827.95	98,975.96	(65.75)	0.00
1100	GNMA	2006 ABCDE Single Family	6.25	12/29/1998	10/20/2028	424,508.95	424,508.95	478,841.87	(4,651.39)	419,857.56	474,460.06	269.58	0.00
1100	GNMA	2006 ABCDE Single Family	6.45	1/28/1999	11/20/2028	33,619.64	33,619.64	37,947.83	(285.34)	33,334.30	37,846.75	184.26	0.00
1100	GNMA	2006 ABCDE Single Family	5.45	3/18/1999	2/20/2029	247,351.65	247,351.65	276,170.56	(2,467.06)	244,884.59	274,473.97	770.47	0.00
1100	GNMA	2006 ABCDE Single Family	5.45	6/24/1999	5/20/2029	359,082.29	359,082.29	400,918.97	(36,889.68)	322,192.61	361,123.15	(2,906.14)	0.00
1100	GNMA	2006 ABCDE Single Family	5.45	7/29/1999	6/20/2029	196,105.52	196,105.52	219,228.34	(2,342.21)	193,763.31	217,479.97	593.84	0.00
1100	GNMA	2006 ABCDE Single Family	5.45	10/14/1999	8/20/2029	130,992.24	130,992.24	145,444.67	(1,638.31)	129,353.93	144,175.37	369.01	0.00
1100	GNMA	2006 ABCDE Single Family	5.45	8/26/1999	7/20/2029	228,687.83	228,687.83	255,332.23	(8,695.19)	219,992.64	246,919.71	282.67	0.00
1100	GNMA	2006 ABCDE Single Family	6.25	10/20/1999	7/20/2029	161,698.70	161,698.70	182,394.51	(1,789.34)	159,909.36	180,705.57	100.40	0.00
1100	GNMA	2006 ABCDE Single Family	6.25	11/23/1999	10/20/2029	41,072.62	41,072.62	46,257.62	(319.83)	40,752.79	46,243.82	306.03	0.00
1100	GNMA	2006 ABCDE Single Family	5.45	12/1/1999	10/20/2029	146,111.19	146,111.19	162,231.59	(1,883.62)	144,227.57	160,753.13	405.16	0.00
1100	GNMA	2006 ABCDE Single Family	5.45	1/27/2000	12/20/2029	674,870.93	674,870.93	753,500.14	(7,591.51)	667,279.42	747,906.79	1,998.16	0.00
1100	GNMA	2006 ABCDE Single Family	6.25	1/27/2000	12/20/2029	186,097.37	186,097.37	210,055.57	(3,041.71)	183,055.66	206,862.07	(151.79)	0.00
1100	GNMA	2006 ABCDE Single Family	5.13	8/10/2006	7/20/2036	506,415.30	501,680.31	560,586.52	(2,550.27)	499,130.04	559,788.61	1,752.36	0.00
1100	GNMA	2006 ABCDE Single Family	5.38	8/16/2006	8/20/2036	176,927.49	175,268.26	195,522.54	(795.75)	174,472.51	195,350.14	623.35	0.00
1100	GNMA	2006 ABCDE Single Family	5.63	8/16/2006	8/20/2036	77,592.23	76,864.57	86,411.37	(516.45)	76,348.12	85,665.18	(229.74)	0.00
1100	GNMA	2006 ABCDE Single Family	5.38	8/23/2006	8/20/2036	539,030.65	533,972.38	597,364.53	(3,094.55)	530,877.83	596,416.55	2,146.57	0.00
1100	GNMA	2006 ABCDE Single Family	5.13	8/23/2006	8/1/2036	860,551.20	852,492.99	952,604.35	(157,351.20)	695,141.79	779,631.64	(15,621.51)	0.00
1100	GNMA	2006 ABCDE Single Family	5.38	9/6/2006	8/20/2036	1,596,388.55	1,581,388.88	1,767,154.23	(7,889.68)	1,573,499.20	1,764,804.55	5,540.00	0.00
1100	GNMA	2006 ABCDE Single Family	5.63	9/6/2006	9/20/2036	719,158.98	712,397.44	800,898.56	(4,853.53)	707,543.91	795,742.70	(302.33)	0.00
1100	GNMA	2006 ABCDE Single Family	5.13	9/6/2006	8/20/2036	1,477,352.06	1,463,495.97	1,635,384.37	(7,449.97)	1,456,046.00	1,633,045.03	5,110.63	0.00
1100	GNMA	2006 ABCDE Single Family	5.38	9/12/2006	9/20/2036	868,886.28	860,712.66	961,831.05	(4,470.91)	856,241.75	960,353.92	2,993.78	0.00
1100	GNMA	2006 ABCDE Single Family	5.13	9/12/2006	9/20/2036	971,982.45	962,839.61	1,075,955.38	(4,886.43)	957,952.58	1,074,431.94	3,362.99	0.00
1100	GNMA	2006 ABCDE Single Family	5.63	9/12/2006	9/20/2036	195,670.45	193,829.77	217,910.34	(70,008.60)	114,821.17	128,836.97	(10,064.77)	0.00
1100	GNMA	2006 ABCDE Single Family	5.38	9/20/2006	9/20/2036	1,531,813.77	1,517,393.27	1,695,671.92	(6,576.67)	1,509,735.60	1,693,319.41	5,305.16	0.00
1100	GNMA	2006 ABCDE Single Family	5.13	9/20/2006	9/20/2036	2,509,381.70	2,485,758.38	2,777,810.18	(12,408.28)	2,473,350.10	2,774,109.28	8,707.38	0.00
1100	GNMA	2006 ABCDE Single Family	5.63	9/20/2006	9/20/2036	245,306.46	242,997.14	273,188.01	(243.32)	241,903.53	272,061.32	(33.08)	0.00
1100	GNMA	2006 ABCDE Single Family	5.13	9/26/2006	9/20/2036	1,042,582.31	1,032,762.22	1,154,107.39	(4,962.02)	1,027,800.20	1,152,786.52	3,641.15	0.00
1100	GNMA	2006 ABCDE Single Family	5.38	9/26/2006	9/20/2036	1,156,112.93	1,145,223.50	1,281,227.43	(6,067.74)	1,139,155.76	1,279,833.72	4,674.03	0.00
1100	GNMA	2006 ABCDE Single Family	5.38	10/5/2006	10/20/2036	1,908,462.28	1,890,461.66	2,112,610.42	(9,905.40)	1,880,556.26	2,109,272.21	6,567.19	0.00
1100	GNMA	2006 ABCDE Single Family	5.63	10/17/2006	10/20/2036	844,684.47	836,708.11	941,485.32	(7,907.03)	831,918.08	935,659.49	(1,035.80)	0.00
1100	GNMA	2006 ABCDE Single Family	5.13	10/5/2006	10/20/2036	2,158,723.25	2,138,362.17	2,389,641.83	(189,838.38)	1,948,523.79	2,156,506.06	(14,297.39)	0.00
1100	GNMA	2006 ABCDE Single Family	5.38	10/17/2006	10/20/2036	1,620,388.21	1,605,086.88	1,793,721.14	(6,505.86)	1,514,771.02	1,689,016.81	(4,388.47)	0.00
1100	GNMA	2006 ABCDE Single Family	5.13	10/17/2006	10/20/2036	1,832,639.63	1,815,334.01	2,026,532.88	(8,596.50)	1,806,747.51	2,024,938.74	6,992.36	0.00
1100	GNMA	2006 ABCDE Single Family	5.63	10/24/2006	10/20/2036	1,053,929.75	1,043,971.16	1,173,719.33	(117,952.25)	926,018.91	1,041,501.07	(14,266.01)	0.00
1100	GNMA	2006 ABCDE Single Family	5.38	10/24/2006	10/20/2036	1,727,023.34	1,710,704.69	1,911,762.38	(8,238.50)	1,702,466.19	1,909,553.41	6,028.93	0.00
1100	GNMA	2006 ABCDE Single Family	5.13	10/24/2006	10/20/2036	1,754,880.47	1,738,298.60	1,942,599.38	(78,684.00)	1,659,614.60	1,861,489.38	(2,426.60)	0.00
1100	GNMA	2006 ABCDE Single Family	5.38	11/2/2006	11/20/2036	1,601,282.99	1,586,131.65	1,771,947.74	(219,976.75)	1,366,154.90	1,532,244.75	(19,726.24)	0.00
1100	GNMA	2006 ABCDE Single Family	5.13	11/2/2006	10/20/2036	1,240,801.12	1,229,068.10	1,373,529.65	(6,160.11)	1,222,907.99	1,371,673.11	4,303.57	0.00
1100	GNMA	2006 ABCDE Single Family	5.63	11/14/2006	11/20/2036	721,113.03	714,281.92	802,685.39	(302.24)	711,179.68	799,889.11	305.96	0.00
1100	GNMA	2006 ABCDE Single Family	5.38	11/14/2006	10/20/2036	1,058,112.22	1,048,095.07	1,170,885.80	(4,781.60)	1,043,313.47	1,170,158.67	4,054.47	0.00
1100	GNMA	2006 ABCDE Single Family	5.13	11/14/2006	11/20/2036	1,525,531.01	1,511,079.65	1,688,717.04	(7,520.71)	1,503,558.9			

1100	GNMA	2006 ABCDE Single Family	5.13	2/20/2007	2/20/2037	776,149.88	768,719.02	859,174.64	(12,690.07)	756,028.95	848,099.86	1,615.29	0.00
1100	GNMA	2006 ABCDE Single Family	5.63	2/20/2007	2/20/2037	254,628.39	252,190.57	283,431.96	(1,184.02)	251,006.55	282,345.07	97.13	0.00
1100	GNMA	2006 ABCDE Single Family	5.38	3/6/2007	2/20/2037	516,611.56	511,659.32	571,672.00	(2,295.86)	509,363.46	571,360.67	1,984.53	0.00
1100	GNMA	2006 ABCDE Single Family	5.63	3/6/2007	2/20/2037	161,516.52	159,968.22	179,420.60	(671.75)	159,296.47	177,572.65	(176.20)	0.00
1100	GNMA	2006 ABCDE Single Family	5.63	3/20/2007	2/20/2037	72,808.08	72,109.19	80,878.89	(301.95)	71,807.24	80,497.52	(79.42)	0.00
1100	GNMA	2006 ABCDE Single Family	5.13	3/20/2007	3/20/2037	794,154.36	786,527.30	879,105.08	(5,750.28)	780,777.02	875,887.48	2,532.68	0.00
1100	GNMA	2006 ABCDE Single Family	5.38	3/20/2007	3/20/2037	656,774.52	650,466.85	726,773.55	(3,179.58)	647,287.27	726,084.35	2,490.38	0.00
1100	GNMA	2006 ABCDE Single Family	5.13	3/6/2007	2/20/2037	387,606.80	383,891.20	428,615.57	(1,794.95)	382,096.25	428,302.20	1,461.58	0.00
1100	GNMA	2006 ABCDE Single Family	5.13	4/24/2007	4/20/2037	1,014,037.67	1,004,262.34	1,121,322.87	(4,563.18)	999,679.16	1,120,627.94	3,888.25	0.00
1100	GNMA	2006 ABCDE Single Family	5.63	4/24/2007	4/20/2037	489,328.35	484,611.22	544,681.18	(2,234.41)	482,376.81	542,637.83	191.06	0.00
1100	GNMA	2006 ABCDE Single Family	5.38	4/24/2007	4/20/2037	552,352.99	547,028.30	611,222.78	(2,640.58)	544,387.72	610,680.60	2,088.40	0.00
1100	GNMA	2006 ABCDE Single Family	5.13	3/27/2007	3/20/2037	487,557.01	482,871.58	539,140.57	(2,270.97)	480,600.61	538,731.03	1,861.43	0.00
1100	GNMA	2006 ABCDE Single Family	5.63	3/27/2007	2/20/2037	293,293.05	288,438.89	319,309.81	(2,653.39)	285,785.42	317,654.42	(1,919.98)	0.00
1100	GNMA	2006 ABCDE Single Family	5.38	4/24/2007	3/20/2037	258,948.38	256,453.67	286,163.87	(1,384.31)	255,069.36	285,665.48	885.92	0.00
1100	GNMA	2006 ABCDE Single Family	5.38	4/10/2007	3/20/2037	594,483.32	588,763.20	657,843.32	(2,607.90)	586,155.30	657,522.45	2,607.03	0.00
1100	GNMA	2006 ABCDE Single Family	5.13	4/10/2007	3/20/2037	763,859.93	756,510.06	844,676.34	(3,467.77)	753,042.29	844,135.74	2,927.17	0.00
1100	GNMA	2006 ABCDE Single Family	5.63	4/10/2007	3/20/2037	86,980.85	86,143.92	96,622.70	(356.89)	85,787.03	96,171.39	(94.42)	0.00
1100	GNMA	2006 ABCDE Single Family	5.13	5/8/2007	4/20/2037	379,861.93	376,195.50	420,495.72	(1,854.62)	374,340.88	419,961.57	1,320.47	0.00
1100	GNMA	2006 ABCDE Single Family	5.63	5/8/2007	4/20/2037	133,148.28	131,863.13	147,907.79	(547.38)	131,315.75	147,215.75	(144.66)	0.00
1100	GNMA	2006 ABCDE Single Family	5.38	5/8/2007	5/20/2037	276,873.34	274,199.57	305,972.76	(1,235.10)	272,964.47	305,714.28	976.62	0.00
1100	GNMA	2006 ABCDE Single Family	5.38	5/22/2007	5/20/2037	743,451.47	736,263.03	822,688.53	(3,190.99)	733,072.04	822,366.86	2,869.32	0.00
1100	GNMA	2006 ABCDE Single Family	5.13	5/22/2007	5/20/2037	585,903.68	580,238.57	647,892.30	(2,599.18)	577,639.39	647,546.21	2,253.09	0.00
1100	GNMA	2006 ABCDE Single Family	5.38	6/5/2007	5/20/2037	585,463.96	579,795.49	647,862.67	(132,943.41)	446,852.08	501,288.76	(13,630.50)	0.00
1100	GNMA	2006 ABCDE Single Family	5.63	6/5/2007	5/20/2037	138,168.58	136,830.83	153,484.52	(578.60)	136,252.23	152,754.49	(151.43)	0.00
1100	GNMA	2006 ABCDE Single Family	5.13	6/5/2007	5/20/2037	1,283,665.67	1,271,237.21	1,419,477.46	(6,374.14)	1,264,863.07	1,417,955.90	4,852.58	0.00
1100	GNMA	2006 ABCDE Single Family	5.38	6/19/2007	5/20/2037	227,409.42	225,204.91	251,310.13	(957.99)	224,246.92	251,160.77	808.63	0.00
1100	GNMA	2006 ABCDE Single Family	5.13	6/19/2007	6/20/2037	705,070.38	698,231.90	779,666.78	(140,559.95)	557,671.95	625,181.15	(13,925.68)	0.00
1100	GNMA	2006 ABCDE Single Family	5.63	6/19/2007	6/20/2037	209,595.33	207,562.46	233,304.75	(854.57)	206,707.89	232,544.99	94.81	0.00
1100	GNMA	2006 ABCDE Single Family	5.38	8/7/2007	7/20/2037	143,470.03	142,010.79	158,548.70	(599.98)	141,410.81	158,458.59	509.87	0.00
1100	GNMA	2006 ABCDE Single Family	5.63	8/7/2007	8/20/2037	710,749.04	703,515.74	791,148.97	(3,009.96)	700,505.78	788,440.87	301.86	0.00
1100	GNMA	2006 ABCDE Single Family	5.13	8/7/2007	7/20/2037	1,220,964.82	1,208,546.38	1,350,142.89	(5,824.45)	1,202,721.93	1,348,955.45	4,637.01	0.00
1100	GNMA	2006 ABCDE Single Family	5.38	7/3/2007	5/20/2037	716,605.28	709,649.19	792,981.07	(3,105.81)	706,543.38	792,636.40	2,761.14	0.00
1100	GNMA	2006 ABCDE Single Family	5.13	7/3/2007	6/20/2037	388,719.58	384,944.33	428,400.04	(1,697.20)	383,247.13	425,989.63	(713.21)	0.00
1100	GNMA	2006 ABCDE Single Family	5.38	7/17/2007	6/20/2037	464,873.40	460,352.97	514,419.62	(1,966.63)	458,386.34	514,250.03	1,797.04	0.00
1100	GNMA	2006 ABCDE Single Family	5.13	7/17/2007	6/20/2037	284,308.79	281,544.17	313,362.33	(1,478.00)	280,066.17	311,344.59	(539.74)	0.00
1100	GNMA	2006 ABCDE Single Family	5.63	11/21/2007	10/20/2037	63,332.97	62,681.52	70,353.46	(383.06)	62,298.46	69,964.84	(5.56)	0.00
1100	GNMA	2006 ABCDE Single Family	5.38	11/21/2007	10/20/2037	331,533.63	328,123.47	365,963.36	(1,360.55)	326,762.92	365,580.65	977.84	0.00
1100	GNMA	2006 ABCDE Single Family	5.38	9/25/2007	9/20/2037	890,933.85	881,822.26	985,889.59	(5,851.37)	875,970.89	983,222.09	3,183.87	0.00
1100	GNMA	2006 ABCDE Single Family	5.13	9/25/2007	9/20/2037	970,639.71	960,712.97	1,073,333.35	(166,436.73)	794,276.24	890,899.07	(15,997.55)	0.00
1100	GNMA	2006 ABCDE Single Family	5.63	9/25/2007	8/20/2037	273,253.34	270,460.14	304,163.71	(1,161.79)	269,298.35	303,117.35	115.43	0.00
1100	GNMA	2006 ABCDE Single Family	5.63	9/25/2007	9/20/2037	121,247.97	120,007.96	135,028.99	(551.19)	119,456.77	134,149.03	(328.77)	0.00
1100	GNMA	2006 ABCDE Single Family	5.38	10/9/2007	9/20/2037	839,615.32	831,017.65	929,101.51	(15,040.31)	815,977.34	915,895.11	1,833.91	0.00
1100	GNMA	2006 ABCDE Single Family	5.63	10/9/2007	6/20/2037	92,084.44	91,142.78	102,291.99	(370.04)	90,772.74	101,822.17	(99.78)	0.00
1100	GNMA	2006 ABCDE Single Family	5.13	10/9/2007	9/20/2037	278,159.26	275,310.90	307,393.80	(1,236.82)	274,074.08	307,136.54	979.56	0.00
1100	GNMA	2006 ABCDE Single Family	5.38	8/23/2007	8/20/2037	591,743.04	585,711.99	654,811.00	(3,093.27)	582,618.72	653,928.98	2,211.25	0.00
1100	GNMA	2006 ABCDE Single Family	5.13	8/23/2007	7/20/2037	822,917.82	814,535.57	909,982.50	(5,316.88)	809,218.69	907,620.75	2,955.13	0.00
1100	GNMA	2006 ABCDE Single Family	5.38	9/11/2007	9/20/2037	306,437.05	303,307.10	338,260.52	(1,272.59)	302,034.51	337,890.43	902.50	0.00
1100	GNMA	2006 ABCDE Single Family	5.63	9/11/2007	8/20/2037	397,192.98	393,138.03	442,123.40	(1,692.01)	391,446.02	440,598.77	167.38	0.00
1100	GNMA	2006 ABCDE Single Family	5.13	9/11/2007	8/20/2037	267,540.91	264,809.58	294,843.46	(1,217.34)	263,592.24	293,127.92	(498.20)	0.00
1100	GNMA	2006 ABCDE Single Family	5.38	11/28/2007	11/20/2037	252,500.38	249,900.38	279,038.17	(1,560.90)	248,339.48	278,313.22	835.95	0.00
1100	GNMA	2006 ABCDE Single Family	5.13	12/11/2007	11/20/2037	276,971.85	274,116.54	305,231.27	(1,701.81)	272,414.73	302,969.55	(559.91)	0.00
1100	GNMA	2006 ABCDE Single Family	5.38	10/25/2007	10/20/2037	305,141.87	302,011.11	336,830.85	(1,258.49)	300,752.62	336,471.67	899.31	0.00
1100	GNMA	2006 ABCDE Single Family	5.13	10/25/2007	10/20/2037	1,053,216.37	1,042,410.37	1,164,646.69	(131,066.05)	911,344.32	1,022,241.46	(11,339.18)	0.00
1100	GNMA	2006 ABCDE Single Family	5.63	10/25/2007	9/20/2036	102,866.28	101,817.55	114,269.01	(438.32)	101,379.23	113,715.96	(114.73)	0.00
1100	GNMA	2006 ABCDE Single Family	5.38	10/25/2007	10/20/2037	658,977.35	652,216.24	729,211.16	(3,370.39)	648,845.85	728,312.07	2,471.30	0.00
1100	GNMA	2006 ABCDE Single Family	5.38	11/8/2007	10/20/2037	559,494.33	553,746.64	619,125.21	(2,298.81)	551,447.83	618,993.54	2,167.14	0.00
1100	GNMA	2006 ABCDE Single Family	5.13	11/8/2007	10/20/2037	384,372.93	380,424.26	424,290.03	(1,630.18)	378,794.08	423,787.30	1,127.45	0.00
1100	GNMA	2006 ABCDE Single Family	5.63	11/6/2008	12/20/2037	60,788.94	60,159.89	67,527.39	(247.47)	59,912.42	67,213.68	(66.24)	0.00
1100	GNMA	2006 ABCDE Single Family	5.38	12/28/2007	11/20/2037	260,722.81	258,030.84	287,798.90	(1,057.30)	256,973.54	287,512.06	770.46	0.00
1100	GNMA	2006 ABCDE Single Family	5.63	12/28/2007	12/20/2037	64,232.62	63,569.09	71,252.61	(253.96)	63,315.13	71,029.79	31.14	0.00
1100	GNMA	2006 ABCDE Single Family	5.63	12/28/2007	12/20/2037	574,057.54	568,127.52	638,994.99	(2,308.13)	565,819.39	636,945.69	258.83	0.00
1100	GNMA	2006 ABCDE Single Family	5.38	12/11/2007	11/20/2037	833,685.69	825,081.22	922,539.90	(3,418.37)	821,672.85	922,351.41	3,229.88	0.00
1100	GNMA	2006 ABCDE Single Family	5.13	12/20/2007	12/20/2037	72,711.46	71,961.22	80,262.50	(299.65)	71,661.56	80,177.15	214.31	0.00
1100	GNMA	2006 ABCDE Single Family	5.13	12/20/2007	12/20/2037	77,488.96	76,889.11	85,536.23	(324.42)	76,364.69	85,439.67	227.86	0.00
1100	GNMA	2006 ABCDE Single Family	5.38	11/6/2008	12/20/2037	43,795.18	43,341.98	48,534.66	(427.33)	48,119.96	48,149.96	139.90	0.00
1100	GNMA	2006 ABCDE Single Family	5.63	1/30/2008	12/20/2037	177,861.79	176,018.96	197,300.25	(707.33)	175,311.63	196,678.65	85.73	0.00
1100	GNMA	2006 ABCDE Single Family	5.38	2/13/2008	12/20/2037	144,207.16	142,711.15	159,633.02	(667.28)	142,043.87	159,470.31	504.57	0.00
1100	GNMA	2006 ABCDE Single Family	5.63	1/30/2008	1/20/2038	63,848.64	63,186.78	70,826.65	(245.39)	62,941.39	70,613.08	31.82	0.00
1100	GNMA	2006 ABCDE Single Family	5.63	2/13/2008	1/20/2038	183,623.12	181,717.29	203,691.28	(811.21)	180,906.08	2		

1100	GNMA	2006 ABCDE Single Family	5.13	8/27/2008	8/20/2038	240,423.41	237,875.88	265,391.35	(967.19)	236,908.69	265,135.25	711.09	0.00
1100	GNMA	2006 ABCDE Single Family	5.63	8/13/2008	7/20/2038	72,308.34	71,543.39	80,210.91	(268.24)	77,215.15	79,979.81	37.14	0.00
1100	GNMA	2006 ABCDE Single Family	5.38	8/13/2008	7/20/2038	157,656.25	155,988.40	174,028.89	(608.86)	155,379.54	173,889.35	469.32	0.00
1100	GNMA	2006 ABCDE Single Family	5.13	8/13/2008	7/20/2038	246,386.48	243,779.95	271,973.69	(1,055.07)	242,724.88	271,639.76	721.14	0.00
1100	GNMA	2006 ABCDE Single Family	5.13	9/10/2008	9/20/2038	401,895.56	397,629.84	443,632.40	(1,845.43)	395,784.41	442,948.35	1,161.38	0.00
1100	GNMA	2006 ABCDE Single Family	5.13	9/24/2008	8/20/2038	119,603.48	118,332.93	132,024.30	(484.46)	117,848.47	131,893.17	353.33	0.00
1100	GNMA	2006 ABCDE Single Family	5.38	9/24/2008	9/20/2038	104,580.40	103,469.02	115,441.07	(500.49)	102,968.53	115,240.37	299.79	0.00
1100	GNMA	2006 ABCDE Single Family	5.13	10/15/2008	8/20/2038	123,417.38	122,103.72	136,234.27	(495.46)	121,608.26	136,103.92	365.11	0.00
1100	GNMA	2006 ABCDE Single Family	5.13	10/15/2008	9/20/2038	65,279.12	64,584.02	72,058.37	(258.78)	64,325.24	71,993.11	193.52	0.00
1100	GNMA	2006 ABCDE Single Family	5.13	11/12/2008	10/20/2038	273,804.75	270,880.78	302,239.38	(1,094.98)	269,785.80	301,954.89	810.49	0.00
1100	GNMA	2006 ABCDE Single Family	5.13	11/25/2008	9/20/2038	132,368.68	130,953.92	146,115.13	(535.80)	130,418.12	145,970.23	390.80	0.00
1100	GNMA	2006 ABCDE Single Family	5.38	11/25/2008	11/20/2038	387,707.18	383,560.65	427,970.55	(1,463.09)	382,097.56	427,665.51	1,158.05	0.00
1100	GNMA	2006 ABCDE Single Family	5.63	12/10/2008	10/20/2038	128,785.41	127,406.63	142,850.38	(473.91)	126,932.72	142,453.01	66.54	0.00
1100	GNMA	2006 ABCDE Single Family	5.38	12/10/2008	11/20/2038	157,923.35	156,231.99	174,323.71	(592.00)	155,639.99	174,203.88	472.17	0.00
1100	GNMA	2006 ABCDE Single Family	5.13	12/10/2008	11/20/2038	310,938.50	307,608.34	344,199.60	(1,748.00)	305,860.34	343,500.92	1,049.32	0.00
1100	GNMA	2006 ABCDE Single Family	5.38	12/17/2008	11/20/2038	197,572.87	195,455.48	218,337.79	(926.29)	194,629.19	218,100.77	689.27	0.00
1100	GNMA	2006 ABCDE Single Family	5.25	12/17/2008	12/20/2038	403,429.90	399,105.13	445,326.10	(1,905.26)	397,199.87	444,580.15	1,159.31	0.00
1100	GNMA	2006 ABCDE Single Family	5.25	12/17/2008	11/20/2038	119,612.34	118,330.45	132,034.09	(458.60)	117,871.85	131,931.89	356.40	0.00
1100	GNMA	2006 ABCDE Single Family	5.25	12/17/2008	12/20/2038	274,837.60	271,891.34	303,379.45	(150,148.77)	121,742.57	136,264.68	(16,966.00)	0.00
1100	GNMA	2006 ABCDE Single Family	5.13	12/17/2008	12/20/2038	212,764.43	210,483.59	234,859.98	(832.42)	209,651.17	234,659.54	631.98	0.00
1100	GNMA	2006 ABCDE Single Family	5.25	12/17/2008	11/20/2038	278,998.84	276,008.80	307,972.83	(1,071.17)	274,937.63	307,732.79	831.13	0.00
1100	GNMA	2006 ABCDE Single Family	5.25	12/23/2008	12/20/2038	578,359.04	572,155.56	639,775.00	(2,575.67)	569,579.89	639,414.78	2,215.45	0.00
1100	GNMA	2006 ABCDE Single Family	5.25	12/23/2008	10/20/2038	122,937.26	121,619.49	135,704.28	(473.22)	121,146.27	135,597.00	365.94	0.00
1100	GNMA	2006 ABCDE Single Family	5.13	12/30/2008	12/20/2038	80,265.87	79,404.37	88,601.41	(312.66)	79,091.71	88,527.31	238.56	0.00
1100	GNMA	2006 ABCDE Single Family	5.38	12/30/2008	11/20/2038	128,853.83	127,471.35	142,235.29	(548.08)	126,923.27	142,064.69	377.48	0.00
1100	GNMA	2006 ABCDE Single Family	5.25	12/30/2008	12/20/2038	92,534.12	91,540.95	102,143.77	(362.48)	91,178.47	102,056.09	274.80	0.00
1100	GNMA	2006 ABCDE Single Family	5.15	12/30/2008	12/20/2038	256,087.71	253,339.12	282,682.43	(998.95)	252,340.17	282,444.48	761.00	0.00
1100	FNMA	2006 ABCDE Single Family	5.40	8/14/2003	9/1/2032	2,574.22	2,565.58	26,301.94	(17.14)	2,548.44	2,804.23	(23,480.57)	0.00
1100	FNMA	2006 ABCDE Single Family	6.15	8/14/2003	12/1/2031	2,150.30	2,143.16	3,482.25	(65.28)	2,077.88	2,361.76	(1,055.21)	0.00
1100	FNMA	2006 ABCDE Single Family	6.15	4/15/2004	2/1/2034	4,769.70	4,753.02	23,513.33	(23.87)	4,729.15	5,389.68	(18,099.78)	0.00
1100	FNMA	2006 ABCDE Single Family	5.40	10/28/2004	10/1/2034	9,047.69	9,015.25	13,134.36	(57.13)	8,958.12	9,846.97	(3,230.26)	0.00
1100	FNMA	2006 ABCDE Single Family				7,124.20	7,098.63	28,064.08	(7,098.63)	0.00	(20,965.45)	0.00	
1100	GNMA	2006 ABCDE Single Family	6.15	11/12/2002	11/20/2032	2,280.64	2,265.28	2,807.05	(12.99)	2,252.29	2,568.58	(225.48)	0.00
1100	GNMA	2006 ABCDE Single Family	5.40	11/12/2002	10/20/2032	8,435.05	8,378.34	2,415.54	(61.53)	8,316.81	9,336.99	6,982.98	0.00
1100	GNMA	2006 ABCDE Single Family	6.15	1/10/2003	9/20/2032	8,074.23	8,019.72	5,400.27	(57.89)	7,961.83	9,089.87	3,747.49	0.00
1100	GNMA	2006 ABCDE Single Family	5.40	9/26/2002	9/20/2032	10,109.61	10,042.02	9,900.13	(76.76)	9,965.26	11,199.75	1,376.38	0.00
1100	GNMA	2006 ABCDE Single Family	6.15	10/10/2002	9/20/2032	5,182.75	5,148.06	7,635.83	(35.97)	5,112.09	5,833.07	(1,766.79)	0.00
1100	GNMA	2006 ABCDE Single Family	5.40	10/10/2002	9/20/2032	3,186.61	3,165.28	2,568.49	(19.70)	3,145.58	3,527.34	978.55	0.00
1100	GNMA	2006 ABCDE Single Family	6.15	10/21/2002	10/20/2032	7,227.69	7,179.19	9,370.32	(18.70)	7,070.63	8,039.49	(1,222.27)	0.00
1100	GNMA	2006 ABCDE Single Family	6.15	10/29/2002	10/20/2032	5,789.64	5,750.77	9,093.11	(3,422.92)	2,327.85	2,656.17	(3,014.02)	0.00
1100	GNMA	2006 ABCDE Single Family	5.40	10/29/2002	9/20/2032	2,377.07	2,361.13	11,244.80	(25.29)	2,335.84	2,631.84	(8,587.67)	0.00
1100	GNMA	2006 ABCDE Single Family	5.40	11/5/2002	9/20/2032	6,198.33	6,156.74	5,837.02	(45.46)	6,111.28	6,868.48	1,076.92	0.00
1100	GNMA	2006 ABCDE Single Family	6.15	11/19/2002	11/20/2032	3,748.78	3,723.53	3,535.41	(20.73)	3,702.80	4,222.89	708.21	0.00
1100	GNMA	2006 ABCDE Single Family	5.40	11/19/2002	11/20/2032	4,518.65	4,488.21	8,147.77	(28.52)	4,459.69	5,001.17	(3,118.08)	0.00
1100	GNMA	2006 ABCDE Single Family	6.15	11/26/2002	11/20/2032	13,826.69	13,733.51	6,520.49	(87.33)	13,646.18	15,571.53	9,138.37	0.00
1100	GNMA	2006 ABCDE Single Family	5.40	11/26/2002	11/20/2032	3,859.32	3,833.31	2,650.63	(34.56)	3,798.75	4,269.56	1,653.49	0.00
1100	GNMA	2006 ABCDE Single Family	6.15	11/26/2002	11/20/2032	4,670.27	4,638.79	6,894.31	(2,373.95)	2,264.84	2,585.80	(1,934.56)	0.00
1100	GNMA	2006 ABCDE Single Family	5.40	11/26/2002	11/20/2032	2,334.43	2,318.69	4,222.03	(31.09)	2,287.60	2,571.09	(1,619.85)	0.00
1100	GNMA	2006 ABCDE Single Family	5.40	12/1/2002	12/20/2032	4,689.89	4,658.20	5,013.29	(34.18)	4,624.02	5,197.21	218.10	0.00
1100	GNMA	2006 ABCDE Single Family	6.15	12/30/2002	12/20/2032	2,864.78	2,845.39	15,572.21	(17.81)	2,827.58	3,226.65	(12,327.75)	0.00
1100	GNMA	2006 ABCDE Single Family	5.40	12/30/2002	12/20/2032	9,361.52	9,298.16	4,292.66	(56.86)	9,241.30	10,363.72	6,127.92	0.00
1100	GNMA	2006 ABCDE Single Family	6.15	12/30/2002	12/20/2032	5,449.97	5,413.08	5,259.82	(36.21)	5,376.87	6,132.31	908.70	0.00
1100	GNMA	2006 ABCDE Single Family	5.40	12/30/2002	12/20/2032	4,627.23	4,595.91	2,596.52	(27.91)	4,568.00	5,122.86	2,554.25	0.00
1100	GNMA	2006 ABCDE Single Family	6.15	1/7/2003	12/20/2032	2,759.89	2,741.19	5,216.50	(16.43)	2,724.76	3,109.31	(2,090.76)	0.00
1100	GNMA	2006 ABCDE Single Family	6.15	1/23/2003	1/20/2033	17,937.44	17,815.60	3,226.46	(126.74)	17,688.86	20,185.63	17,085.91	0.00
1100	GNMA	2006 ABCDE Single Family	5.40	1/23/2003	1/20/2033	4,512.62	4,481.97	10,386.31	(27.24)	4,454.73	4,995.89	(5,363.18)	0.00
1100	GNMA	2006 ABCDE Single Family	6.15	1/23/2003	1/20/2033	4,819.18	4,786.44	6,137.98	(40.68)	4,745.76	5,418.59	(678.71)	0.00
1100	GNMA	2006 ABCDE Single Family	6.15	1/30/2003	1/20/2033	4,714.94	4,682.89	5,133.81	(64.91)	4,647.98	5,306.99	208.09	0.00
1100	GNMA	2006 ABCDE Single Family	5.40	1/30/2003	1/20/2033	10,383.05	10,312.48	3,108.30	(66.85)	10,245.63	11,503.24	8,461.79	0.00
1100	GNMA	2006 ABCDE Single Family	6.15	2/12/2003	2/20/2033	8,525.58	8,467.50	20,201.91	(70.73)	8,396.77	9,587.46	(10,543.72)	0.00
1100	GNMA	2006 ABCDE Single Family	6.15	2/20/2003	2/20/2033	7,832.32	7,778.92	5,006.58	(45.73)	7,733.19	8,824.88	3,864.03	0.00
1100	GNMA	2006 ABCDE Single Family	5.40	3/3/2003	3/20/2033	5,368.13	5,331.45	5,427.52	(31.73)	5,299.72	5,943.76	547.97	0.00
1100	GNMA	2006 ABCDE Single Family	6.15	2/2/2003	2/20/2033	15,411.97	15,306.82	5,310.13	(89.41)	15,222.70	17,362.35	12,136.34	0.00
1100	GNMA	2006 ABCDE Single Family	6.15	3/12/2003	2/20/2033	11,842.06	11,761.17	11,534.30	(69.12)	11,691.76	13,335.25	1,870.36	0.00
1100	GNMA	2006 ABCDE Single Family	6.15	3/24/2003	3/20/2033	7,166.98	7,117.92	9,601.81	(41.27)	7,076.65	8,075.95	(1,484.59)	0.00
1100	GNMA	2006 ABCDE Single Family	6.15	4/2/2003	4/20/2033	2,071.62	2,057.41	8,821.02	(11.04)	2,046.37	2,334.10	(6,475.88)	0.00
1100	GNMA	2006 ABCDE Single Family	6.15	4/10/2003	3/20/2033	6,688.50	6,642.65	5,955.74	(37.14)	6,605.51	7,534.19	1,615.59	0.00
1100	GNMA	2006 ABCDE Single Family	6.15	4/24/2003	4/20/2033	5,197.30	5,161.58	17,357.56	(27.88)	5,133.70	5,855.54	(11,474.14)	0.00
1100	GNMA	2006 ABCDE Single Family	6.15	4/29/2003	3/20/2033	4,032.60	4,004.90	13,337.00	(22.67)	3,982.23	4,542.18	(8,772.15)	0.00
1100	GNMA	2006 ABCDE Single Family	6.15	5/8/2003	4/20/2033	3,867.86	3,841.24	8,071.75	(21.49)	3,819.75	4,356.91	(3,693.35)	0.00
1100	GNMA	2006 ABCDE Single Family	6.15	6/19/2003	5/20/2033	1,379.59	1,370.05	2,333.15	(18.49)	1,351.56	1,533.63	(781.03)	0.00
1100	GNMA	2006 ABCDE Single Family	6.15	7/17/2003	7/20/2033	2,388.37	2,371.77	7,532.84</					



1100	GNMA	2006 ABCDE Single Family	4.49	11/4/2004	10/20/2034	65,511.14	65,028.45	14,898.87	(404.29)	64,624.16	71,543.88	57,049.30	0.00		
1100	GNMA	2006 ABCDE Single Family	5.40	11/4/2004	11/20/2034	11,356.65	11,272.89	57,844.71	(59.78)	11,213.11	12,572.09	(45,212.84)	0.00		
1100	GNMA	2006 ABCDE Single Family	4.49	11/10/2004	11/20/2034	24,256.65	24,077.66	15,913.21	(165.22)	23,912.44	26,518.44	10,770.45	0.00		
1100	GNMA	2006 ABCDE Single Family	5.40	11/10/2004	11/20/2034	3,142.25	3,119.06	71,035.04	(16.22)	3,102.84	3,478.85	(67,539.97)	0.00		
1100	GNMA	2006 ABCDE Single Family	4.49	11/18/2004	11/20/2034	21,582.58	21,423.21	12,585.85	(7,953.85)	13,469.36	14,876.28	10,244.48	0.00		
1100	FNMA	2006 ABCDE Single Family	4.49	12/23/2004	12/1/2034	14,352.83	14,301.01	15,406.48		14,201.89	15,393.73	86.37	0.00		
1100	FNMA	2006 ABCDE Single Family	4.49	1/19/2005	1/1/2035	14,391.95	14,339.82	15,429.91	(8,409.04)	5,930.78	6,422.05	(598.82)	0.00		
1100	FNMA	2006 ABCDE Single Family	4.49	1/27/2005	1/1/2035	13,117.33	13,069.77	14,070.39	(91.66)	12,978.11	14,059.20	80.47	0.00		
1100	FNMA	2006 ABCDE Single Family	4.49	3/14/2005	12/1/2034	15,685.63	15,628.58	16,812.16	(102.87)	15,525.71	16,809.13	99.84	0.00		
1100	FNMA	2006 ABCDE Single Family	5.40	3/24/2005	2/1/2035	3,892.71	3,878.51	4,257.42	(20.06)	3,858.45	4,239.37	2.01	0.00		
1100	FNMA	2006 ABCDE Single Family	4.49	4/7/2005	2/1/2035	13,188.05	13,139.90	14,155.09	(5,605.63)	7,534.27	8,161.16	(388.30)	0.00		
1100	FNMA	2006 ABCDE Single Family	5.40	7/14/2005	4/1/2035	5,143.49	5,124.51	5,625.12	(26.76)	5,097.75	5,600.95	2.59	0.00		
1100	GNMA	2006 ABCDE Single Family	5.40	8/29/2004	8/20/2032	2,953.86	2,934.19	3,289.42	(27.98)	2,906.21	3,270.45	9.01	0.00		
1100	GNMA	2006 ABCDE Single Family	6.15	9/12/2002	8/20/2032	2,861.05	2,841.97	3,222.26	(16,844)	2,825.13	3,223.52	18.10	0.00		
1100	GNMA	2006 ABCDE Single Family	5.40	9/19/2002	9/20/2032	4,930.86	4,897.91	5,477.57	(31.72)	4,866.19	5,462.85	17.00	0.00		
1100	GNMA	2006 ABCDE Single Family	4.49	12/9/2004	12/20/2034	61,521.13	61,065.56	66,708.62	(461.63)	60,603.93	67,095.70	848.71	0.00		
1100	GNMA	2006 ABCDE Single Family	4.49	12/16/2004	12/20/2034	53,238.05	52,843.55	57,635.51	(312.17)	52,531.38	58,067.67	744.33	0.00		
1100	GNMA	2006 ABCDE Single Family	4.49	11/23/2004	11/20/2034	49,606.31	49,239.81	53,789.13	(496.57)	48,743.24	53,963.59	671.03	0.00		
1100	GNMA	2006 ABCDE Single Family	4.49	12/2/2004	12/20/2034	114,323.78	113,477.78	123,766.95	(688.05)	112,789.73	124,675.45	1,596.55	0.00		
1100	GNMA	2006 ABCDE Single Family	4.49	12/23/2004	12/20/2034	64,657.80	64,178.42	69,998.56	(380.81)	63,797.61	70,521.64	903.89	0.00		
1100	GNMA	2006 ABCDE Single Family	4.49	12/29/2004	12/20/2034	50,209.62	49,837.16	54,443.26	(344.07)	49,493.09	54,795.40	696.21	0.00		
1100	GNMA	2006 ABCDE Single Family	4.49	1/6/2005	1/20/2035	126,617.39	125,676.62	137,293.77	(864.56)	124,812.06	138,185.23	1,756.02	0.00		
1100	GNMA	2006 ABCDE Single Family				4,642.08	4,607.58	5,144.44	(4,607.58)	0.00		(536.86)	0.00		
1100	GNMA	2006 ABCDE Single Family	4.49	1/13/2005	1/20/2035	61,551.59	61,093.95	66,741.62	(438.73)	60,655.22	67,154.49	851.60	0.00		
1100	GNMA	2006 ABCDE Single Family	5.40	1/13/2005	1/20/2035	2,371.64	2,354.00	2,631.21	(18.56)	2,335.44	2,623.02	10.37	0.00		
1100	GNMA	2006 ABCDE Single Family	4.49	1/19/2005	1/20/2035	81,647.05	81,039.67	88,531.52	(680.83)	80,358.84	88,969.72	1,119.03	0.00		
1100	GNMA	2006 ABCDE Single Family	5.40	1/19/2005	1/20/2035	12,109.45	12,019.36	13,419.95	(61.46)	11,957.90	13,408.04	49.55	0.00		
1100	GNMA	2006 ABCDE Single Family	4.49	1/27/2005	1/20/2035	110,027.89	109,208.73	119,305.41	(848.28)	108,360.45	119,972.55	1,515.42	0.00		
1100	GNMA	2006 ABCDE Single Family	4.49	2/3/2005	2/20/2035	120,747.57	119,847.27	130,928.96	(9,275.12)	110,572.15	122,422.61	768.77	0.00		
1100	GNMA	2006 ABCDE Single Family	4.49	2/10/2005	2/20/2035	52,057.72	51,669.31	56,357.67	(6,798.70)	44,870.61	49,602.09	43.12	0.00		
1100	GNMA	2006 ABCDE Single Family	4.49	2/10/2005	2/20/2035	85,088.34	84,453.49	92,116.60	(5,204.43)	83,933.06	92,783.52	1,187.35	0.00		
1100	GNMA	2006 ABCDE Single Family	5.40	2/17/2005	11/20/2034	4,776.09	4,740.52	5,292.98	(24.65)	4,715.87	5,287.83	19.50	0.00		
1100	GNMA	2006 ABCDE Single Family	4.49	2/17/2005	2/20/2035	51,065.62	50,684.36	55,283.66	(305.51)	50,378.85	55,691.45	713.30	0.00		
1100	GNMA	2006 ABCDE Single Family	4.49	2/24/2005	2/20/2035	54,259.61	53,854.29	58,834.76	(379.11)	53,475.18	59,207.16	751.51	0.00		
1100	GNMA	2006 ABCDE Single Family	4.49	3/3/2005	3/20/2035	79,873.05	79,275.51	86,470.56	(487.72)	78,787.79	87,097.49	1,114.65	0.00		
1100	GNMA	2006 ABCDE Single Family	4.49	3/11/2005	3/20/2035	12,077.08	11,986.67	13,157.06	(73.23)	11,913.44	13,159.28	75.45	0.00		
1100	GNMA	2006 ABCDE Single Family	5.40	3/17/2005	2/20/2035	5,775.67	5,732.43	6,407.98	(30.94)	5,701.49	6,404.05	27.01	0.00		
1100	GNMA	2006 ABCDE Single Family	4.49	3/17/2005	3/20/2035	48,360.07	47,997.85	52,354.60	(7,173.89)	40,823.96	45,130.09	(50.62)	0.00		
1100	GNMA	2006 ABCDE Single Family	4.49	3/24/2005	3/20/2035	27,445.71	27,240.00	29,712.73	(171.82)	27,068.18	29,923.47	382.56	0.00		
1100	GNMA	2006 ABCDE Single Family	4.49	4/7/2005	4/20/2035	53,598.43	53,195.85	58,117.84	(8,069.60)	45,126.25	49,965.41	(82.83)	0.00		
1100	GNMA	2006 ABCDE Single Family	4.49	4/14/2005	4/20/2035	30,872.23	30,640.19	33,422.23	(178.38)	30,461.81	33,675.74	61.93	0.00		
1100	GNMA	2006 ABCDE Single Family	5.40	4/21/2005	4/20/2035	4,904.96	4,868.06	5,450.67	(24.88)	4,843.18	5,415.76	(10.03)	0.00		
1100	GNMA	2006 ABCDE Single Family	4.49	4/21/2005	4/20/2035	68,829.71	68,312.04	74,515.06	(406.52)	67,905.52	75,070.52	961.98	0.00		
1100	GNMA	2006 ABCDE Single Family	4.49	4/28/2005	4/20/2035	42,457.79	42,138.25	45,964.77	(271.24)	41,867.01	46,284.77	591.24	0.00		
1100	GNMA	2006 ABCDE Single Family	5.40	4/28/2005	4/20/2035	6,101.27	6,055.35	6,761.56	(31.02)	6,024.33	6,755.50	24.96	0.00		
1100	GNMA	2006 ABCDE Single Family	4.49	5/5/2005	5/20/2035	65,270.90	64,779.01	70,662.27	(374.50)	64,404.51	71,201.23	913.46	0.00		
1100	GNMA	2006 ABCDE Single Family	5.40	5/5/2005	4/20/2035	5,022.66	4,984.83	5,584.75	(26.85)	4,957.98	5,546.81	(11.09)	0.00		
1100	GNMA	2006 ABCDE Single Family	5.40	7/7/2005	7/20/2035	2,001.78	1,986.58	2,220.86	(12.53)	1,974.05	2,215.59	7.26	0.00		
1100	GNMA	2006 ABCDE Single Family	5.40	5/26/2005	5/20/2035	3,553.35	3,526.51	3,937.90	(17.84)	3,508.67	3,934.63	14.57	0.00		
1100	GNMA	2006 ABCDE Single Family	4.49	5/26/2005	5/20/2035	6,950.63	6,898.14	7,571.87	(39.08)	6,859.06	7,576.86	44.07	0.00		
1100	GNMA	2006 ABCDE Single Family	5.40	6/9/2005	5/20/2035	3,444.96	3,418.91	3,817.74	(17.94)	3,400.97	3,813.84	14.04	0.00		
		<b>2006 ABCDE Single Family Total</b>				<b>165,779,261.02</b>	<b>163,654,775.87</b>	<b>3,922,101.12</b>	<b>(5,949,504.14)</b>	<b>(4,468,831.55)</b>	<b>0.00</b>	<b>159,283,026.45</b>	<b>177,100,838.69</b>	<b>(57,702.61)</b>	<b>0.00</b>

1107	Repo Agmt	2006 FGH Single Family	0.14	5/31/2012	6/1/2012	117,830.71	117,830.71	117,830.71	30.47	117,861.18	117,861.18	-	0.00
1199	GIC's	2006 FGH Single Family	4.33	5/25/2007	2/26/2036	495,605.88	495,605.88	495,605.88	1,716,866.93	2,212,472.81	2,212,472.81	-	0.00
1136	Repo Agmt	2006 FGH Single Family	0.14	5/31/2012	6/1/2012	3,103,582.30	3,103,582.30	3,103,582.30	(2,038,721.23)	1,064,861.07	1,064,861.07	-	0.00
1100	FNMA	2006 FGH Single Family	5.15	8/27/2009	7/1/2039	71,603.05	70,947.16	77,625.58		68,234.96	74,881.66	(31.72)	0.00
1100	FNMA	2006 FGH Single Family	5.49	1/30/2007	1/1/2037	824,595.26	821,172.36	908,044.29	(5,276.25)	815,896.11	904,834.42	2,066.38	0.00
1100	FNMA	2006 FGH Single Family	5.70	2/13/2007	1/1/2037	63,321.61	63,058.44	69,416.94	(265.55)	62,792.89	69,033.42	(117.97)	0.00
1100	FNMA	2006 FGH Single Family	5.15	2/13/2007	1/1/2037	146,806.78	146,196.65	159,822.66	(1,806.90)	144,389.75	157,972.64	(43.12)	0.00
1100	FNMA	2006 FGH Single Family	5.49	2/13/2007	2/1/2037	1,043,732.28	1,039,391.39	1,147,614.94	(208,134.10)	831,257.29	918,330.02	(21,150.82)	0.00
1100	FNMA	2006 FGH Single Family	5.49	2/13/2007	2/1/2037	85,508.31	85,152.68	93,687.17	(420.47)	84,732.21	93,311.67	44.97	0.00
1100	FNMA	2006 FGH Single Family	5.49	2/20/2007	2/1/2037	650,746.54	648,038.78	715,515.39	(642.72)	644,976.06	712,071.36	(381.31)	0.00
1100	FNMA	2006 FGH Single Family	5.15	2/21/2007	2/1/2037	199,255.01	198,425.71	216,261.42	(922.55)	197,503.16	215,417.42	78.55	0.00
1100	FNMA	2006 FGH Single Family	5.49	3/7/2007	2/1/2037	1,453,211.92	1,447,156.38	1,597,515.82	(6,956.63)	1,440,560.75	1,589,618.16	(1,302.03)	0.00
1100	FNMA	2006 FGH Single Family	5.49	3/6/2007	1/1/2037	114,652.91	114,175.49	125,394.73	(749.85)	113,425.64	124,716.57	73.69	0.00
1100	FNMA	2006 FGH Single Family	5.15	3/20/2007	2/1/2037	321,429.21	320,088.20	348,921.05	(1,495.12)	318,593.98	347,548.52	122.59	0.00
1100	FNMA	2006 FGH Single Family	5.49	3/20/2007	2/1/2037	1,036,791.14	1,032,465.64	1,140,252.05	(109,157.79)	923,307.85	1,020,366.93	(10,734.19)	0.00
1100	FNMA	2006 FGH Single Family	5.49	3/20/2007	2/1/2037	79,080.79	78,750.86	86,361.75	(85.96)	78,410.90	86,986.46	66.67	0.00
1100	FNMA	2006 FGH Single Family	5.15	3/27/2007	12/1/2036	103,757.34	103,324.67	112,807.05	(709.78)	102,614.89	112,114.88	17.61	0.00
1100	FNMA	2006 FGH Single Family	5.70	4/10/2007	3/1/2037	339,331.68	337,912.59	375,836.97	(1,961.63)	335,950.96	374,270.26	394.92	0.00
1100	FNMA	2006 FGH Single Family	5.15	4/10/2007	3/1/2037	397,566.83	397,895.84	433,526.01	(2,860.28)	395,536.56	431,353.24	187.51	0.00
1100	FNMA	20											

1100	FNMA	2006	FGH Single Family	5.49	8/23/2007	7/1/2037	449,415.80	445,602.05	494,065.25	(2,083.94)	443,518.11	491,565.41	(415.90)	0.00
1100	FNMA	2006	FGH Single Family	5.70	8/23/2007	6/1/2037	174,795.60	173,312.98	191,763.00	(171.92)	172,571.06	190,730.82	(290.26)	0.00
1100	FNMA	2006	FGH Single Family	5.15	9/11/2007	8/1/2037	418,622.23	415,061.84	453,690.20	(1,806.58)	413,255.26	452,098.15	214.53	0.00
1100	FNMA	2006	FGH Single Family	5.49	9/11/2007	8/1/2037	262,117.99	259,888.67	287,522.44	(2,266.67)	257,622.00	285,286.79	31.02	0.00
1100	FNMA	2006	FGH Single Family	5.49	9/11/2007	8/1/2037	147,008.87	145,758.55	160,442.54	(604.91)	145,153.64	159,966.62	128.99	0.00
1100	FNMA	2006	FGH Single Family	5.70	9/25/2007	9/1/2037	268,932.98	266,641.67	295,205.04	(1,478.14)	265,163.53	293,463.47	(263.43)	0.00
1100	FNMA	2006	FGH Single Family	5.49	9/25/2007	8/1/2037	338,497.48	335,614.83	369,899.87	(3,544.23)	332,070.60	366,377.83	22.19	0.00
1100	FNMA	2006	FGH Single Family	5.49	9/25/2007	8/1/2037	228,407.57	226,462.45	250,069.73	(1,687.99)	224,774.46	248,474.92	93.18	0.00
1100	FNMA	2006	FGH Single Family	5.15	9/25/2007	8/1/2037	227,009.46	225,076.24	246,343.85	(1,219.04)	223,857.20	245,185.28	60.47	0.00
1100	FNMA	2006	FGH Single Family	5.49	10/9/2007	9/1/2037	242,475.62	240,407.06	264,970.08	(1,509.83)	238,897.23	263,620.99	160.74	0.00
1100	FNMA	2006	FGH Single Family	5.15	10/25/2007	10/1/2037	933,982.38	925,998.69	1,027,744.85	(5,983.44)	920,015.25	1,022,205.14	443.73	0.00
1100	FNMA	2006	FGH Single Family	5.49	10/25/2007	10/1/2037	744,713.12	738,347.31	818,700.33	(4,941.23)	734,183.08	813,843.66	(652.44)	0.00
1100	FNMA	2006	FGH Single Family	5.70	10/25/2007	10/1/2037	356,909.93	353,858.96	394,645.91	(88,841.59)	265,017.37	352,620.41	(13,183.94)	0.00
1100	FNMA	2006	FGH Single Family	5.49	11/8/2007	10/1/2037	248,379.96	246,254.07	271,119.14	(1,079.70)	245,174.37	270,246.04	206.60	0.00
1100	FNMA	2006	FGH Single Family	5.49	11/8/2007	10/1/2037	217,635.05	215,772.31	238,319.08	(19,211.46)	216,666.85	217,666.35	(1,441.27)	0.00
1100	FNMA	2006	FGH Single Family	5.49	11/8/2007	9/1/2037	79,451.63	78,771.92	86,686.49	(321.14)	78,450.58	86,436.46	71.11	0.00
1100	FNMA	2006	FGH Single Family	5.70	11/21/2007	10/1/2037	472,539.98	468,490.78	522,676.46	(3,463.71)	465,027.07	519,222.60	9.85	0.00
1100	FNMA	2006	FGH Single Family	5.49	11/21/2007	5/1/2037	130,677.67	129,560.63	142,641.21	(546.28)	129,014.35	142,205.85	110.92	0.00
1100	FNMA	2006	FGH Single Family	5.49	11/21/2007	10/1/2037	376,189.89	372,966.31	413,583.15	(118,131.50)	254,834.81	281,485.75	(13,965.90)	0.00
1100	FNMA	2006	FGH Single Family				97,728.18	96,890.25	107,275.24	(96,890.25)	0.00		(10,384.99)	0.00
1100	FNMA	2006	FGH Single Family	5.15	12/11/2007	11/1/2037	785,272.89	778,528.18	864,106.42	(3,592.45)	774,935.73	861,045.77	531.80	0.00
1100	FNMA	2006	FGH Single Family	5.49	12/11/2007	11/1/2037	543,101.63	538,436.93	596,922.99	(2,535.58)	535,901.35	593,742.17	(645.24)	0.00
1100	FNMA	2006	FGH Single Family	5.15	12/11/2007	12/1/2037	212,349.59	210,525.08	230,709.33	(1,280.49)	209,244.59	229,457.59	28.75	0.00
1100	FNMA	2006	FGH Single Family	5.70	12/11/2007	11/1/2037	316,535.90	313,817.17	346,388.39	(1,224.22)	312,592.95	345,149.41	(14.76)	0.00
1100	FNMA	2006	FGH Single Family	5.49	12/20/2007	10/1/2037	145,642.47	144,391.10	158,897.39	(585.81)	143,805.29	158,440.75	129.17	0.00
1100	FNMA	2006	FGH Single Family	5.15	12/28/2007	12/1/2037	210,200.39	208,391.40	227,739.50	(998.29)	207,393.11	226,846.87	105.66	0.00
1100	FNMA	2006	FGH Single Family	5.15	12/28/2007	11/1/2037	208,126.10	206,335.79	225,456.75	(2,876.60)	203,459.19	222,668.22	88.07	0.00
1100	FNMA	2006	FGH Single Family	5.70	12/28/2007	12/1/2037	117,707.97	116,694.97	128,787.81	(451.63)	116,243.34	128,351.12	15.03	0.00
1100	FNMA	2006	FGH Single Family	5.49	12/28/2007	1/1/2036	81,970.19	81,272.62	89,727.84	(380.83)	80,891.79	89,389.84	42.83	0.00
1100	FNMA	2006	FGH Single Family	5.15	1/16/2008	1/1/2038	257,857.46	255,633.43	279,285.41	(1,084.81)	254,548.62	278,395.02	194.42	0.00
1100	FNMA	2006	FGH Single Family	5.49	1/30/2008	12/1/2037	88,448.75	87,685.26	96,498.46	(355.60)	87,329.66	96,221.33	78.47	0.00
1100	FNMA	2006	FGH Single Family	5.70	1/30/2008	12/1/2037	101,999.03	101,118.57	111,600.19	(391.15)	100,727.42	111,221.95	12.91	0.00
1100	FNMA	2006	FGH Single Family	5.15	1/30/2008	11/1/2037	110,586.71	109,632.56	119,814.06	(469.98)	109,162.58	119,404.71	60.63	0.00
1100	FNMA	2006	FGH Single Family	5.15	1/30/2008	1/1/2038	289,631.41	287,130.15	313,699.78	(1,216.81)	285,913.34	312,658.24	175.27	0.00
1100	FNMA	2006	FGH Single Family	5.49	2/13/2008	1/1/2038	155,926.65	154,578.35	171,112.34	(10,427.97)	144,150.38	159,665.96	(1,018.41)	0.00
1100	FNMA	2006	FGH Single Family	5.49	2/13/2008	1/1/2038	58,722.05	58,214.28	64,059.29	(244.91)	57,969.37	63,865.07	50.69	0.00
1100	FNMA	2006	FGH Single Family	5.49	2/13/2008	1/1/2038	216,123.59	214,254.09	235,754.09	(807.90)	213,383.86	235,070.76	187.57	0.00
1100	FNMA	2006	FGH Single Family	5.70	2/13/2008	2/1/2038	93,414.53	92,606.40	102,207.63	(358.33)	92,248.07	101,861.22	11.92	0.00
1100	FNMA	2006	FGH Single Family	5.15	2/19/2008	12/1/2037	127,603.46	126,499.94	138,749.62	(1,833.83)	124,666.11	136,830.85	(84.94)	0.00
1100	FNMA	2006	FGH Single Family	5.49	2/27/2008	12/1/2037	190,586.76	188,937.42	208,406.62	(1,021.10)	187,916.32	207,484.29	98.77	0.00
1100	FNMA	2006	FGH Single Family	5.15	3/12/2008	2/1/2038	141,624.55	140,396.24	153,348.23	(586.51)	139,809.73	152,852.61	90.89	0.00
1100	FNMA	2006	FGH Single Family	5.49	3/20/2008	12/1/2037	232,186.84	230,173.31	253,984.53	(1,058.66)	229,114.65	253,060.44	134.57	0.00
1100	FNMA	2006	FGH Single Family	5.49	3/20/2008	2/1/2038	399,025.86	395,562.71	438,509.46	(1,688.88)	393,873.83	436,302.26	(518.32)	0.00
1100	FNMA	2006	FGH Single Family	5.49	3/20/2008	2/1/2038	206,779.76	204,985.11	225,561.56	(816.78)	204,168.33	224,925.89	181.11	0.00
1100	FNMA	2006	FGH Single Family	5.15	3/27/2008	3/1/2038	224,877.77	222,924.03	243,830.46	(993.62)	221,930.41	242,938.00	101.16	0.00
1100	FNMA	2006	FGH Single Family	5.49	4/8/2008	1/1/2038	122,684.84	121,618.58	133,828.30	(486.95)	121,131.63	133,448.42	107.07	0.00
1100	FNMA	2006	FGH Single Family	5.49	4/8/2008	3/1/2038	192,193.55	190,521.85	209,696.61	(778.83)	189,743.02	209,089.44	171.66	0.00
1100	FNMA	2006	FGH Single Family	5.15	4/17/2008	3/1/2038	117,213.96	116,193.61	126,916.93	(490.02)	115,703.59	126,501.69	74.78	0.00
1100	FNMA	2006	FGH Single Family	5.49	4/22/2008	2/1/2038	179,773.25	178,208.14	196,102.05	(712.43)	177,495.71	195,546.62	157.00	0.00
1100	Freddie Mac	2006	FGH Single Family	5.49	5/28/2008	5/1/2038	246,670.71	244,945.00	268,264.26	(974.29)	243,970.71	267,800.48	510.51	0.00
1100	Freddie Mac	2006	FGH Single Family	5.15	5/28/2008	4/1/2038	150,783.10	149,728.67	162,832.17	(647.73)	149,080.94	162,451.59	267.15	0.00
1100	Freddie Mac	2006	FGH Single Family	5.70	6/18/2008	2/1/2038	41,740.80	41,448.57	45,642.31	(158.93)	41,289.64	45,489.96	6.58	0.00
1100	Freddie Mac	2006	FGH Single Family	5.49	6/18/2008	5/1/2038	142,804.70	141,803.78	155,285.82	(552.20)	141,251.58	155,030.56	296.94	0.00
1100	Freddie Mac	2006	FGH Single Family	5.15	6/18/2008	5/1/2038	76,445.71	75,909.90	82,540.72	(323.32)	75,586.58	82,354.12	136.72	0.00
1100	Freddie Mac	2006	FGH Single Family	5.70	6/25/2008	4/1/2038	90,350.61	89,717.16	98,850.79	(449.96)	89,267.20	98,420.20	19.37	0.00
1100	Freddie Mac	2006	FGH Single Family	5.15	7/9/2008	4/1/2037	107,724.23	106,971.66	116,382.02	(478.53)	106,493.13	116,088.07	184.58	0.00
1100	Freddie Mac	2006	FGH Single Family	5.15	7/16/2008	6/1/2038	80,443.16	79,877.64	86,849.65	(339.33)	79,538.31	86,655.08	144.76	0.00
1100	Freddie Mac	2006	FGH Single Family	5.70	7/16/2008	6/1/2038	105,404.00	104,663.00	115,500.64	(446.30)	104,216.70	115,087.47	33.13	0.00
1100	Freddie Mac	2006	FGH Single Family	5.49	7/23/2008	6/1/2038	74,800.72	74,274.49	81,335.31	(287.30)	73,987.19	81,202.90	154.89	0.00
1100	Freddie Mac	2006	FGH Single Family				37,085.74	36,823.43	39,794.85	(36,823.43)	0.00		(2,971.42)	0.00
1100	Freddie Mac	2006	FGH Single Family	5.70	10/8/2008	8/1/2038	102,809.66	102,080.73	112,352.45	(376.70)	101,704.03	111,996.74	20.99	0.00
1100	Freddie Mac	2006	FGH Single Family	5.49	10/22/2008	8/1/2038	101,618.31	100,896.92	110,491.61	(387.13)	100,509.79	110,315.21	210.73	0.00
1100	Freddie Mac	2006	FGH Single Family	5.10	11/12/2008	10/1/2038	169,380.18	168,174.53	182,769.68	(858.58)	167,315.95	182,201.59	290.49	0.00
1100	Freddie Mac	2006	FGH Single Family	5.70	11/19/2008	8/1/2038	92,558.31	91,899.57	101,148.52	(338.84)	91,560.73	100,829.62	51.84	0.00
1100	Freddie Mac	2006	FGH Single Family	5.15	1/14/2009	11/1/2038	136,938.90	135,958.28	147,763.91	(539.49)	135,418.79	147,473.16	248.74	0.00
1100	Freddie Mac	2006	FGH Single Family	5.15	3/31/2009	12/1/2038	93,194.34	92,522.03	100,556.69	(364.80)	92,157.23	100,361.26	169.37	0.00
1100	Freddie Mac	2006	FGH Single Family	5.15	5/20/2009	3/1/2039	75,962.06	75,411.10	81,954.70	(292.29)	75,118.81	81,801.78	139.37	0.00
1100	Freddie Mac	2006	FGH Single Family	5.15	6/24/2009	5/1/2039	62,897.82	62,439.86	67,875.55	(250.85)	62,189.01	67,739.17	114.47	0.00
1100	GNMA	2006	FGH Single Family	5.49	1/30/2007	1/20/2037								

1100	GNMA	2006 FGH Single Family	5.70	5/8/2007	4/20/2037	94,591.12	94,194.12	105,431.26	(968.34)	93,225.78	104,297.96	(164.96)	0.00
1100	GNMA	2006 FGH Single Family	5.15	5/22/2007	5/20/2037	391,775.38	387,987.30	433,683.55	(3,253.26)	384,734.04	432,355.58	1,925.29	0.00
1100	GNMA	2006 FGH Single Family	5.49	5/22/2007	4/20/2037	373,878.07	370,264.91	413,871.80	(1,776.61)	368,488.30	413,401.20	1,306.01	0.00
1100	GNMA	2006 FGH Single Family	5.70	5/22/2007	4/20/2037	57,733.38	57,175.44	64,133.12	(236.14)	56,939.30	63,834.46	(62.52)	0.00
1100	GNMA	2006 FGH Single Family	5.15	6/5/2007	5/20/2037	643,803.31	637,570.00	711,969.15	(3,537.34)	634,032.66	711,323.38	2,891.57	0.00
1100	GNMA	2006 FGH Single Family	5.70	6/5/2007	5/20/2037	146,484.70	145,066.43	162,722.52	(156.86)	144,479.54	161,978.30	(157.33)	0.00
1100	GNMA	2006 FGH Single Family	5.49	6/5/2007	5/20/2037	409,631.42	405,665.36	453,437.40	(2,584.65)	403,080.71	452,331.59	1,478.84	0.00
1100	GNMA	2006 FGH Single Family	5.15	6/19/2007	6/20/2037	525,718.81	520,619.86	581,381.89	(2,317.61)	518,302.25	581,087.42	2,023.14	0.00
1100	GNMA	2006 FGH Single Family	5.70	6/19/2007	6/20/2037	252,467.31	250,018.62	280,453.30	(1,016.56)	249,002.06	279,165.24	(271.50)	0.00
1100	GNMA	2006 FGH Single Family	5.15	7/3/2007	6/20/2037	552,655.34	547,287.95	611,170.50	(10,367.68)	536,926.27	602,397.70	1,588.88	0.00
1100	GNMA	2006 FGH Single Family	5.70	7/3/2007	6/20/2037	305,109.40	302,146.17	339,580.65	(1,242.91)	300,903.26	338,475.72	137.98	0.00
1100	GNMA	2006 FGH Single Family	5.49	7/3/2007	7/20/2037	309,679.09	306,659.93	342,226.36	(1,280.38)	305,389.55	342,049.98	1,104.00	0.00
1100	GNMA	2006 FGH Single Family	5.49	7/3/2007	6/20/2037	277,397.31	274,703.22	306,551.76	(1,143.22)	273,558.00	306,395.68	1,989.14	0.00
1100	GNMA	2006 FGH Single Family	5.15	7/17/2007	6/20/2037	700,677.97	693,864.57	774,865.72	(3,084.76)	690,779.81	774,477.05	2,686.09	0.00
1100	GNMA	2006 FGH Single Family	5.70	7/17/2007	6/20/2037	308,637.51	305,636.31	343,507.37	(1,269.90)	304,366.41	342,375.44	137.97	0.00
1100	GNMA	2006 FGH Single Family	5.15	8/7/2007	7/20/2037	682,964.08	676,017.65	755,276.30	(2,961.99)	673,055.66	754,943.84	2,629.53	0.00
1100	GNMA	2006 FGH Single Family	5.70	8/7/2007	7/20/2037	190,542.51	188,804.50	211,664.12	(776.10)	187,828.40	210,680.76	(207.26)	0.00
1100	GNMA	2006 FGH Single Family	5.49	8/7/2007	6/20/2037	438,280.26	433,824.70	485,710.96	(2,703.20)	431,121.50	484,725.64	1,717.88	0.00
1100	GNMA	2006 FGH Single Family	5.15	11/21/2007	10/20/2037	640,982.20	634,389.05	708,849.35	(2,738.29)	631,650.76	708,582.95	2,471.89	0.00
1100	GNMA	2006 FGH Single Family	5.70	11/21/2007	11/20/2037	372,801.59	368,965.46	414,920.71	(2,286.27)	366,679.19	412,704.40	69.96	0.00
1100	GNMA	2006 FGH Single Family	5.49	11/21/2007	10/20/2037	95,593.98	94,610.70	105,521.41	(383.95)	94,226.75	105,420.41	282.95	0.00
1100	GNMA	2006 FGH Single Family	5.49	9/25/2007	9/20/2037	249,891.28	247,335.64	276,154.85	(1,071.05)	246,264.59	275,968.65	884.85	0.00
1100	GNMA	2006 FGH Single Family	5.15	9/25/2007	9/20/2037	1,787,490.58	1,769,209.91	1,976,750.10	(7,667.65)	1,761,542.26	1,975,974.36	6,891.91	0.00
1100	GNMA	2006 FGH Single Family	5.49	9/25/2007	8/20/2037	602,487.15	596,328.52	666,917.14	(3,255.73)	593,072.79	665,898.47	2,237.06	0.00
1100	GNMA	2006 FGH Single Family	5.70	9/25/2007	9/20/2037	141,075.15	139,632.37	156,713.32	(1,168.42)	138,463.95	155,493.99	(50.91)	0.00
1100	GNMA	2006 FGH Single Family	5.15	10/9/2007	9/20/2037	972,320.91	962,364.34	1,075,270.22	(4,430.52)	957,933.82	1,074,556.97	3,717.27	0.00
1100	GNMA	2006 FGH Single Family	5.49	10/9/2007	8/20/2037	77,380.74	76,588.74	85,416.72	(314.00)	76,274.74	85,331.40	228.68	0.00
1100	GNMA	2006 FGH Single Family	5.15	8/23/2007	8/20/2037	947,069.38	937,416.84	1,047,345.08	(5,159.33)	932,257.51	1,045,702.96	3,517.21	0.00
1100	GNMA	2006 FGH Single Family	5.49	8/23/2007	7/20/2037	550,972.87	515,666.24	576,685.69	(2,178.52)	513,487.72	576,519.84	2,012.67	0.00
1100	GNMA	2006 FGH Single Family	5.70	8/23/2007	8/20/2037	445,970.09	441,424.76	496,355.72	(1,890.95)	439,533.81	494,654.12	189.35	0.00
1100	GNMA	2006 FGH Single Family	5.15	9/11/2007	8/20/2037	513,978.22	508,731.01	568,398.24	(2,201.49)	506,529.52	568,178.35	1,981.60	0.00
1100	GNMA	2006 FGH Single Family	5.70	9/11/2007	8/20/2037	154,783.71	153,203.52	172,648.84	(683.15)	152,520.37	171,827.54	(138.15)	0.00
1100	GNMA	2006 FGH Single Family	5.49	9/11/2007	8/20/2037	520,667.33	515,351.83	576,363.11	(2,933.05)	512,418.78	575,333.08	1,903.02	0.00
1100	GNMA	2006 FGH Single Family	5.70	11/21/2007	11/20/2037	192,348.02	190,368.75	213,369.73	(748.72)	189,620.03	212,715.97	94.96	0.00
1100	GNMA	2006 FGH Single Family	5.15	11/28/2007	11/20/2037	484,302.10	479,315.24	535,579.98	(2,221.23)	477,094.01	535,207.82	1,849.07	0.00
1100	GNMA	2006 FGH Single Family	5.15	11/28/2007	11/20/2037	92,761.43	91,806.26	102,394.70	(392.37)	91,413.89	102,274.53	272.20	0.00
1100	GNMA	2006 FGH Single Family	5.49	11/28/2007	11/20/2037	137,424.19	136,009.13	151,695.69	(545.77)	135,463.36	151,557.41	407.49	0.00
1100	GNMA	2006 FGH Single Family	5.70	12/11/2007	11/20/2037	174,971.95	173,168.16	193,142.78	(173,168.16)	0.00		(19,974.62)	0.00
1100	GNMA	2006 FGH Single Family	5.15	12/11/2007	11/20/2037	270,714.23	267,923.43	300,300.58	(1,044.85)	266,878.58	299,390.14	134.41	0.00
1100	GNMA	2006 FGH Single Family	5.49	12/11/2007	11/20/2037	74,778.21	74,007.32	82,637.39	(376.76)	73,630.56	82,518.52	257.89	0.00
1100	GNMA	2006 FGH Single Family	5.49	12/11/2007	11/20/2037	171,290.96	169,525.12	189,079.52	(680.45)	168,844.67	188,906.95	507.88	0.00
1100	GNMA	2006 FGH Single Family	5.70	10/25/2007	10/20/2037	537,088.59	531,578.06	597,768.87	(2,215.98)	529,362.08	595,788.46	235.57	0.00
1100	GNMA	2006 FGH Single Family	5.15	10/25/2007	10/20/2037	1,271,164.30	1,258,122.15	1,407,140.69	(6,928.62)	1,251,193.53	1,404,532.30	432.20	0.00
1100	GNMA	2006 FGH Single Family	5.15	11/8/2007	10/20/2037	343,573.15	340,043.62	379,253.23	(1,467.81)	338,575.81	378,791.93	1,006.51	0.00
1100	GNMA	2006 FGH Single Family	5.70	11/8/2007	10/20/2037	373,074.99	369,242.39	415,225.00	(1,460.38)	367,782.01	413,938.13	173.51	0.00
1100	GNMA	2006 FGH Single Family	5.49	11/8/2007	9/20/2037	245,405.38	242,885.31	270,890.72	(1,018.80)	241,866.51	270,594.10	722.18	0.00
1100	GNMA	2006 FGH Single Family	5.49	11/6/2008	12/20/2037	155,121.65	153,516.45	171,231.03	(613.88)	152,902.57	171,077.34	460.19	0.00
1100	GNMA	2006 FGH Single Family	5.70	12/28/2007	12/20/2037	158,091.11	156,458.02	175,615.50	(662.71)	155,795.31	174,778.25	(174.54)	0.00
1100	GNMA	2006 FGH Single Family	5.49	12/11/2007	11/20/2037	146,287.88	144,779.79	161,662.73	(606.74)	144,173.05	161,576.21	520.22	0.00
1100	GNMA	2006 FGH Single Family	5.49	12/11/2007	11/20/2037	185,709.41	183,794.93	205,227.46	(988.96)	182,805.97	204,872.51	634.01	0.00
1100	GNMA	2006 FGH Single Family	5.70	12/11/2007	12/20/2037	251,760.85	249,164.18	279,275.79	(964.69)	248,199.49	278,436.94	125.84	0.00
1100	GNMA	2006 FGH Single Family	5.49	12/11/2007	11/20/2037	419,973.31	415,643.80	464,112.50	(1,773.51)	413,870.29	463,828.65	1,489.66	0.00
1100	GNMA	2006 FGH Single Family	5.15	12/11/2007	11/20/2037	85,616.30	84,733.68	94,507.55	(361.05)	84,372.63	94,397.86	251.36	0.00
1100	GNMA	2006 FGH Single Family	5.70	12/20/2007	12/20/2037	202,359.46	200,270.70	224,475.32	(815.59)	199,465.11	223,756.20	96.47	0.00
1100	GNMA	2006 FGH Single Family	5.15	1/30/2008	1/20/2038	65,546.58	64,867.12	72,353.59	(272.26)	64,594.86	72,274.24	192.91	0.00
1100	GNMA	2006 FGH Single Family	5.15	1/16/2008	12/20/2037	387,940.70	383,926.28	428,228.37	(1,635.32)	382,290.96	427,732.01	1,138.96	0.00
1100	GNMA	2006 FGH Single Family	5.49	1/30/2008	12/20/2037	96,477.73	95,478.12	106,496.94	(383.12)	95,095.00	106,399.86	286.04	0.00
1100	GNMA	2006 FGH Single Family	5.49	1/30/2008	12/20/2037	170,110.80	168,348.28	187,776.80	(671.13)	167,677.15	187,610.56	504.89	0.00
1100	GNMA	2006 FGH Single Family	5.15	1/30/2008	12/20/2037	123,401.33	122,122.76	136,370.80	(733.12)	121,389.64	136,049.75	412.07	0.00
1100	GNMA	2006 FGH Single Family	5.49	2/13/2008	1/20/2038	101,581.03	100,526.72	112,130.22	(401.06)	100,125.66	112,030.60	301.44	0.00
1100	GNMA	2006 FGH Single Family	5.70	1/30/2008	12/20/2037	74,002.35	73,285.61	82,090.06	(284.27)	72,951.34	82,642.68	36.89	0.00
1100	GNMA	2006 FGH Single Family	5.49	2/13/2008	1/20/2038	71,380.01	70,639.15	78,792.82	(297.01)	70,342.14	78,705.83	210.02	0.00
1100	GNMA	2006 FGH Single Family	5.49	2/13/2008	1/20/2038	116,794.91	115,582.69	128,924.06	(508.18)	115,074.51	128,756.87	340.99	0.00
1100	GNMA	2006 FGH Single Family	5.49	2/13/2008	1/20/2038	976,646.76	966,510.14	1,081,089.36	(4,213.27)	962,296.87	1,080,632.35	3,756.26	0.00
1100	GNMA	2006 FGH Single Family	5.49	4/17/2008	3/20/2038	140,344.08	138,877.62	154,918.81	(543.02)	138,334.60	154,793.54	417.75	0.00
1100	GNMA	2006 FGH Single Family	5.15	3/12/2008	2/20/2038	316,924.82	313,625.63	349,837.45	(1,316.40)	312,309.23	349,453.76	932.71	0.00
1100	GNMA	2006 FGH Single Family	5.49	3/12/2008	2/20/2038	101,713.51	100,654.67	112,403.59	(489.11)	100,165.56	112,268.02	353.54	0.00
1100	GNMA	2006 FGH Single Family	5.49	3/12/2008	3/20/2038	84,458.44	83,578.88	93,229.45	(329.33)	83,249.55	93,151.31	251.19	0.00
1100	GNMA	2006 FGH Single Family	5.15	2/19/2008	2/20/2038	127,206.87	125,885.31	140,417.30	(523.91)	125,361.40	140,268.44	375.05	0.00
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1100	GNMA	2006 FGH Single Family	5.49	7/16/2008	7/20/2038	254,224.48	251,541.90	280,625.69	(960.14)	250,581.76	280,424.96	759.41	0.00		
1100	GNMA	2006 FGH Single Family	5.70	7/23/2008	7/20/2038	118,895.48	117,640.18	131,889.56	(457.94)	117,182.24	131,490.77	59.15	0.00		
1100	GNMA	2006 FGH Single Family	5.49	7/23/2008	7/20/2038	324,931.26	321,500.63	358,675.36	(1,238.06)	320,262.57	358,406.99	969.69	0.00		
1100	GNMA	2006 FGH Single Family	5.49	7/23/2008	7/20/2038	200,518.99	198,401.91	221,342.88	(807.72)	197,594.19	221,128.36	593.20	0.00		
1100	GNMA	2006 FGH Single Family	5.15	7/23/2008	7/20/2038	74,644.35	73,856.25	82,396.16	(340.67)	73,515.58	82,271.55	216.06	0.00		
1100	GNMA	2006 FGH Single Family	5.15	7/29/2008	7/20/2038	227,298.31	224,897.13	250,903.23	(943.14)	223,953.99	250,628.98	668.89	0.00		
1100	GNMA	2006 FGH Single Family	5.70	8/27/2008	6/20/2038	81,988.73	81,120.63	90,949.27	(1,129.30)	79,991.33	89,761.30	(58.67)	0.00		
1100	GNMA	2006 FGH Single Family	5.49	8/27/2008	8/20/2038	100,592.66	99,526.78	111,039.20	(500.13)	99,026.65	110,825.22	286.15	0.00		
1100	GNMA	2006 FGH Single Family	5.49	8/13/2008	7/20/2038	216,934.49	214,639.54	239,463.13	(628.09)	213,811.45	239,281.99	646.95	0.00		
1100	GNMA	2006 FGH Single Family	5.15	8/13/2008	7/20/2038	343,692.58	340,056.65	379,385.05	(1,402.91)	338,653.74	378,996.27	1,014.13	0.00		
1100	GNMA	2006 FGH Single Family	5.15	8/13/2008	8/20/2038	213,398.76	211,140.36	235,560.21	(648.47)	210,490.89	235,342.99	632.25	0.00		
1100	GNMA	2006 FGH Single Family	5.70	9/10/2008	8/20/2038	116,014.58	114,783.66	128,874.79	(482.54)	114,301.12	128,264.46	(127.79)	0.00		
1100	GNMA	2006 FGH Single Family	5.15	9/10/2008	8/20/2038	69,534.00	68,763.66	76,765.10	(277.95)	68,518.29	76,683.01	205.86	0.00		
1100	GNMA	2006 FGH Single Family	5.15	9/24/2008	8/20/2038	84,763.19	83,862.75	93,565.84	(336.74)	83,526.01	93,480.30	251.20	0.00		
1100	GNMA	2006 FGH Single Family	5.15	10/8/2008	9/20/2038	344,937.02	341,266.54	380,758.72	(1,368.01)	339,898.53	380,413.19	1,022.48	0.00		
1100	GNMA	2006 FGH Single Family	5.70	10/15/2008	9/20/2038	63,841.21	63,161.42	70,818.41	(247.48)	62,913.94	70,602.39	31.46	0.00		
1100	GNMA	2006 FGH Single Family	5.15	10/22/2008	9/20/2038	268,168.78	265,311.70	296,018.10	(1,159.47)	264,152.23	295,642.08	783.45	0.00		
1100	GNMA	2006 FGH Single Family	5.15	11/12/2008	9/20/2038	111,669.95	110,477.87	123,266.87	(440.00)	110,037.87	123,158.21	331.34	0.00		
1100	GNMA	2006 FGH Single Family				114,004.53	112,787.07	125,986.40	(112,787.07)	0.00		(13,199.33)	0.00		
1100	GNMA	2006 FGH Single Family	5.49	11/25/2008	10/20/2038	144,757.76	143,210.15	159,790.85	(535.21)	142,674.94	159,689.33	433.69	0.00		
1100	GNMA	2006 FGH Single Family	5.15	11/25/2008	10/20/2038	107,515.56	106,366.11	118,681.05	(421.00)	105,945.11	118,579.37	319.32	0.00		
1100	GNMA	2006 FGH Single Family	5.70	11/25/2008	9/20/2038	73,848.84	73,059.54	82,034.98	(483.38)	72,576.16	81,448.61	(102.99)	0.00		
1100	GNMA	2006 FGH Single Family	5.15	12/17/2008	9/20/2038	157,303.60	155,619.03	173,639.57	(622.72)	154,996.31	173,483.22	466.37	0.00		
1100	GNMA	2006 FGH Single Family	5.15	3/11/2009	2/20/2039	214,621.36	212,301.30	237,345.47	(1,580.94)	210,720.36	236,510.36	745.83	0.00		
1100	GNMA	2006 FGH Single Family	5.49	3/18/2009	1/20/2039	137,963.37	136,471.57	152,290.86	(500.32)	135,971.25	152,204.98	414.44	0.00		
1100	GNMA	2006 FGH Single Family	5.49	3/18/2009	2/20/2039	99,566.66	98,489.64	109,906.65	(358.77)	98,130.87	109,847.25	299.37	0.00		
1100	GNMA	2006 FGH Single Family	5.15	4/8/2009	3/20/2039	140,507.68	138,984.57	155,099.40	(544.69)	138,439.88	154,972.57	417.86	0.00		
1100	GNMA	2006 FGH Single Family	5.15	4/8/2009	2/20/2039	71,139.75	70,368.80	78,527.61	(276.86)	70,091.94	78,462.19	211.44	0.00		
1100	GNMA	2006 FGH Single Family	5.70	1/14/2009	12/20/2038	65,393.34	64,690.49	72,540.17	(237.57)	64,452.92	72,336.76	34.16	0.00		
1100	GNMA	2006 FGH Single Family	5.15	1/14/2009	12/20/2038	139,792.09	138,289.60	154,309.49	(566.59)	137,723.01	154,155.76	412.86	0.00		
1100	GNMA	2006 FGH Single Family	5.15	5/20/2009	5/20/2039	282,802.97	279,723.81	312,172.05	(1,073.40)	278,650.41	311,942.70	844.05	0.00		
1100	GNMA	2006 FGH Single Family	5.15	7/29/2009	7/20/2039	229,827.84	227,308.00	253,624.21	(852.86)	226,455.14	254,173.85	1,402.50	0.00		
1100	GNMA	2006 FGH Single Family	6.00	7/29/2009	7/20/2039	385,258.31	381,034.33	431,967.02	(1,310.26)	379,724.07	431,301.42	644.66	0.00		
1100	GNMA	2006 FGH Single Family	6.00	8/12/2009	6/20/2039	305,095.89	301,747.46	342,085.71	(979.15)	300,768.31	341,625.02	518.46	0.00		
1100	GNMA	2006 FGH Single Family	5.49	8/12/2009	7/20/2039	127,890.81	126,486.82	141,172.26	(797.01)	125,689.81	140,719.51	344.26	0.00		
1100	GNMA	2006 FGH Single Family	6.00	8/19/2009	7/20/2039	424,108.48	419,449.64	475,527.39	(1,406.08)	418,043.56	474,835.88	714.57	0.00		
1100	GNMA	2006 FGH Single Family	5.49	8/19/2009	7/20/2039	115,130.43	113,865.72	127,086.72	(419.40)	113,446.32	127,012.86	345.54	0.00		
1100	GNMA	2006 FGH Single Family	6.00	8/27/2009	7/20/2039	17,399.17	70,614.27	80,055.60	(241.33)	70,372.94	79,933.94	119.67	0.00		
1100	GNMA	2006 FGH Single Family	5.25	8/27/2009	8/20/2039	133,258.67	131,793.35	147,056.27	(484.42)	131,308.93	147,386.26	814.41	0.00		
1100	GNMA	2006 FGH Single Family	5.15	8/27/2009	8/20/2039	77,768.98	76,913.83	85,821.17	(294.14)	76,619.69	86,000.92	473.89	0.00		
		<b>2006 FGH Single Family Total</b>				<b>84,320,179.56</b>	<b>93,384,106.34</b>	<b>1,716,897.40</b>	<b>(2,038,721.23)</b>	<b>(2,304,945.53)</b>	<b>0.00</b>	<b>81,693,410.20</b>	<b>90,703,406.01</b>	<b>(53,930.97)</b>	<b>0.00</b>
1199	Inv Agmt	2007A Single Family	4.32	10/1/2007	9/1/2038	636,220.94	636,220.94	636,220.94	4,463,478.35	5,099,699.29	5,099,699.29	-	0.00		
1136	Repo Agmt	2007A Single Family	0.14	5/31/2012	6/1/2012	6,083,485.65	6,083,485.65	6,083,485.65	(5,725,377.33)	358,108.32	358,108.32	-	0.00		
1100	FNMA	2007A Single Family	6.25	2/20/1998	1/1/2028	64,414.64	64,414.64	72,784.77	(1,492.13)	62,922.51	71,229.64	(63.00)	0.00		
1100	FNMA	2007A Single Family	6.25	3/27/1998	3/1/2028	164,368.61	164,368.61	189,309.96	(1,489.66)	162,878.95	188,692.06	871.76	0.00		
1100	FNMA	2007A Single Family	6.25	6/29/1998	5/1/2028	28,969.20	28,969.20	32,760.74	(311.31)	28,657.89	32,575.47	126.04	0.00		
1100	FNMA	2007A Single Family	6.25	11/30/1998	9/1/2028	187,826.42	187,826.42	216,327.24	(38,232.56)	149,593.86	173,418.22	(4,676.46)	0.00		
1100	FNMA	2007A Single Family	6.25	3/31/1999	11/1/2028	66,632.79	66,632.79	97,971.21	(6,583.07)	84,049.72	95,539.24	151.10	0.00		
1100	FNMA	2007A Single Family	6.25	5/27/1999	11/1/2028	19,046.83	19,046.83	21,521.75	(475.73)	18,571.10	21,022.82	(23.20)	0.00		
1100	FNMA	2007A Single Family	5.45	9/20/1999	8/1/2029	92,789.38	92,789.38	101,766.52	(768.42)	92,020.96	101,121.61	123.51	0.00		
1100	FNMA	2007A Single Family	5.45	12/20/1999	12/1/2029	203,691.59	203,691.59	225,639.36	(3,231.06)	200,460.53	221,787.54	(620.76)	0.00		
1100	FNMA	2007A Single Family	5.45	1/19/2000	12/1/2029	163,362.24	163,362.24	180,964.54	(10,974.38)	152,387.86	168,656.80	(1,333.36)	0.00		
1100	FNMA	2007A Single Family	5.45	4/27/2000	3/1/2030	218,068.21	218,068.21	241,216.12	(2,015.94)	216,052.27	239,014.29	(185.89)	0.00		
1100	FNMA	2007A Single Family	5.45	7/24/2000	6/1/2030	105,079.38	105,079.38	115,007.23	(2,041.77)	103,037.61	113,184.70	219.24	0.00		
1100	FNMA	2007A Single Family	5.49	8/23/2007	8/1/2037	230,019.36	228,066.49	250,999.42	(150,410.82)	77,655.67	85,567.41	(15,021.19)	0.00		
1100	FNMA	2007A Single Family	4.75	8/23/2007	8/1/2037	1,010,008.08	1,001,433.11	1,104,878.14	(4,909.69)	996,523.42	1,102,553.93	2,585.48	0.00		
1100	FNMA	2007A Single Family	5.49	9/11/2007	8/1/2037	730,479.33	717,432.23	802,679.88	(87,551.84)	629,880.39	704,059.24	(11,068.80)	0.00		
1100	FNMA	2007A Single Family	5.49	9/11/2007	8/1/2037	74,373.25	73,044.86	81,156.83	(306.95)	72,737.91	80,916.73	66.85	0.00		
1100	FNMA	2007A Single Family	4.75	9/11/2007	8/1/2037	1,134,232.16	1,113,973.61	1,240,770.56	(10,385.78)	1,103,587.85	1,232,542.48	2,157.70	0.00		
1100	FNMA	2007A Single Family	5.49	9/25/2007	9/1/2037	1,045,544.45	1,036,636.41	1,149,419.30	(5,337.05)	1,031,299.36	1,143,165.51	(916.74)	0.00		
1100	FNMA	2007A Single Family	5.49	9/25/2007	8/1/2037	128,186.75	125,894.25	140,343.98	(644.36)	125,249.89	139,740.61	40.99	0.00		
1100	FNMA	2007A Single Family	4.75	9/25/2007	9/1/2037	1,304,754.64	1,281,409.96	1,427,310.21	(159,454.20)	1,121,955.76	1,253,097.54	(14,758.47)	0.00		
1100	FNMA	2007A Single Family	5.49	10/9/2007	9/1/2037	668,206.86	662,506.38	735,227.97	(3,471.45)	659,034.93	732,197.52	441.00	0.00		
1100	FNMA	2007A Single Family	5.49	10/9/2007	9/1/2037	39,868.12	39,528.00	43,699.44	(507.74)	39,020.26	43,187.59	(4.11)	0.00		
1100	FNMA	2007A Single Family	4.75	10/9/2007	9/1/2037	497,343.11	493,100.27	544,058.57	(110,355.19)	382,745.08	423,486.84	(10,216.54)	0.00		
1100	FNMA	2007A Single Family	4.75	10/9/2007	8/1/2037	251,269.96	249,127.38	270,474.51	(1,548.60)	247,578.78	269,451.83	525.92	0.00		
1100	FNMA	2007A Single Family	5.49	10/25/2007	9/1/2037	763,404.35	755,891.82	838,897.40	(77,286.19)	679,595.63	752,695.01	(8,913.20)	0.00		
1100	FNMA	2007A Single Family	5.49	10/25/2007	10/1/2037	377,809.46	374,579.95	415,965.01	(4,573.94)	369,905.01	414,835.01	545.62	0.00		
1100	FNMA	2007A Single Family	4.75	10/25/2007	10/1/2037	899,132.65	890,455.41	982,494.26	(134,183.10)	756,272.31	836,788.96	(11,522.20)	0.00		
1100	FNMA	2007A Single Family	5.49	10/25/2007	10/1/2037	381,643.48	378,38								

1100	FNMA	2007A Single Family	5.49	2/19/2008	1/1/2038	197,509.96	195,801.10	216,052.19	(906.63)	194,894.47	215,259.41	113.85	0.00
1100	FNMA	2007A Single Family				103,803.10	102,903.95	113,231.53	(102,903.95)	0.00	0.00	(10,327.58)	0.00
1100	FNMA	2007A Single Family	4.75	3/12/2008	2/1/2038	223,263.27	221,326.01	240,020.44	(1,000.90)	220,325.11	239,570.34	550.80	0.00
1100	FNMA	2007A Single Family	5.49	3/20/2008	2/1/2038	289,869.78	287,354.00	318,506.01	(1,372.22)	285,981.78	316,701.44	(432.35)	0.00
1100	FNMA	2007A Single Family	5.49	3/20/2008	11/1/2037	340,478.72	337,527.45	371,591.66	(1,467.65)	336,059.80	370,466.19	342.18	0.00
1100	FNMA	2007A Single Family	4.75	3/27/2008	3/1/2038	196,003.98	194,301.09	210,702.31	(860.41)	193,440.68	210,325.14	483.24	0.00
1100	FNMA	2007A Single Family	5.49	4/8/2008	3/1/2038	178,204.80	176,654.77	194,380.44	(756.73)	175,896.04	193,772.49	148.78	0.00
1100	FNMA	2007A Single Family				138,484.32	137,280.33	148,872.02	(137,280.33)	0.00	0.00	(11,591.69)	0.00
1100	FNMA	2007A Single Family	5.49	4/22/2008	4/1/2038	54,787.26	54,309.89	59,753.72	(211.87)	54,098.02	59,589.18	47.33	0.00
1100	Freddie Mac	2007A Single Family	4.75	5/7/2008	4/1/2038	257,266.33	255,470.61	275,905.27	(1,128.80)	254,341.81	274,523.95	(252.52)	0.00
1100	Freddie Mac	2007A Single Family	5.49	5/7/2008	1/1/2038	160,254.52	159,137.38	174,701.46	(736.79)	158,400.59	174,257.12	292.45	0.00
1100	Freddie Mac	2007A Single Family	5.49	5/7/2008	3/1/2038	197,419.32	196,041.92	214,782.34	(18,464.36)	177,587.66	195,687.95	(640.13)	0.00
1100	Freddie Mac	2007A Single Family	5.49	5/29/2008	3/1/2038	252,272.84	250,489.59	275,051.44	(1,189.04)	249,300.55	274,317.01	454.61	0.00
1100	Freddie Mac	2007A Single Family	4.75	6/18/2008	5/1/2038	301,971.04	299,854.52	324,579.60	(8,441.08)	291,413.44	315,033.86	(1,104.68)	0.00
1100	Freddie Mac	2007A Single Family	5.49	6/18/2008	5/1/2038	352,452.60	349,982.25	385,537.31	(1,456.92)	348,525.33	385,619.17	1,538.78	0.00
1100	Freddie Mac	2007A Single Family	5.49	6/25/2008	6/1/2038	311,566.27	309,380.00	338,812.73	(1,214.09)	308,165.91	338,242.03	643.39	0.00
1100	Freddie Mac	2007A Single Family	4.75	6/25/2008	5/1/2038	73,473.32	72,957.97	78,818.50	(336.11)	72,621.86	78,406.13	(76.26)	0.00
1100	Freddie Mac	2007A Single Family	5.49	7/16/2008	6/1/2038	132,501.53	131,570.04	144,088.78	(1,226.86)	130,343.18	143,092.58	230.66	0.00
1100	Freddie Mac	2007A Single Family	5.49	7/16/2008	5/1/2038	211,667.55	210,180.16	230,186.34	(828.30)	209,351.86	229,797.11	439.07	0.00
1100	Freddie Mac	2007A Single Family	5.49	7/23/2008	6/1/2038	149,910.06	148,855.44	163,012.19	(579.86)	148,275.58	162,743.84	311.51	0.00
1100	Freddie Mac	2007A Single Family	4.75	7/23/2008	7/1/2038	160,397.58	159,268.86	172,015.17	(699.11)	158,569.75	171,157.53	(158.53)	0.00
1100	Freddie Mac	2007A Single Family	5.49	8/13/2008	7/1/2038	134,848.07	133,897.25	146,633.79	(521.75)	133,375.50	146,392.22	280.18	0.00
1100	Freddie Mac	2007A Single Family	5.49	8/20/2008	4/1/2038	185,219.46	183,914.21	201,416.89	(721.63)	183,192.58	201,077.74	382.48	0.00
1100	Freddie Mac	2007A Single Family	5.49	9/17/2008	7/1/2038	24,949.76	24,773.29	27,091.19	(95.27)	24,678.02	27,030.42	34.50	0.00
1100	Freddie Mac	2007A Single Family	5.49	10/8/2008	8/1/2038	110,472.18	109,688.93	120,118.60	(419.47)	109,269.46	119,928.36	229.23	0.00
1100	Freddie Mac	2007A Single Family	5.49	10/22/2008	8/1/2038	127,028.46	126,126.68	138,120.58	(481.67)	126,645.01	137,902.55	263.64	0.00
1100	GNMA	2007A Single Family	6.25	2/20/1998	1/20/2028	836,255.92	836,255.92	940,520.25	(59,533.33)	776,722.59	875,311.94	(5,674.98)	0.00
1100	GNMA	2007A Single Family	6.25	3/27/1998	3/20/2028	1,831,235.57	1,831,235.57	2,064,242.00	(201,828.00)	1,629,407.57	1,840,301.77	(22,112.23)	0.00
1100	GNMA	2007A Single Family	6.25	5/19/1998	5/20/2028	1,054,917.91	1,054,917.91	1,189,145.68	(89,361.95)	965,555.96	1,090,527.85	(9,255.88)	0.00
1100	GNMA	2007A Single Family	5.45	7/28/2000	6/20/2030	845,341.97	845,341.97	942,640.79	(44,068.41)	801,273.56	896,841.40	(1,730.98)	0.00
1100	GNMA	2007A Single Family	6.25	8/14/1998	7/20/2028	578,347.50	578,347.50	651,936.45	(61,240.69)	517,106.81	584,035.97	(6,659.79)	0.00
1100	GNMA	2007A Single Family	6.25	6/29/1998	6/20/2028	397,312.59	397,312.59	448,164.63	(5,447.40)	391,865.19	442,584.31	(132.92)	0.00
1100	GNMA	2007A Single Family	6.25	9/18/1998	9/20/2028	476,291.34	476,291.34	537,251.89	(4,512.67)	471,778.67	533,133.52	394.30	0.00
1100	GNMA	2007A Single Family	6.25	11/30/1998	11/20/2028	415,387.07	415,387.07	468,552.48	(3,583.49)	411,803.58	465,358.65	389.66	0.00
1100	GNMA	2007A Single Family	6.25	11/30/1998	10/20/2028	321,234.44	321,234.44	362,349.14	(3,417.54)	317,816.90	359,148.90	217.30	0.00
1100	GNMA	2007A Single Family	6.25	11/30/1998	10/20/2028	140,991.20	140,991.20	159,036.72	(1,257.93)	139,733.27	157,905.65	126.86	0.00
1100	GNMA	2007A Single Family	6.25	2/16/1999	2/20/2029	746,335.19	746,335.19	841,298.87	(9,285.38)	737,049.81	832,446.16	432.67	0.00
1100	GNMA	2007A Single Family	6.25	3/31/1999	2/20/2029	46,212.86	46,212.86	51,457.09	(1,142.15)	45,070.71	50,298.46	(16.48)	0.00
1100	GNMA	2007A Single Family	6.25	5/27/1999	5/20/2029	242,046.29	242,046.29	272,844.24	(2,930.67)	239,115.62	270,064.34	150.77	0.00
1100	GNMA	2007A Single Family	5.45	7/30/1999	7/20/2029	450,686.10	450,686.10	503,195.48	(15,944.06)	434,742.04	487,271.85	20.43	0.00
1100	GNMA	2007A Single Family	5.45	8/26/1999	8/20/2029	523,242.17	523,242.17	584,205.07	(7,306.25)	515,935.92	578,276.41	1,377.59	0.00
1100	GNMA	2007A Single Family	5.45	9/20/1999	9/20/2029	259,744.34	259,744.34	289,640.93	(65,480.42)	194,263.92	217,433.78	(6,726.73)	0.00
1100	GNMA	2007A Single Family	5.45	10/28/1999	10/20/2029	718,361.41	718,361.41	801,044.74	(136,303.36)	582,058.05	651,480.07	(13,261.31)	0.00
1100	GNMA	2007A Single Family	5.45	11/18/1999	11/20/2029	105,757.49	105,757.49	117,425.69	(1,439.80)	104,317.69	116,270.39	284.50	0.00
1100	GNMA	2007A Single Family	5.45	12/30/1999	12/20/2029	1,819,275.76	1,819,275.76	2,028,674.39	(1,815,532.92)	1,800,721.84	2,015,493.90	5,373.43	0.00
1100	GNMA	2007A Single Family	5.45	1/28/2000	1/20/2030	513,952.57	513,952.57	573,108.57	(4,314.61)	509,637.96	570,422.54	1,628.58	0.00
1100	GNMA	2007A Single Family	5.45	2/22/2000	1/20/2030	278,884.80	278,884.80	310,591.14	(2,311.42)	276,573.38	309,214.50	934.78	0.00
1100	GNMA	2007A Single Family	5.45	3/27/2000	2/20/2030	376,401.52	376,401.52	420,256.13	(21,050.22)	355,351.30	398,288.46	(917.45)	0.00
1100	GNMA	2007A Single Family	5.45	4/27/2000	4/20/2030	423,496.77	423,496.77	471,644.11	(3,824.56)	419,672.21	463,201.92	1,382.37	0.00
1100	GNMA	2007A Single Family	5.45	5/30/2000	4/20/2030	85,383.51	85,383.51	95,090.79	(1,068.19)	84,315.32	94,266.24	243.64	0.00
1100	GNMA	2007A Single Family	5.45	6/21/2000	5/20/2030	447,819.97	447,819.97	499,364.04	(3,794.66)	444,025.31	496,984.20	1,414.82	0.00
1100	GNMA	2007A Single Family	5.45	9/18/2000	9/20/2030	594,363.28	594,363.28	661,936.43	(5,093.82)	589,269.46	658,815.01	1,972.40	0.00
1100	GNMA	2007A Single Family	5.49	11/21/2007	10/20/2037	395,734.85	391,664.32	438,054.72	(1,615.93)	390,048.39	437,972.23	1,533.44	0.00
1100	GNMA	2007A Single Family	4.75	11/21/2007	10/20/2037	165,123.44	163,424.98	180,770.53	(747.01)	162,677.97	181,574.33	1,550.81	0.00
1100	GNMA	2007A Single Family	5.49	11/21/2007	10/20/2037	297,964.98	294,900.85	328,908.65	(1,290.80)	293,609.31	328,488.62	870.77	0.00
1100	GNMA	2007A Single Family	4.75	9/25/2007	8/20/2037	214,180.46	212,027.51	234,542.59	(1,286.27)	210,741.24	235,231.41	1,975.09	0.00
1100	GNMA	2007A Single Family	5.49	9/25/2007	9/20/2037	1,478,059.64	1,463,194.79	1,636,123.35	(1,663.26)	1,461,530.53	1,635,093.99	6,652.90	0.00
1100	GNMA	2007A Single Family	4.75	9/25/2007	9/20/2037	3,981,555.76	3,941,513.25	4,360,082.27	(191,132.52)	3,750,380.73	4,186,232.26	17,282.51	0.00
1100	GNMA	2007A Single Family	5.49	9/25/2007	8/20/2037	129,194.09	127,895.43	142,610.89	(525.73)	127,369.70	142,467.18	382.02	0.00
1100	GNMA	2007A Single Family	5.49	10/9/2007	9/20/2037	730,335.31	722,856.67	808,437.37	(3,230.60)	719,626.07	800,007.19	2,800.42	0.00
1100	GNMA	2007A Single Family	4.75	10/9/2007	9/20/2037	1,506,383.23	1,490,957.86	1,649,595.06	(156,596.13)	1,334,361.73	1,489,708.78	(3,290.15)	0.00
1100	GNMA	2007A Single Family	5.49	8/23/2007	8/20/2037	351,983.06	348,395.64	389,624.12	(1,700.05)	346,695.59	389,255.85	1,331.78	0.00
1100	GNMA	2007A Single Family	5.49	8/23/2007	8/20/2037	1,119,717.97	1,108,305.80	1,239,494.15	(6,166.06)	1,102,139.74	1,237,438.12	4,110.03	0.00
1100	GNMA	2007A Single Family	4.75	8/23/2007	8/20/2037	2,152,784.57	2,130,843.38	2,357,449.78	(11,101.52)	2,119,741.86	2,366,406.15	20,057.89	0.00
1100	GNMA	2007A Single Family	5.49	9/11/2007	9/20/2037	281,472.26	277,207.67	311,054.99	(1,152.83)	276,054.84	310,883.22	981.06	0.00
1100	GNMA	2007A Single Family	5.49	9/11/2007	8/20/2037	362,356.10	356,868.57	399,986.78	(120,881.37)	235,987.20	265,758.30	(13,347.11)	0.00
1100	GNMA	2007A Single Family	4.75	9/11/2007	8/20/2037	4,128,837.54	4,066,310.42	4,521,366.13	(19,530.14)	4,046,780.28	4,540,172.24	38,336.25	0.00
1100	GNMA	2007A Single Family	4.75	11/21/2007	10/20/2037	452,298.71	447,646.36	495,298.74	(2,587.60)	445,058.76	496,895.31	4,184.17	0.00
1100	GNMA	2007A Single Family	5.49	11/21/2007	10/20/2037	312,877.53	309,659.27	347,669.51	(1,283.75)	308,375.52	345,787.84	(597.92)	0.00

1100	GNMA	2007A Single Family	4.75	1/30/2008	1/20/2038	282,397.01	279,469.68	309,156.94	(1,247.71)	278,221.97	310,564.79	2,655.56	0.00
1100	GNMA	2007A Single Family	4.75	1/16/2008	1/20/2038	496,845.01	491,701.67	543,926.02	(2,268.05)	489,433.62	546,322.23	4,664.26	0.00
1100	GNMA	2007A Single Family	5.49	1/16/2008	12/20/2037	190,896.67	188,921.27	210,959.91	(840.30)	188,080.97	210,792.56	672.95	0.00
1100	GNMA	2007A Single Family	4.75	1/16/2008	12/20/2037	96,365.27	95,368.08	105,496.84	(428.51)	94,939.57	105,974.20	905.87	0.00
1100	GNMA	2007A Single Family	4.75	1/30/2008	1/20/2038	284,154.47	281,208.92	311,080.94	(1,283.33)	279,925.59	312,466.45	2,668.84	0.00
1100	GNMA	2007A Single Family	5.49	1/30/2008	1/20/2038	294,456.05	291,403.71	325,035.31	(2,278.57)	289,125.14	323,497.89	741.15	0.00
1100	GNMA	2007A Single Family	5.49	1/30/2008	12/20/2037	280,132.86	277,230.40	309,224.65	(1,153.31)	276,077.09	308,897.05	825.71	0.00
1100	GNMA	2007A Single Family	5.49	2/19/2008	2/20/2038	218,581.20	216,310.35	241,280.85	(676.03)	215,434.32	241,052.15	647.33	0.00
1100	GNMA	2007A Single Family	5.49	1/30/2008	12/20/2037	51,261.89	50,730.76	56,649.51	(219.96)	50,510.80	56,610.95	181.40	0.00
1100	GNMA	2007A Single Family	5.49	2/13/2008	1/20/2038	88,052.99	87,139.08	97,197.29	(346.43)	86,792.65	97,112.30	261.44	0.00
1100	GNMA	2007A Single Family	4.75	2/13/2008	1/20/2038	147,997.29	146,461.22	162,206.50	(1,099.42)	145,361.80	162,445.58	1,338.50	0.00
1100	GNMA	2007A Single Family	4.75	2/13/2008	12/20/2037	89,309.03	88,352.53	98,460.52	(993.19)	87,389.34	98,211.21	743.88	0.00
1100	GNMA	2007A Single Family	5.49	4/8/2008	4/20/2038	84,985.74	84,098.14	93,811.50	(734.77)	83,373.37	93,592.69	285.96	0.00
1100	GNMA	2007A Single Family	5.49	4/8/2008	11/20/2037	127,148.85	125,823.57	140,353.25	(504.75)	125,318.82	140,225.33	376.83	0.00
1100	GNMA	2007A Single Family	4.75	4/8/2008	3/20/2038	341,753.79	338,195.88	374,220.40	(1,494.86)	336,691.02	372,732.36	6.82	0.00
1100	GNMA	2007A Single Family	4.75	4/8/2008	4/20/2038	97,348.10	96,331.39	106,572.80	(425.04)	95,906.35	107,063.85	916.09	0.00
1100	GNMA	2007A Single Family	5.49	3/12/2008	3/20/2038	232,881.28	230,456.05	257,065.99	(910.66)	229,545.39	256,847.69	692.36	0.00
1100	GNMA	2007A Single Family	5.49	3/20/2008	1/20/2038	168,484.36	166,729.93	185,981.46	(682.35)	166,047.58	185,797.03	497.92	0.00
1100	GNMA	2007A Single Family	4.75	2/19/2008	2/20/2038	120,816.21	119,561.05	132,264.75	(530.74)	119,030.31	132,870.60	1,136.59	0.00
1100	GNMA	2007A Single Family	4.75	2/19/2008	12/20/2037	109,358.57	108,223.42	119,721.38	(495.65)	107,727.77	120,252.64	1,026.91	0.00
1100	GNMA	2007A Single Family	5.49	2/19/2008	1/20/2038	332,575.77	329,121.97	368,141.42	(1,328.42)	327,793.55	368,105.18	1,292.18	0.00
1100	GNMA	2007A Single Family	4.75	2/19/2008	2/20/2038	152,014.40	150,435.12	166,419.28	(707.43)	149,727.69	167,137.33	1,425.48	0.00
1100	GNMA	2007A Single Family	5.49	2/19/2008	10/20/2037	142,686.03	141,206.23	157,503.97	(570.17)	140,636.06	157,356.26	422.46	0.00
1100	GNMA	2007A Single Family	4.75	2/27/2008	2/20/2038	95,200.10	94,210.30	104,221.26	(501.64)	93,708.66	104,605.41	885.79	0.00
1100	GNMA	2007A Single Family	5.49	2/27/2008	2/20/2038	98,368.51	97,345.77	108,890.99	(875.85)	96,469.92	108,307.69	292.55	0.00
1100	GNMA	2007A Single Family	5.49	2/27/2008	2/20/2038	168,201.90	166,453.10	185,669.66	(659.39)	165,793.71	185,509.97	499.70	0.00
1100	GNMA	2007A Single Family	4.75	3/20/2008	12/20/2037	112,205.08	111,037.13	122,837.63	(498.58)	110,538.55	123,393.70	1,054.65	0.00
1100	GNMA	2007A Single Family	5.49	3/27/2008	3/20/2038	403,469.42	399,262.04	445,369.71	(1,572.95)	397,689.09	444,996.82	1,200.06	0.00
1100	GNMA	2007A Single Family	5.49	3/27/2008	2/20/2038	174,681.52	172,860.63	192,822.19	(725.61)	172,135.02	192,610.64	514.06	0.00
1100	GNMA	2007A Single Family	4.75	4/15/2008	3/20/2038	189,658.96	187,677.59	207,631.04	(1,104.55)	186,573.04	208,278.88	1,752.39	0.00
1100	GNMA	2007A Single Family	4.75	4/15/2008	2/20/2038	110,372.29	109,219.67	120,831.16	(487.57)	108,732.10	121,381.34	1,037.75	0.00
1100	GNMA	2007A Single Family	5.49	4/15/2008	3/20/2038	47,051.77	46,560.22	51,938.09	(183.24)	46,376.98	51,894.77	139.92	0.00
1100	GNMA	2007A Single Family	5.49	4/24/2008	4/20/2038	372,451.62	368,555.77	412,281.58	(1,477.70)	367,078.07	412,252.09	1,448.21	0.00
1100	GNMA	2007A Single Family	4.75	4/24/2008	4/20/2038	192,001.00	189,992.66	210,195.01	(844.52)	189,148.14	211,156.34	1,805.85	0.00
1100	GNMA	2007A Single Family	5.49	4/22/2008	4/20/2038	94,277.52	93,291.56	104,068.23	(365.54)	92,926.02	103,983.23	280.54	0.00
1100	GNMA	2007A Single Family	5.49	5/7/2008	4/20/2038	249,338.82	246,727.74	275,232.65	(966.65)	245,761.09	275,007.94	741.94	0.00
1100	GNMA	2007A Single Family	5.49	5/7/2008	4/20/2038	156,216.08	154,580.18	172,439.12	(606.24)	153,973.94	172,297.64	464.76	0.00
1100	GNMA	2007A Single Family	4.75	5/7/2008	5/20/2038	332,907.61	329,420.06	364,453.95	(1,578.06)	327,842.00	365,994.14	3,118.25	0.00
1100	GNMA	2007A Single Family	5.49	5/14/2008	4/20/2038	106,567.30	105,450.58	118,100.01	(605.92)	104,544.66	111,597.20	(443.89)	0.00
1100	GNMA	2007A Single Family	4.75	5/14/2008	5/20/2038	271,266.66	268,422.97	296,971.88	(1,188.69)	267,234.28	298,335.08	2,551.89	0.00
1100	GNMA	2007A Single Family	4.75	5/21/2008	5/20/2038	132,321.45	130,933.39	144,901.24	(949.28)	129,984.11	145,276.91	1,324.95	0.00
1100	GNMA	2007A Single Family	5.49	5/28/2008	5/20/2038	340,133.60	336,563.55	376,507.48	(1,310.05)	335,253.50	376,524.77	1,327.34	0.00
1100	GNMA	2007A Single Family	4.75	5/28/2008	4/20/2038	30,123.00	29,806.94	32,977.45	(135.44)	29,671.50	33,124.98	282.97	0.00
1100	GNMA	2007A Single Family	5.49	6/11/2008	5/20/2038	302,405.88	299,227.59	334,745.15	(1,881.38)	297,346.21	333,955.64	1,091.87	0.00
1100	GNMA	2007A Single Family	5.49	7/9/2008	7/20/2038	166,710.91	164,952.94	184,023.83	(656.03)	164,296.91	183,862.65	494.85	0.00
1100	GNMA	2007A Single Family	5.49	7/9/2008	6/20/2038	182,525.31	180,601.31	201,480.56	(698.55)	179,902.76	201,326.17	544.16	0.00
1100	GNMA	2007A Single Family	4.75	7/9/2008	6/20/2038	227,216.98	224,821.88	248,748.06	(975.04)	223,846.84	249,912.84	2,139.82	0.00
1100	GNMA	2007A Single Family	4.75	7/16/2008	6/20/2038	163,587.96	161,862.43	179,089.55	(721.35)	161,141.08	179,906.54	1,538.34	0.00
1100	GNMA	2007A Single Family	5.49	7/16/2008	5/20/2038	111,061.18	109,890.26	122,733.70	(465.45)	109,424.81	122,662.50	394.25	0.00
1100	GNMA	2007A Single Family	5.49	6/18/2008	5/20/2038	236,505.65	234,018.55	261,066.76	(921.31)	233,097.24	260,848.62	703.17	0.00
1100	GNMA	2007A Single Family	4.75	6/18/2008	4/20/2038	110,700.35	109,536.66	121,190.31	(480.33)	109,056.33	121,751.91	1,041.93	0.00
1100	GNMA	2007A Single Family	5.49	6/18/2008	6/20/2038	79,655.20	78,817.14	87,927.39	(304.21)	78,512.93	87,860.72	237.54	0.00
1100	GNMA	2007A Single Family	5.49	6/25/2008	6/20/2038	101,846.10	100,773.96	112,422.81	(388.29)	100,385.67	112,338.45	303.93	0.00
1100	GNMA	2007A Single Family	5.49	7/23/2008	6/20/2038	104,589.47	103,485.63	115,451.08	(407.17)	103,078.46	115,354.90	310.99	0.00
1100	GNMA	2007A Single Family	4.75	7/23/2008	7/20/2038	117,265.99	116,027.89	128,378.11	(502.52)	115,525.37	128,980.15	1,104.56	0.00
1100	GNMA	2007A Single Family	4.75	8/27/2008	8/20/2038	76,620.55	75,808.67	83,856.59	(324.68)	75,483.99	83,992.39	460.48	0.00
1100	GNMA	2007A Single Family	5.49	8/13/2008	8/20/2038	276,924.66	273,993.96	306,547.29	(1,555.86)	272,438.10	306,003.40	1,011.97	0.00
1100	GNMA	2007A Single Family	4.75	8/13/2008	7/20/2038	70,311.66	69,567.83	76,974.39	(311.38)	69,256.45	77,324.04	661.03	0.00
1100	GNMA	2007A Single Family	4.75	8/13/2008	6/20/2038	108,432.79	107,286.11	118,707.87	(468.56)	106,817.55	119,259.97	1,020.66	0.00
1100	GNMA	2007A Single Family	4.75	8/20/2008	8/20/2038	285,924.92	282,897.26	313,019.16	(1,225.81)	281,671.45	314,486.44	2,693.09	0.00
1100	GNMA	2007A Single Family	4.75	8/27/2008	7/20/2038	899,350.37	889,824.45	984,572.80	(4,143.41)	885,681.04	985,865.75	8,436.36	0.00
1100	GNMA	2007A Single Family	5.49	8/27/2008	8/20/2038	87,338.22	86,412.78	96,408.29	(530.31)	86,082.47	96,336.80	260.82	0.00
1100	GNMA	2007A Single Family	5.49	9/10/2008	7/20/2038	143,841.43	142,315.84	158,779.36	(552.88)	141,762.96	158,654.98	428.50	0.00
1100	GNMA	2007A Single Family				75,572.35	74,769.54	83,420.53	(74,769.54)	0.00		(8,650.99)	0.00
1100	GNMA	2007A Single Family	5.49	9/24/2008	9/20/2038	83,412.08	82,525.65	92,074.42	(319.68)	82,205.97	92,003.32	248.58	0.00
1100	GNMA	2007A Single Family	5.49	10/15/2008	9/20/2038	321,780.55	318,354.23	356,201.41	(2,275.80)	316,078.43	355,043.69	1,118.08	0.00
1100	GNMA	2007A Single Family	5.49	10/15/2008	9/20/2038	99,894.58	98,930.90	110,268.63	(415.56)	98,415.34	110,146.87	293.80	0.00
1100	GNMA	2007A Single Family	4.75	10/22/2008	9/20/2038	252,562.35	249,871.55	276,414.33	(1,071.54)	248,800.01	276,860.47	1,517.68	0.00
1100	GNMA	2007A Single Family	5.49	10/22/2008	9/20/2038	335,307.31	331,734.94	371,165.07	(1,350.46)	330,384.48	371,115.61	1,301.00	0.00
1100	GNMA	2007A Single Family	5.49	10/29/2008	9/20/2038	124,347.21	123,021.54	137,260.66	(462.72)	122,558.82	137,170.16	372.22	0.00
1100	GNMA	2007A Single Family	4.7										

1100	FNMA	2007A Single Family	5.25	12/28/2007	12/1/2037	1,174.89	1,166.80	1,266.07	(55.21)	1,111.59	1,209.35	(1.51)	0.00
1100	FNMA	2007A Single Family	5.25	12/28/2007	12/1/2037	8,962.39	8,900.68	9,727.81	(37.44)	8,863.24	9,696.94	6.57	0.00
1100	FNMA	2007A Single Family	6.00	1/16/2008	12/1/2037	11,240.75	11,143.84	12,408.96	(43.13)	11,100.71	12,365.70	(0.13)	0.00
1100	FNMA	2007A Single Family	5.25	1/16/2008	12/1/2037	58,292.11	57,789.57	64,042.03	(396.80)	57,392.77	63,670.95	25.72	0.00
1100	FNMA	2007A Single Family	5.25	1/30/2008	12/1/2037	9,058.42	8,980.22	9,842.75	(46.30)	8,933.92	9,800.71	4.26	0.00
1100	FNMA	2007A Single Family	6.00	1/30/2008	1/1/2038	13,368.38	13,252.93	14,757.76	(53.30)	13,199.63	14,704.09	(0.37)	0.00
1100	FNMA	2007A Single Family	5.25	1/30/2008	1/1/2038	8,857.06	8,780.57	9,611.51	(38.69)	8,741.88	9,579.03	6.21	0.00
1100	FNMA	2007A Single Family	5.25	1/30/2008	12/1/2037	5,530.51	5,482.77	6,001.89	(22.82)	5,459.95	5,983.12	4.05	0.00
1100	FNMA	2007A Single Family	6.00	1/30/2008	1/1/2038	4,797.07	4,755.64	5,287.48	(18.35)	4,737.29	5,271.18	2.05	0.00
1100	FNMA	2007A Single Family	5.25	1/30/2008	1/1/2038	6,223.41	6,169.66	6,755.96	(26.00)	6,143.66	6,734.17	4.21	0.00
1100	FNMA	2007A Single Family	6.00	2/13/2008	2/1/2038	12,087.92	11,983.34	13,344.21	(2,518.49)	9,464.85	10,531.86	(293.86)	0.00
1100	FNMA	2007A Single Family	5.25	2/13/2008	2/1/2038	10,308.25	10,219.07	11,186.27	(43.11)	10,175.56	11,150.56	7.40	0.00
1100	FNMA	2007A Single Family	5.25	2/13/2008	1/1/2038	12,369.67	12,282.70	13,421.04	(51.18)	12,211.51	13,381.89	9.04	0.00
1100	FNMA	2007A Single Family	5.25	2/19/2008	1/1/2038	7,277.01	7,214.04	7,896.92	(29.98)	7,184.06	7,872.18	5.24	0.00
1100	FNMA	2007A Single Family	5.25	2/19/2008	1/1/2038	7,277.03	7,214.06	7,896.92	(31.30)	7,182.76	7,870.75	5.13	0.00
1100	FNMA	2007A Single Family	6.00	2/19/2008	2/1/2038	6,889.55	6,829.92	7,588.72	(24.94)	6,804.98	7,564.89	1.11	0.00
1100	FNMA	2007A Single Family	6.00	2/27/2008	2/1/2038	10,252.62	10,163.81	11,308.71	(56.86)	10,106.95	11,246.63	(5.22)	0.00
1100	FNMA	2007A Single Family	5.25	2/27/2008	2/1/2038	13,351.68	13,236.02	14,668.65	(78.31)	13,157.71	14,597.62	7.28	0.00
1100	FNMA	2007A Single Family				2,604.63	2,582.07	2,831.96	(2,582.07)	0.00		(249.89)	0.00
1100	FNMA	2007A Single Family	5.25	2/27/2008	2/1/2038	20,325.92	20,149.85	22,330.87	(3,804.19)	16,345.66	18,134.47	(392.21)	0.00
1100	FNMA	2007A Single Family	6.00	3/20/2008	3/1/2038	12,761.04	12,650.23	14,087.36	(57.60)	12,592.63	14,028.63	(1.13)	0.00
1100	FNMA	2007A Single Family	5.25	3/20/2008	1/1/2038	3,890.60	3,856.84	4,222.23	(17.02)	3,839.82	4,207.97	2.76	0.00
1100	FNMA	2007A Single Family	5.25	3/20/2008	2/1/2038	3,246.73	3,218.55	3,523.08	(13.34)	3,205.21	3,512.07	2.33	0.00
1100	FNMA	2007A Single Family	5.25	3/27/2008	3/1/2038	8,336.25	8,263.82	9,056.65	(38.35)	8,225.47	9,022.82	4.52	0.00
1100	FNMA	2007A Single Family	6.00	3/27/2008	3/1/2038	11,148.15	11,051.29	12,282.26	(41.19)	11,010.10	12,243.78	2.71	0.00
1100	FNMA	2007A Single Family	5.25	4/15/2008	4/1/2038	3,735.97	3,703.44	4,060.79	(17.77)	3,685.67	4,044.76	1.74	0.00
1100	FNMA	2007A Single Family	6.00	2/4/2009	10/1/2038	1,497.43	1,484.00	1,648.33	(5.11)	1,478.89	1,643.09	(0.13)	0.00
1100	Freddie Mac	2007A Single Family	5.25	12/11/2007	11/1/2037	8,111.69	8,055.95	8,777.64	(34.09)	8,021.86	8,758.80	15.25	0.00
1100	Freddie Mac	2007A Single Family	5.25	12/11/2007	11/1/2037	5,773.31	5,733.64	6,246.80	(24.10)	5,709.54	6,233.61	10.91	0.00
1100	Freddie Mac	2007A Single Family	5.25	12/20/2007	12/1/2037	16,890.14	16,773.93	18,487.63	(4,183.34)	12,590.59	13,798.12	(506.17)	0.00
1100	Freddie Mac	2007A Single Family	6.00	12/20/2007	12/1/2037	4,452.09	4,421.45	4,907.25	(11.34)	4,410.11	4,897.60	1.69	0.00
1100	Freddie Mac	2007A Single Family	5.25	12/20/2007	12/1/2037	3,318.63	3,295.79	3,590.51	(13.78)	3,282.01	3,583.05	6.32	0.00
1100	Freddie Mac	2007A Single Family	5.25	1/16/2008	12/1/2037	17,278.67	17,159.49	18,912.88	(75.82)	17,083.67	18,871.02	33.96	0.00
1100	Freddie Mac	2007A Single Family	6.00	1/16/2008	12/1/2037	3,942.13	3,914.94	4,345.15	(15.33)	3,899.61	4,331.29	1.47	0.00
1100	Freddie Mac	2007A Single Family	5.25	1/16/2008	12/1/2037	4,589.57	4,557.91	4,965.54	(18.05)	4,538.86	4,955.24	8.75	0.00
1100	Freddie Mac	2007A Single Family	5.25	1/30/2008	1/1/2038	14,425.51	14,325.84	15,613.70	(70.35)	14,255.49	15,570.41	27.06	0.00
1100	Freddie Mac	2007A Single Family	5.25	1/30/2008	12/1/2037	9,121.12	9,058.13	9,872.46	(38.19)	9,018.94	9,850.14	16.87	0.00
1100	Freddie Mac	2007A Single Family	6.00	2/13/2008	1/1/2038	5,702.51	5,663.06	6,285.48	(23.36)	5,639.70	6,264.97	2.85	0.00
1100	Freddie Mac	2007A Single Family	5.25	2/13/2008	1/1/2038	7,436.38	7,384.94	8,045.53	(4,607.95)	2,776.99	3,031.63	(405.95)	0.00
1100	Freddie Mac	2007A Single Family	5.25	3/20/2008	2/1/2038	2,593.24	2,575.23	2,805.45	(10.63)	2,564.60	2,799.75	4.93	0.00
1100	Freddie Mac	2007A Single Family	6.00	3/20/2008	3/1/2038	5,198.68	5,162.56	5,724.66	(1,048.83)	4,113.73	4,564.92	(110.91)	0.00
1100	Freddie Mac	2007A Single Family	5.25	3/20/2008	11/1/2037	4,181.70	4,152.70	4,542.19	(42.84)	4,109.86	4,504.83	5.48	0.00
1100	Freddie Mac	2007A Single Family	6.00	4/22/2008	2/1/2038	2,208.94	2,193.55	2,434.25	(8.45)	2,185.10	2,426.57	0.77	0.00
1100	Freddie Mac	2007A Single Family	5.25	4/22/2008	1/1/2038	5,244.90	5,208.39	5,674.31	(21.63)	5,186.76	5,662.64	9.96	0.00
1100	Freddie Mac	2007A Single Family	5.25	5/14/2008	4/1/2038	5,780.06	5,739.69	6,252.49	(23.40)	5,716.29	6,240.05	10.96	0.00
1100	Freddie Mac	2007A Single Family	6.00	5/15/2008	4/1/2038	5,425.42	5,387.52	5,973.74	(19.63)	5,367.89	5,956.32	2.21	0.00
1100	Freddie Mac	2007A Single Family	5.25	5/21/2008	4/1/2038	11,538.96	11,458.31	12,483.19	(47.16)	11,411.15	12,457.96	21.93	0.00
1100	Freddie Mac	2007A Single Family	5.25	5/21/2008	5/1/2038	8,105.00	8,048.33	8,767.31	(34.22)	8,014.11	8,748.32	15.23	0.00
1100	Freddie Mac	2007A Single Family	5.25	5/28/2008	4/1/2038	3,367.11	3,343.56	3,642.78	(13.88)	3,329.68	3,635.31	6.41	0.00
1100	Freddie Mac	2007A Single Family	5.25	5/28/2008	5/1/2038	4,748.80	4,715.57	5,136.71	(19.10)	4,696.47	5,126.62	9.01	0.00
1100	Freddie Mac	2007A Single Family	6.00	6/18/2008	5/1/2038	10,104.16	10,033.33	11,163.80	(46.31)	9,987.02	11,122.77	5.28	0.00
1100	Freddie Mac	2007A Single Family	5.25	6/18/2008	2/1/2038	2,734.05	2,714.90	2,969.61	(20.14)	2,697.46	2,956.36	4.19	0.00
1100	Freddie Mac	2007A Single Family	5.25	6/18/2008	5/1/2038	5,010.22	4,975.10	5,419.48	(17.45)	4,954.95	5,408.84	9.51	0.00
1100	Freddie Mac	2007A Single Family	6.00	6/25/2008	5/1/2038	3,615.14	3,589.78	3,979.31	(12.84)	3,576.94	3,968.05	1.58	0.00
1100	Freddie Mac	2007A Single Family	6.00	7/16/2008	6/1/2038	5,564.14	5,525.02	6,132.23	(28.35)	5,496.67	6,105.17	1.29	0.00
1100	Freddie Mac	2007A Single Family	5.25	7/16/2008	6/1/2038	7,637.62	7,583.92	8,262.61	(33.10)	7,550.82	8,243.86	14.35	0.00
1100	Freddie Mac	2007A Single Family	6.00	7/23/2008	6/1/2038	5,047.27	5,011.76	5,568.85	(21.14)	4,990.62	5,549.81	2.30	0.00
1100	Freddie Mac	2007A Single Family	6.00	8/13/2008	6/1/2038	5,246.12	5,209.14	5,784.51	(32.95)	5,176.19	5,753.88	2.32	0.00
1100	Freddie Mac	2007A Single Family	6.00	8/13/2008	8/1/2038	2,547.01	2,529.04	2,802.96	(8.86)	2,520.18	2,795.28	1.18	0.00
1100	Freddie Mac	2007A Single Family	6.00	8/20/2008	6/1/2038	5,307.29	5,269.85	5,843.13	(19.51)	5,250.34	5,825.75	2.13	0.00
1100	Freddie Mac	2007A Single Family	6.00	8/27/2008	8/1/2038	7,417.87	7,365.48	8,164.40	(26.10)	7,339.38	8,141.58	3.28	0.00
1100	Freddie Mac	2007A Single Family	6.00	9/17/2008	8/1/2038	6,601.46	6,554.74	7,267.91	(34.78)	6,519.96	7,235.36	2.23	0.00
1100	Freddie Mac	2007A Single Family	5.25	9/17/2008	8/1/2038	2,904.83	2,884.27	3,142.00	(11.61)	2,872.66	3,135.88	5.49	0.00
1100	Freddie Mac	2007A Single Family	5.25	9/24/2008	8/1/2038	6,230.46	6,186.34	6,738.60	(24.66)	6,161.68	6,725.75	11.81	0.00
1100	Freddie Mac	2007A Single Family	5.25	9/24/2008	6/1/2038	4,993.14	4,957.81	5,401.05	(20.07)	4,937.74	5,390.46	9.48	0.00
1100	Freddie Mac	2007A Single Family	6.00	10/15/2008	9/1/2038	7,779.15	7,723.94	8,560.93	(2,876.89)	4,847.05	5,376.33	(307.71)	0.00
1100	Freddie Mac	2007A Single Family				4,296.69	4,266.20	4,647.28	(4,266.20)	0.00		(381.08)	0.00
1100	Freddie Mac	2007A Single Family	6.00	10/22/2008	7/1/2038	2,654.38	2,635.54	2,921.21	(9.30)	2,626.24	2,913.11	1.20	0.00
1100	Freddie Mac	2007A Single Family	6.00	10/22/2008	9/1/2038	2,697.73	2,678.57	2,968.85	(9.39)	2,669.18	2,960.71	1.25	0.00
1100	Freddie Mac	2007A Single Family	5.25	11/19/2008	9/1/2038	3,971.58	3,943.30	4,295.49	(16.13)	3,927.17	4,286.85	7.49	0.00
1100	Freddie Mac	2007A Single Family	5.25	12/10/2008	11/1/2038	11,078.80	10,999.71	11,982.38	(43.91)	10,955.80	11,959.44	20.97	0.00
1100	Freddie Mac	2007A Single Family	6.00	12/17/2008	11/1/2038	5,856.05	5,814.22	6,444.33	(20.23)	5,793.99	6,426.97	2.87	0.00
1100	Freddie Mac	2007A Single Family	5.25	1/14/2009	11/1/2038	2,909.75	2,888.91	3,146.68	(11.29)	2,877.62	3,140.90	5.51	0.00
1100	Freddie Mac	2007A Single Family	6.00	1/14/2009	11/1/2038	7,168.32	7,116.98	7,889.72	(25.37)	7,091.61	7,867.49	3.14	0.00
1100	Freddie Mac	2007A Single Family	6.00	2/18/2009	1/1/2039	4,681.17	4,647.51	5,151.31	(16.03)	4,631.48	5,137.60	2.32	0.00
1100	Freddie Mac	2007A Single Family	5.25	2/18/2009	12								

1100	GNMA	2007A Single Family	5.25	12/20/2007	1/20/2037	6,373.25	6,307.46	7,043.06	(33.63)	6,273.83	7,031.23	21.80	0.00
1100	GNMA	2007A Single Family	6.00	1/30/2008	1/20/2038	7,055.97	6,982.82	7,911.44	(25.64)	6,957.18	7,897.40	11.60	0.00
1100	GNMA	2007A Single Family	5.25	1/30/2008	1/20/2038	9,243.89	9,148.06	10,215.77	(39.20)	9,108.86	10,159.08	(17.49)	0.00
1100	GNMA	2007A Single Family	5.25	1/30/2008	1/20/2038	8,585.19	8,496.19	9,476.75	(35.06)	8,461.13	9,467.02	25.33	0.00
1100	GNMA	2007A Single Family	5.25	1/30/2008	1/20/2038	8,493.47	8,405.42	9,386.47	(58.02)	8,347.40	9,309.85	(18.60)	0.00
1100	GNMA	2007A Single Family	6.00	1/30/2008	1/20/2038	5,188.19	5,134.40	5,817.25	(18.77)	5,115.63	5,807.02	8.54	0.00
1100	GNMA	2007A Single Family	6.00	1/16/2008	12/20/2037	9,219.40	9,123.99	10,435.16	(33.89)	9,090.10	10,474.79	73.52	0.00
1100	GNMA	2007A Single Family	5.25	1/16/2008	12/20/2037	13,271.51	13,134.17	14,666.41	(58.04)	13,076.13	14,655.19	46.82	0.00
1100	GNMA	2007A Single Family	5.25	1/16/2008	1/20/2038	64,091.54	63,428.06	70,897.42	(309.53)	63,118.53	70,830.65	242.76	0.00
1100	GNMA	2007A Single Family	5.25	1/30/2008	1/20/2038	14,679.90	14,317.92	15,988.88	(72.14)	14,245.78	15,888.41	(28.33)	0.00
1100	GNMA	2007A Single Family	5.25	2/13/2008	1/20/2038	6,580.35	6,512.05	7,263.72	(27.03)	6,485.02	7,235.08	19.39	0.00
1100	GNMA	2007A Single Family	5.25	2/13/2008	2/20/2038	8,126.40	8,042.01	8,980.48	(50.22)	7,991.79	8,957.17	26.91	0.00
1100	GNMA	2007A Single Family	6.00	1/30/2008	1/20/2038	4,428.85	4,382.94	4,965.93	(16.01)	4,366.93	4,957.10	7.30	0.00
1100	GNMA	2007A Single Family	5.25	1/30/2008	1/20/2038	4,763.61	4,714.23	5,258.31	(19.43)	4,694.80	5,252.95	14.07	0.00
1100	GNMA	2007A Single Family	5.25	1/30/2008	1/20/2038	4,711.99	4,663.14	5,201.30	(19.21)	4,643.93	5,196.01	13.92	0.00
1100	GNMA	2007A Single Family	5.25	1/30/2008	1/20/2038	9,421.87	9,324.20	10,412.09	(40.14)	9,284.06	10,405.32	33.37	0.00
1100	GNMA	2007A Single Family	6.00	2/13/2008	1/20/2038	9,663.94	9,563.63	10,835.58	(34.98)	9,528.65	10,816.51	15.91	0.00
1100	GNMA	2007A Single Family	5.25	2/13/2008	1/20/2038	17,639.35	17,456.27	19,512.47	(117.10)	17,339.17	19,458.28	62.91	0.00
1100	GNMA	2007A Single Family	5.25	2/13/2008	1/20/2038	14,559.38	14,408.26	16,105.44	(61.28)	14,346.98	16,100.38	56.22	0.00
1100	GNMA	2007A Single Family	5.25	4/8/2008	3/20/2038	13,087.45	12,950.81	14,446.54	(53.60)	12,897.21	14,431.55	38.61	0.00
1100	GNMA	2007A Single Family	6.00	4/8/2008	4/20/2038	5,762.79	5,702.60	6,461.48	(21.58)	5,681.02	6,449.29	9.39	0.00
1100	GNMA	2007A Single Family	5.25	4/8/2008	4/20/2038	7,155.89	7,081.15	7,908.00	(31.57)	7,049.58	7,901.66	25.23	0.00
1100	GNMA	2007A Single Family	6.00	3/12/2008	3/20/2038	3,834.91	3,794.97	4,311.86	(26.08)	3,768.89	4,299.87	14.09	0.00
1100	GNMA	2007A Single Family	5.25	3/12/2008	3/20/2038	8,670.37	8,580.07	9,570.76	(35.18)	8,544.89	9,561.21	25.63	0.00
1100	GNMA	2007A Single Family	5.25	3/20/2008	3/20/2038	12,808.70	12,697.45	14,138.85	(59.77)	12,637.68	14,116.35	37.27	0.00
1100	GNMA	2007A Single Family	6.00	2/19/2008	1/20/2038	10,033.34	9,929.14	11,331.30	(37.76)	9,891.38	11,309.53	15.99	0.00
1100	GNMA	2007A Single Family	5.25	2/19/2008	2/20/2038	12,080.12	11,954.61	13,334.67	(54.02)	11,900.59	13,315.75	35.10	0.00
1100	GNMA	2007A Single Family	6.00	2/19/2008	2/20/2038	7,069.06	6,995.61	7,937.11	(3,325.47)	3,670.14	4,166.21	(445.43)	0.00
1100	GNMA	2007A Single Family	5.25	2/19/2008	2/20/2038	22,221.75	21,990.88	24,581.52	(122.49)	21,868.39	24,541.34	82.31	0.00
1100	GNMA	2007A Single Family	6.00	2/27/2008	2/20/2038	8,612.87	8,523.32	9,657.11	(31.91)	8,491.41	9,639.29	14.09	0.00
1100	GNMA	2007A Single Family	5.25	2/27/2008	2/20/2038	8,045.29	7,961.64	8,880.76	(33.59)	7,928.05	8,870.82	23.65	0.00
1100	GNMA	2007A Single Family	5.25	2/27/2008	2/20/2038	11,824.46	11,701.52	13,052.40	(50.37)	11,651.15	13,036.69	34.66	0.00
1100	GNMA	2007A Single Family	5.25	2/27/2008	2/20/2038	2,151.69	2,129.31	2,375.14	(9.02)	2,120.29	2,372.43	6.31	0.00
1100	GNMA	2007A Single Family	6.00	2/27/2008	2/20/2038	6,635.07	6,566.08	7,439.45	(23.92)	6,542.16	7,426.47	10.94	0.00
1100	GNMA	2007A Single Family	5.25	2/27/2008	2/20/2038	12,553.92	12,423.39	13,887.03	(89.40)	12,333.99	13,841.64	44.01	0.00
1100	GNMA	2007A Single Family	5.25	3/20/2008	3/20/2038	4,847.86	4,797.33	5,351.31	(19.51)	4,777.82	5,346.13	14.33	0.00
1100	GNMA	2007A Single Family	5.25	3/27/2008	3/20/2038	10,421.65	10,312.97	11,516.95	(44.41)	10,268.56	11,509.47	36.93	0.00
1100	GNMA	2007A Single Family	6.00	3/27/2008	3/20/2038	13,365.87	13,226.49	15,061.62	(48.41)	13,178.08	15,034.94	21.73	0.00
1100	GNMA	2007A Single Family	5.25	4/15/2008	3/20/2038	3,144.46	3,111.60	3,471.02	(13.10)	3,098.50	3,467.17	9.25	0.00
1100	GNMA	2007A Single Family	6.00	4/15/2008	4/20/2038	3,159.50	3,126.48	3,558.37	(41.47)	3,085.01	3,531.49	14.59	0.00
1100	GNMA	2007A Single Family	5.25	4/24/2008	4/20/2038	4,183.60	4,139.83	4,618.09	(16.91)	4,122.92	4,613.55	12.37	0.00
1100	GNMA	2007A Single Family	6.00	4/22/2008	4/20/2038	11,367.60	11,248.71	12,745.80	(40.41)	11,208.30	12,724.19	18.80	0.00
1100	GNMA	2007A Single Family	6.00	5/7/2008	4/20/2038	7,522.68	7,443.90	8,434.76	(26.88)	7,417.02	8,420.31	12.43	0.00
1100	GNMA	2007A Single Family	5.25	5/7/2008	5/20/2038	44,756.46	44,287.59	49,509.18	(186.81)	44,100.78	49,495.46	173.09	0.00
1100	GNMA	2007A Single Family	5.25	5/7/2008	4/20/2038	9,227.38	9,130.75	10,185.61	(37.30)	9,093.45	10,175.59	27.28	0.00
1100	GNMA	2007A Single Family	5.25	5/14/2008	4/20/2038	13,903.60	13,757.90	15,347.48	(56.19)	13,701.71	15,332.39	41.10	0.00
1100	GNMA	2007A Single Family	6.00	5/21/2008	5/20/2038	4,924.57	4,872.91	5,521.58	(17.64)	4,855.27	5,512.08	8.14	0.00
1100	GNMA	2007A Single Family	5.25	5/21/2008	5/20/2038	5,453.33	5,396.12	6,019.67	(21.93)	5,374.19	6,013.88	16.14	0.00
1100	GNMA	2007A Single Family	5.25	5/28/2008	5/20/2038	8,877.23	8,784.05	9,799.08	(35.92)	8,748.13	9,789.38	26.22	0.00
1100	GNMA	2007A Single Family	6.00	5/28/2008	5/20/2038	9,368.14	9,269.81	10,503.95	(39.07)	9,230.74	10,479.60	14.72	0.00
1100	GNMA	2007A Single Family	5.25	5/28/2008	1/20/2038	3,085.84	3,053.50	3,406.30	(12.73)	3,040.77	3,402.66	9.09	0.00
1100	GNMA	2007A Single Family	6.00	6/11/2008	6/20/2038	9,686.99	9,585.14	10,940.19	(35.04)	9,550.10	10,920.81	15.66	0.00
1100	GNMA	2007A Single Family	5.25	6/11/2008	5/20/2038	7,878.00	7,795.20	8,705.96	(47.94)	7,747.26	8,684.18	26.16	0.00
1100	GNMA	2007A Single Family	5.25	6/11/2008	5/20/2038	11,092.06	10,975.48	12,257.82	(49.41)	10,926.07	12,247.43	39.02	0.00
1100	GNMA	2007A Single Family	6.00	7/9/2008	7/20/2038	29,362.50	29,052.87	33,054.53	(168.39)	28,884.48	32,939.87	53.73	0.00
1100	GNMA	2007A Single Family	5.25	7/9/2008	6/20/2038	17,910.87	17,722.07	19,812.80	(109.01)	17,613.06	19,768.85	65.06	0.00
1100	GNMA	2007A Single Family	5.25	7/9/2008	6/20/2038	12,565.92	12,433.46	13,870.88	(50.81)	12,382.65	13,857.21	37.14	0.00
1100	GNMA	2007A Single Family	6.00	7/16/2008	7/20/2038	4,971.23	4,918.77	5,589.50	(50.06)	4,868.71	5,540.81	1.37	0.00
1100	GNMA	2007A Single Family	5.25	7/16/2008	7/20/2038	5,480.20	5,422.37	6,049.28	(21.94)	5,400.43	6,043.56	16.22	0.00
1100	GNMA	2007A Single Family	6.00	6/18/2008	6/20/2038	11,244.41	11,126.10	12,607.70	(50.68)	11,075.42	12,574.17	17.15	0.00
1100	GNMA	2007A Single Family	5.25	6/18/2008	6/20/2038	3,414.60	3,378.67	3,769.23	(13.92)	3,364.75	3,765.38	10.07	0.00
1100	GNMA	2007A Single Family	5.25	6/18/2008	6/20/2038	8,782.87	8,690.46	9,705.95	(46.08)	8,644.38	9,689.94	30.07	0.00
1100	GNMA	2007A Single Family	6.00	6/18/2008	6/20/2038	2,142.69	2,120.14	2,402.48	(7.79)	2,112.35	2,398.20	3.51	0.00
1100	GNMA	2007A Single Family	6.00	6/25/2008	6/20/2038	14,643.51	14,489.95	16,537.93	(173.19)	14,416.16	16,485.52	20.78	0.00
1100	GNMA	2007A Single Family	5.25	6/25/2008	6/20/2038	18,323.64	18,130.74	20,269.46	(113.10)	18,017.64	20,222.73	66.37	0.00
1100	GNMA	2007A Single Family	5.25	7/16/2008	7/20/2038	27,671.42	27,379.43	30,609.84	(147.54)	27,231.89	30,565.35	103.05	0.00
1100	GNMA	2007A Single Family	6.00	7/23/2008	7/20/2038	11,272.57	11,153.55	12,730.89	(40.25)	11,113.30	12,708.95	18.31	0.00
1100	GNMA	2007A Single Family	5.25	7/23/2008	7/20/2038	36,075.29	35,694.40	39,906.11	(150.00)	35,544.40	39,895.68	139.57	0.00
1100	GNMA	2007A Single Family	5.25	7/23/2008	7/20/2038	8,212.91	8,126.19	9,065.87	(32.84)	8,093.35	9,057.35	24.32	0.00
1100	GNMA	2007A Single Family	6.00	7/29/2008	7/20/2038	1,371.59	1,357.10	1,537.87	(4.74)	1,352.36	1,535.41	2.28	0.00
1100	GNMA	2007A Single Family	5.25	7/29/2008	7/20/2038	18,980.93	18,780.41	20,996.52	(75.31)	18,705.10	20,995.07	73.86	0.00
1100	GNMA	2007A Single Family	5.25	7/29/2008	7/20/2038	11,988.13	11,861.48	13,233.09	(47.29)	11,814.19	13,221.36	35.56	0.00
1100	GNMA	2007A Single Family	6.00	8/27/2008	8/20/2038	2,323.35	2,298.73	2,605.00	(8.03)	2,290.70	2,600.85	3.88	0.00
1100	GNMA	2007A Single Family	5.25	8/27/2008	8/20/2038	14,050.31	13,901.43	15,509.42	(63.70)	13,837.73	15,486.42	40.70	0.00
1100	GNMA	2007A Single Family	5.25	8/27/2008</									



1100	GNMA	2007A Single Family	5.25	9/17/2008	9/20/2038	10,320.50	10,210.89	11,392.28	(41.45)	10,169.44	11,381.36	30.53	0.00
1100	GNMA	2007A Single Family	5.25	9/17/2008	8/20/2038	8,469.19	8,379.27	9,348.69	(33.03)	8,346.24	9,340.84	25.18	0.00
1100	GNMA	2007A Single Family	5.25	9/24/2008	7/20/2038	4,166.15	4,121.90	4,598.80	(16.35)	4,105.55	4,594.82	12.37	0.00
1100	GNMA	2007A Single Family	6.00	9/24/2008	9/20/2038	6,941.71	6,867.94	7,783.32	(23.86)	6,844.08	7,771.06	11.60	0.00
1100	GNMA	2007A Single Family	5.25	9/24/2008	9/20/2038	23,378.28	23,129.83	25,860.76	(101.28)	23,028.55	25,849.39	89.91	0.00
1100	GNMA	2007A Single Family	5.25	9/24/2008	8/20/2038	3,311.40	3,276.22	3,655.30	(19.55)	3,256.67	3,644.81	9.06	0.00
1100	GNMA	2007A Single Family	5.25	9/24/2008	9/20/2038	4,980.61	4,927.68	5,497.82	(20.18)	4,907.50	5,492.35	14.71	0.00
1100	GNMA	2007A Single Family	6.00	9/24/2008	9/20/2038	11,145.09	11,026.65	12,496.32	(39.96)	10,986.69	12,474.75	(18.39)	0.00
1100	GNMA	2007A Single Family	5.25	9/24/2008	9/20/2038	21,059.10	20,835.30	23,295.37	(4,802.27)	16,033.03	17,997.01	(496.09)	0.00
1100	GNMA	2007A Single Family	6.00	10/8/2008	10/20/2038	24,738.69	24,475.34	27,939.14	(109.07)	24,366.27	27,867.20	37.13	0.00
1100	GNMA	2007A Single Family	5.25	10/8/2008	9/20/2038	17,223.39	17,040.11	19,052.35	(67.99)	16,972.12	19,051.40	67.04	0.00
1100	GNMA	2007A Single Family	6.00	10/15/2008	9/20/2038	4,351.57	4,305.23	4,879.16	(15.12)	4,290.11	4,874.48	7.24	0.00
1100	GNMA	2007A Single Family	6.00	10/15/2008	6/20/2038	3,171.05	3,137.32	3,555.55	(11.95)	3,126.27	3,549.78	5.38	0.00
1100	GNMA	2007A Single Family	6.00	10/15/2008	7/20/2038	4,556.98	4,508.49	5,109.49	(24.75)	4,483.74	5,091.11	6.37	0.00
1100	GNMA	2007A Single Family	6.00	10/22/2008	10/20/2038	18,651.54	18,452.75	21,017.81	(95.45)	18,357.30	20,948.70	26.34	0.00
1100	GNMA	2007A Single Family	5.25	10/22/2008	10/20/2038	25,788.35	25,513.49	28,526.81	(101.82)	25,411.67	28,525.38	100.99	0.00
1100	GNMA	2007A Single Family	5.25	10/22/2008	7/20/2038	4,479.42	4,431.72	4,944.62	(21.62)	4,410.10	4,935.82	12.82	0.00
1100	GNMA	2007A Single Family	5.25	10/22/2008	9/20/2038	5,684.47	5,623.90	6,274.79	(35.41)	5,588.49	6,254.69	15.31	0.00
1100	GNMA	2007A Single Family	6.00	10/22/2008	10/20/2038	15,868.20	15,699.07	17,881.42	(102.35)	15,596.72	17,798.50	19.43	0.00
1100	GNMA	2007A Single Family	5.25	10/22/2008	10/20/2038	19,363.22	19,156.84	21,419.36	(76.31)	19,080.53	21,418.45	75.40	0.00
1100	GNMA	2007A Single Family	5.25	10/22/2008	8/20/2038	4,600.85	4,551.84	5,078.64	(20.00)	4,531.84	5,072.07	13.43	0.00
1100	GNMA	2007A Single Family	5.25	10/29/2008	10/20/2038	9,506.55	9,405.16	10,493.78	(36.80)	9,368.36	10,485.26	28.28	0.00
1100	GNMA	2007A Single Family	6.00	10/29/2008	10/20/2038	11,365.02	11,243.81	12,835.32	(39.46)	11,204.35	12,814.44	18.58	0.00
1100	GNMA	2007A Single Family	6.00	10/29/2008	10/20/2038	10,615.94	10,502.72	11,903.02	(54.09)	10,448.63	11,864.27	15.34	0.00
1100	GNMA	2007A Single Family	5.25	10/29/2008	10/20/2038	13,962.82	13,813.90	15,412.84	(53.84)	13,760.06	15,400.57	41.57	0.00
1100	GNMA	2007A Single Family	5.25	10/29/2008	10/20/2038	8,242.57	8,154.66	9,098.57	(32.20)	8,122.46	9,090.86	24.49	0.00
1100	GNMA	2007A Single Family	6.00	10/29/2008	10/20/2038	8,664.55	8,572.14	9,728.52	(33.20)	8,538.94	9,695.80	0.48	0.00
1100	GNMA	2007A Single Family	5.25	10/29/2008	9/20/2038	6,864.76	6,791.57	7,577.65	(29.52)	6,762.05	7,568.21	20.08	0.00
1100	GNMA	2007A Single Family	6.00	11/12/2008	11/20/2038	26,672.63	26,387.71	30,056.58	(94.22)	26,293.49	30,006.03	43.67	0.00
1100	GNMA	2007A Single Family	5.25	11/12/2008	10/20/2038	9,290.24	9,191.02	10,255.00	(37.05)	9,153.97	10,245.46	27.51	0.00
1100	GNMA	2007A Single Family	6.00	11/12/2008	11/20/2038	9,690.90	9,587.38	10,865.83	(32.72)	9,554.66	10,849.38	16.27	0.00
1100	GNMA	2007A Single Family	5.25	11/19/2008	8/20/2038	3,678.71	3,639.42	4,060.73	(14.75)	3,624.67	4,056.85	10.87	0.00
1100	GNMA	2007A Single Family	6.00	11/19/2008	10/20/2038	9,025.43	8,928.99	10,119.64	(31.80)	8,897.19	10,102.79	14.95	0.00
1100	GNMA	2007A Single Family	5.25	11/19/2008	11/20/2038	7,148.32	7,071.91	7,890.62	(27.56)	7,044.35	7,884.34	21.28	0.00
1100	GNMA	2007A Single Family	6.00	11/19/2008	10/20/2038	8,120.49	8,033.72	9,105.05	(29.44)	8,004.28	9,088.97	13.36	0.00
1100	GNMA	2007A Single Family	5.25	11/25/2008	10/20/2038	2,120.28	2,097.61	2,340.49	(8.31)	2,089.30	2,338.48	6.30	0.00
1100	GNMA	2007A Single Family	5.25	11/25/2008	11/20/2038	5,350.86	5,293.63	5,906.55	(20.97)	5,272.66	5,901.46	15.88	0.00
1100	GNMA	2007A Single Family	6.00	11/25/2008	11/20/2038	8,532.59	8,441.33	9,567.06	(31.37)	8,409.96	9,549.66	13.97	0.00
1100	GNMA	2007A Single Family	6.00	11/25/2008	11/20/2038	13,056.05	12,916.41	14,638.97	(43.98)	12,872.43	14,616.91	21.92	0.00
1100	GNMA	2007A Single Family	6.00	12/10/2008	11/20/2038	31,220.75	30,886.37	35,181.69	(113.33)	30,773.04	35,119.01	50.65	0.00
1100	GNMA	2007A Single Family	5.25	12/10/2008	11/20/2038	34,205.68	33,839.33	37,837.97	(202.71)	33,636.62	37,760.11	124.85	0.00
1100	GNMA	2007A Single Family	5.25	12/10/2008	11/20/2038	5,136.08	5,081.07	5,669.51	(19.66)	5,061.41	5,665.16	15.31	0.00
1100	GNMA	2007A Single Family	6.00	12/10/2008	11/20/2038	10,328.70	10,218.07	11,580.97	(38.34)	10,179.73	11,559.48	16.85	0.00
1100	GNMA	2007A Single Family	6.00	12/17/2008	11/20/2038	7,177.78	7,100.85	8,047.99	(24.40)	7,076.45	8,035.60	12.01	0.00
1100	GNMA	2007A Single Family	6.00	12/17/2008	12/20/2038	6,389.88	6,321.38	7,164.59	(22.28)	6,299.10	7,152.94	10.63	0.00
1100	GNMA	2007A Single Family	6.00	12/17/2008	12/20/2038	8,563.93	8,472.12	9,615.57	(35.11)	8,437.01	9,580.64	0.18	0.00
1100	GNMA	2007A Single Family	6.00	12/17/2008	11/20/2038	2,562.22	2,534.76	2,872.85	(8.63)	2,526.13	2,868.53	4.31	0.00
1100	GNMA	2007A Single Family	6.00	2/18/2009	1/20/2039	2,706.19	2,677.00	3,034.31	(9.02)	2,667.98	3,029.85	4.56	0.00
1100	GNMA	2007A Single Family	6.00	2/18/2009	2/20/2039	2,224.11	2,200.11	2,493.76	(7.48)	2,192.63	2,490.01	3.73	0.00
1100	GNMA	2007A Single Family	5.25	2/25/2009	2/20/2039	6,070.95	6,005.40	6,701.43	(24.64)	5,980.76	6,694.71	17.92	0.00
1100	GNMA	2007A Single Family	5.49	2/25/2009	1/20/2039	2,844.58	2,813.88	3,140.00	(10.31)	2,803.57	3,138.23	8.54	0.00
1100	GNMA	2007A Single Family	6.00	2/25/2009	2/20/2039	36,336.90	35,944.60	40,856.10	(9,124.72)	26,819.88	30,542.45	(1,188.93)	0.00
1100	GNMA	2007A Single Family	5.25	2/25/2009	12/20/2038	4,649.58	4,599.41	5,132.43	(17.67)	4,581.74	5,128.62	13.86	0.00
1100	GNMA	2007A Single Family	5.25	2/25/2009	12/20/2038	4,628.23	4,578.29	5,108.90	(20.46)	4,557.83	5,101.90	13.46	0.00
1100	GNMA	2007A Single Family	6.00	2/25/2009	2/20/2039	17,173.53	16,988.12	19,341.50	(59.16)	16,928.96	19,310.68	28.34	0.00
1100	GNMA	2007A Single Family	6.00	2/25/2009	2/20/2039	2,414.64	2,388.57	2,707.36	(8.08)	2,380.49	2,703.36	4.08	0.00
1100	GNMA	2007A Single Family	5.25	3/1/2009	2/20/2039	5,205.63	5,149.35	5,746.22	(21.68)	5,127.67	5,739.84	15.30	0.00
1100	GNMA	2007A Single Family	5.25	3/1/2009	1/20/2039	4,318.21	4,271.54	4,766.63	(16.31)	4,255.23	4,763.21	12.89	0.00
1100	GNMA	2007A Single Family	6.00	3/1/2009	2/20/2039	17,315.21	17,128.03	19,501.08	(58.53)	17,069.50	19,471.28	28.73	0.00
1100	GNMA	2007A Single Family	6.00	3/18/2009	3/20/2039	18,517.60	18,317.23	20,820.61	(64.60)	18,252.63	20,786.57	30.56	0.00
1100	GNMA	2007A Single Family	5.25	3/25/2009	12/20/2038	2,080.65	2,058.14	2,296.73	(6.69)	2,049.45	2,294.16	6.12	0.00
1100	GNMA	2007A Single Family	6.00	3/25/2009	3/20/2039	2,403.92	2,377.89	2,695.36	(7.89)	2,370.01	2,691.54	4.06	0.00
1100	GNMA	2007A Single Family	6.00	3/25/2009	1/20/2039	4,398.93	4,351.33	4,932.25	(14.78)	4,336.55	4,924.85	7.38	0.00
1100	GNMA	2007A Single Family	6.00	3/25/2009	2/20/2039	3,878.28	3,834.32	4,346.21	(12.77)	3,821.55	4,339.97	6.53	0.00
1100	GNMA	2007A Single Family	6.00	4/8/2009	10/20/2038	2,744.69	2,714.98	3,077.45	(9.93)	2,705.05	3,072.04	4.52	0.00
1100	GNMA	2007A Single Family	5.25	12/30/2008	12/20/2038	22,139.22	21,901.59	24,490.16	(84.72)	21,816.87	24,491.93	86.49	0.00
1100	GNMA	2007A Single Family	6.00	12/30/2008	12/20/2038	5,940.04	5,876.28	6,660.20	(20.92)	5,855.36	6,649.12	9.84	0.00
1100	GNMA	2007A Single Family	6.00	12/30/2008	12/20/2038	6,879.36	6,805.52	7,713.44	(23.15)	6,782.37	7,701.84	11.55	0.00
1100	GNMA	2007A Single Family	6.00	12/30/2008	12/20/2038	10,729.56	10,614.39	12,030.40	(3,312.99)	7,301.40	8,291.21	(426.20)	0.00
1100	GNMA	2007A Single Family	5.25	12/30/2008	12/20/2038	25,963.59	25,684.92	28,720.66	(101.17)	25,583.75	28,720.71	101.22	0.00
1100	GNMA	2007A Single Family	6.00	1/4/2009	12/20/2038	6,590.44	6,519.60	7,389.47	(22.37)	6,497.23	7,378.15	11.05	0.00
1100	GNMA	2007A Single Family	5.25	1/4/2009	1/20/2039	11,664.14	11,538.73	12,875.46	(64.77)	11,473.96	12,843.05	32.36	0.00
1100	GNMA	2007A Single Family	5.25	1/4/2009	12/20/2038	9,584.67	9,481.65	10,580.03	(36.58)	9,445.07	10,572.03	28.58	0.00
1100	GNMA	2007A Single Family	6.00	1/4/2009	1/20/2039	22,832.70	22,587.22	25,715.13	(76.96)	22,510.26	25,676.08	37.91	0.00

1100	GNMA	2007A Single Family	5.25	12/17/2009	12/20/2039	18,978.71	18,767.66	20,994.04	(68.68)	18,698.98	20,999.96	74.60	0.00			
1100	GNMA	2007A Single Family	5.25	12/17/2009	11/20/2039	3,307.26	3,270.49	3,649.69	(11.86)	3,258.63	3,658.05	20.22	0.00			
1100	GNMA	2007A Single Family	5.25	12/29/2009	12/20/2039	2,616.58	2,587.45	2,887.50	(9.36)	2,578.09	2,894.15	16.01	0.00			
1100	GNMA	2007A Single Family	6.00	12/29/2009	12/20/2039	10,091.46	9,979.12	11,314.96	(31.53)	9,947.59	11,300.70	17.27	0.00			
1100	GNMA	2007A Single Family	5.25	1/20/2010	12/20/2039	18,975.25	18,763.60	20,990.24	(67.04)	18,696.56	20,998.00	74.80	0.00			
1100	GNMA	2007A Single Family	5.25	1/27/2010	12/20/2039	16,835.54	16,647.63	18,623.34	(59.71)	16,587.92	18,629.95	66.32	0.00			
1100	GNMA	2007A Single Family	6.00	1/27/2010	12/20/2039	7,324.76	7,243.00	8,212.83	(22.89)	7,220.11	8,202.46	12.52	0.00			
1100	GNMA	2007A Single Family	5.25	2/17/2010	1/20/2040	8,918.84	8,819.08	9,842.30	(31.53)	8,787.55	9,865.38	54.61	0.00			
1100	GNMA	2007A Single Family	5.25	2/23/2010	12/20/2039	4,457.61	4,407.73	4,919.14	(15.85)	4,391.88	4,930.58	27.29	0.00			
1100	GNMA	2007A Single Family	5.25	2/23/2010	2/20/2040	24,585.52	24,310.30	27,196.26	(96.63)	24,223.67	27,206.55	96.92	0.00			
1100	GNMA	2007A Single Family	6.00	3/16/2010	3/20/2040	3,122.56	3,087.53	3,501.14	(9.44)	3,078.09	3,497.09	5.39	0.00			
1100	GNMA	2007A Single Family	5.25	3/17/2010	3/20/2040	3,350,925.63	3,469,967.26	3,706,760.42	(14,017.26)	3,455,950.00	3,707,915.75	15,170.59	0.00			
1100	GNMA	2007A Single Family	5.25	3/30/2010	3/20/2040	83,109.82	82,176.33	91,935.23	(294.69)	81,881.65	91,968.00	327.45	0.00			
1100	GNMA	2007A Single Family	5.25	3/30/2010	2/20/2040	2,822.54	2,790.84	3,114.77	(10.14)	2,780.70	3,121.90	17.27	0.00			
1100	GNMA	2007A Single Family	5.25	4/13/2010	3/20/2040	8,011.39	7,921.29	8,853.38	(138.71)	7,782.58	8,730.29	15.62	0.00			
1100	GNMA	2007A Single Family	5.25	4/13/2010	4/20/2040	79,782.24	78,884.84	88,254.33	(5,087.99)	73,796.85	82,888.66	(277.68)	0.00			
1100	GNMA	2007A Single Family	5.25	4/13/2010	4/20/2040	19,556.58	19,336.60	21,633.29	(69.38)	19,267.22	21,640.95	77.04	0.00			
1100	GNMA	2007A Single Family	5.25	4/22/2010	4/20/2040	68,636.78	67,864.13	75,925.30	(4,109.22)	63,754.91	71,610.25	(205.83)	0.00			
1100	GNMA	2007A Single Family	5.25	4/22/2010	4/20/2040	2,561.29	2,532.45	2,826.47	(9.10)	2,523.35	2,833.05	15.68	0.00			
1100	GNMA	2007A Single Family	5.25	4/28/2010	4/20/2040	60,022.05	59,345.96	66,395.79	(216.31)	59,129.65	66,415.53	236.05	0.00			
1100	GNMA	2007A Single Family	5.25	6/15/2010	6/20/2040	74,653.47	73,808.61	82,580.91	(275.67)	73,532.94	82,597.98	292.74	0.00			
1100	GNMA	2007A Single Family	5.25	7/20/2010	7/20/2040	43,708.22	43,211.91	48,349.59	(150.79)	43,061.12	48,371.50	172.70	0.00			
1100	GNMA	2007A Single Family	5.25	7/28/2010	6/20/2040	2,534.94	2,506.13	2,797.40	(10.35)	2,495.78	2,802.40	15.35	0.00			
1100	GNMA	2007A Single Family	5.25	7/28/2010	7/20/2040	54,947.24	54,322.87	60,782.08	(254.83)	54,068.04	60,736.30	209.05	0.00			
1100	GNMA	2007A Single Family	5.25	8/17/2010	7/20/2040	41,167.02	40,698.37	45,538.55	(215.27)	40,483.10	45,476.91	153.63	0.00			
1100	GNMA	2007A Single Family	5.25	8/24/2010	8/20/2040	31,989.90	31,624.45	35,385.79	(113.04)	31,511.41	35,403.58	130.83	0.00			
1100	GNMA	2007A Single Family	5.25	9/14/2010	8/20/2040	26,222.71	25,923.37	29,007.28	(4,568.11)	21,355.26	23,990.27	(448.90)	0.00			
1100	GNMA	2007A Single Family	5.25	6/29/2010	4/20/2040	8,262.57	8,168.97	9,118.07	(30.12)	8,138.85	9,138.42	50.47	0.00			
1100	GNMA	2007A Single Family	5.25	6/29/2010	6/20/2040	50,259.74	49,690.24	55,596.84	(3,628.71)	46,061.53	51,740.74	(227.39)	0.00			
1100	GNMA	2007A Single Family	5.25	9/21/2010	8/20/2040	31,652.50	31,290.96	35,013.67	(107.21)	31,183.75	35,036.50	130.04	0.00			
1100	GNMA	2007A Single Family	5.25	10/19/2010	10/20/2040	59,751.53	59,067.07	66,096.54	(201.12)	58,865.95	66,141.03	245.61	0.00			
1100	GNMA	2007A Single Family	5.25	11/9/2010	10/20/2040	20,765.95	20,527.61	22,971.08	(72.13)	20,455.48	22,984.01	85.06	0.00			
1100	GNMA	2007A Single Family	5.25	12/21/2010	11/15/2040	6,674.85	6,597.94	7,391.99	(22.73)	6,575.21	7,356.94	(12.32)	0.00			
1100	GNMA	2007A Single Family	5.25	9/16/2009	8/20/2039	6,281.59	6,212.39	6,933.91	(26.27)	6,186.12	6,926.09	18.45	0.00			
1100	GNMA	2007A Single Family	5.25	9/16/2009	8/20/2039	5,033.74	4,978.28	5,556.52	(18.78)	4,959.50	5,552.79	15.05	0.00			
1100	GNMA	2007A Single Family	6.00	9/16/2009	8/20/2039	8,606.89	8,512.07	9,650.41	(27.30)	8,484.77	9,637.78	14.67	0.00			
1100	GNMA	2007A Single Family	6.00	9/29/2009	9/20/2039	8,528.75	8,434.66	9,562.77	(26.92)	8,407.74	9,550.41	14.56	0.00			
1100	GNMA	2007A Single Family	5.25	9/29/2009	9/20/2039	9,083.16	8,982.95	10,026.45	(38.14)	8,944.81	10,014.96	26.65	0.00			
		<b>2007A Single Family Total</b>					94,164,049.40	103,791,860.86	4,463,478.35	(5,725,377.33)	(3,087,301.13)	0.00	89,814,849.29	99,515,640.03	72,979.28	0.00
1199	GIC's	2007B Single Family	4.52	9/20/2007	8/31/2039	959,987.16	959,987.16	959,987.16	2,172,646.30		3,132,633.46	3,132,633.46	-	0.00		
1136	Repo Agmt	2007B Single Family	0.14	5/31/2012	6/1/2012	3,728,629.07	3,728,629.07	3,728,629.07	(3,069,523.76)		659,105.31	659,105.31	-	0.00		
1100	FNMA	2007B Single Family	5.25	10/29/2009	10/1/2039	96,832.59	95,939.79	105,049.79	(355.64)	95,584.15	104,757.52	63.37	0.00			
1100	FNMA	2007B Single Family	6.00	12/11/2007	12/1/2037	62,753.77	64,910.61	69,137.66	(267.16)	64,643.45	68,922.35	51.85	0.00			
1100	FNMA	2007B Single Family	5.25	12/11/2007	11/1/2037	202,684.61	200,943.75	220,028.32	(878.51)	200,065.24	219,283.69	133.88	0.00			
1100	FNMA	2007B Single Family	5.25	12/12/2007	12/1/2037	1,348,388.20	1,336,801.50	1,481,393.18	(114,541.24)	1,222,260.26	1,355,926.04	(10,925.90)	0.00			
1100	FNMA	2007B Single Family	5.25	12/20/2007	11/1/2037	135,241.06	134,078.52	146,836.63	(625.30)	133,453.22	146,294.08	82.75	0.00			
1100	FNMA	2007B Single Family	6.00	12/20/2007	12/1/2037	84,385.30	87,287.98	92,969.83	(364.17)	86,923.81	92,675.07	69.41	0.00			
1100	FNMA	2007B Single Family	5.25	12/20/2007	12/1/2037	371,113.73	367,922.15	402,806.82	(2,644.33)	365,277.82	400,371.17	208.68	0.00			
1100	FNMA	2007B Single Family	5.25	12/28/2007	12/1/2037	334,036.39	331,161.67	363,501.71	(1,640.69)	329,520.98	361,979.23	118.21	0.00			
1100	FNMA	2007B Single Family	5.25	12/28/2007	12/1/2037	32,605.79	35,135.64	35,135.64	(1,529.11)	30,796.07	33,561.44	(45.09)	0.00			
1100	FNMA	2007B Single Family	5.25	12/28/2007	12/1/2037	248,721.66	246,581.16	269,962.44	(1,033.24)	245,547.92	269,105.65	176.45	0.00			
1100	FNMA	2007B Single Family	6.00	1/16/2008	12/1/2037	296,391.77	306,612.24	327,195.75	(1,312.25)	305,299.99	326,055.08	171.58	0.00			
1100	FNMA	2007B Single Family	5.25	1/16/2008	12/1/2037	1,617,698.39	1,603,752.21	1,777,268.16	(11,011.72)	1,592,740.49	1,766,969.99	713.55	0.00			
1100	FNMA	2007B Single Family	5.25	1/30/2008	12/1/2037	251,384.50	249,214.54	273,151.92	(1,285.06)	247,929.48	271,985.21	118.35	0.00			
1100	FNMA	2007B Single Family	6.00	1/30/2008	1/1/2038	352,493.37	364,669.54	389,128.02	(1,615.57)	363,053.97	387,712.87	200.42	0.00			
1100	FNMA	2007B Single Family	5.25	1/30/2008	1/1/2038	245,797.81	243,673.10	266,734.86	(1,073.48)	242,601.62	265,833.37	171.99	0.00			
1100	FNMA	2007B Single Family	5.25	1/30/2008	12/1/2037	153,479.62	152,154.78	166,562.24	(633.17)	151,521.61	166,041.34	112.27	0.00			
1100	FNMA	2007B Single Family	6.00	1/30/2008	1/1/2038	126,487.89	130,857.16	139,418.70	(358.34)	130,298.82	138,988.77	128.41	0.00			
1100	FNMA	2007B Single Family	5.25	1/30/2008	1/1/2038	172,709.94	171,218.41	187,488.72	(721.50)	170,496.91	186,884.03	116.81	0.00			
1100	FNMA	2007B Single Family	6.00	2/13/2008	11/1/2037	318,730.26	329,744.62	351,855.90	(69,408.29)	277,700.67	317,700.67	(4,746.94)	0.00			
1100	FNMA	2007B Single Family	5.25	2/13/2008	2/1/2038	286,069.45	283,594.66	310,436.86	(1,196.36)	282,398.30	309,445.73	205.23	0.00			
1100	FNMA	2007B Single Family	5.25	2/13/2008	1/1/2038	343,277.46	340,309.13	372,538.45	(1,420.54)	338,888.59	371,368.94	251.03	0.00			
1100	FNMA	2007B Single Family	5.25	2/19/2008	1/1/2038	201,950.14	200,202.86	219,152.21	(632.52)	199,370.34	218,465.51	145.82	0.00			
1100	FNMA	2007B Single Family	5.25	2/19/2008	1/1/2038	201,950.29	200,203.01	219,152.37	(668.66)	199,334.35	218,426.06	142.35	0.00			
1100	FNMA	2007B Single Family	6.00	2/19/2008	2/1/2038	181,662.00	187,951.50	200,087.05	(763.29)	187,188.21	199,468.82	135.06	0.00			
1100	FNMA	2007B Single Family	6.00	2/27/2008	2/1/2038	270,336.97	279,703.33	298,184.44	(1,678.05)	278,024.28	296,547.44	42.09	0.00			
1100	FNMA	2007B Single Family	5.25	2/27/2008	2/1/2038	370,529.63	367,320.10	407,078.64	(2,620.20)	365,145.90	405,107.37	201.93	0.00			
1100	FNMA	2007B Single Family				72,281.91	71,658.09	78,591.43	(71,658.09)			0.00	(6,933.34)	0.00		
1100	FNMA	2007B Single Family	5.25	2/27/2008	2/1/2038	564,076.68	559,190.64	619,717.18	(105,572.54)	553,618.10	603,260.00	(10,884.06)	0.00			
1100	FNMA	2007B Single Family	6.00	3/20/2008	3/1/2038	336,480.58	348,166.55	371,450.97	(1,727.23)	346,439.32	369,902.44	178.70	0.00			
1100	FNMA	2007B Single Family	5.25	3/20/2008	1/1/2038	107,970.53	107,033.88	117,173.95	(472.42)	106,561.46	116,778.02	76.49	0.00			
1100	FNMA	2007B Single Family	5.25	3/20/2008	2/1/2038	90,101.81	8									

1100	Freddie Mac	2007B Single Family	6.00	4/22/2008	2/1/2038	58,245.67	60,375.30	64,185.54	(257.35)	60,117.95	63,983.16	54.97	0.00
1100	Freddie Mac	2007B Single Family	5.25	4/22/2008	1/1/2038	145,553.41	144,540.21	157,471.34	(600.35)	143,939.86	157,147.32	276.33	0.00
1100	Freddie Mac	2007B Single Family	5.25	5/14/2008	4/1/2038	160,405.20	159,284.93	173,516.71	(649.35)	158,635.58	173,171.49	304.13	0.00
1100	Freddie Mac	2007B Single Family	6.00	5/15/2008	4/1/2038	143,055.03	148,300.85	157,513.63	(600.89)	147,699.96	157,054.41	141.67	0.00
1100	Freddie Mac	2007B Single Family	5.25	5/21/2008	4/1/2038	320,224.43	317,986.38	346,428.42	(1,308.78)	316,677.60	345,728.35	608.71	0.00
1100	Freddie Mac	2007B Single Family	5.25	5/21/2008	5/1/2038	224,932.09	223,359.58	243,306.76	(949.88)	222,409.70	242,779.78	422.90	0.00
1100	Freddie Mac	2007B Single Family	5.25	5/28/2008	4/1/2038	93,442.07	92,788.62	101,093.13	(384.94)	92,403.68	100,885.60	177.41	0.00
1100	Freddie Mac	2007B Single Family	5.25	5/28/2008	5/1/2038	131,786.22	130,864.24	142,551.84	(529.96)	130,334.28	142,271.93	150.00	0.00
1100	Freddie Mac	2007B Single Family	6.00	6/18/2008	5/1/2038	266,423.71	276,227.83	294,363.57	(1,387.92)	274,839.91	293,281.85	306.20	0.00
1100	Freddie Mac	2007B Single Family	5.25	6/18/2008	2/1/2038	75,874.78	75,343.58	82,411.37	(484.08)	74,859.50	82,043.63	116.34	0.00
1100	Freddie Mac	2007B Single Family	5.25	6/18/2008	5/1/2038	139,041.18	138,066.64	150,399.47	(559.25)	137,527.02	150,104.16	263.95	0.00
1100	Freddie Mac	2007B Single Family	6.00	6/25/2008	5/1/2038	95,322.50	98,832.46	104,925.27	(393.80)	98,438.66	104,628.37	96.90	0.00
1100	Freddie Mac	2007B Single Family	6.00	7/16/2008	6/1/2038	146,713.31	152,128.20	161,892.73	(634.30)	151,285.90	160,979.36	128.93	0.00
1100	Freddie Mac	2007B Single Family	5.25	7/16/2008	6/1/2038	211,956.16	210,466.10	229,300.56	(918.63)	209,547.47	228,780.20	398.27	0.00
1100	Freddie Mac	2007B Single Family	6.00	7/23/2008	6/1/2038	133,084.79	137,999.74	146,832.45	(638.30)	137,361.44	146,335.72	141.57	0.00
1100	Freddie Mac	2007B Single Family	6.00	8/13/2008	6/1/2038	138,327.67	143,446.20	152,524.23	(965.97)	142,480.23	151,716.69	158.43	0.00
1100	Freddie Mac	2007B Single Family	6.00	8/13/2008	8/1/2038	67,158.38	69,645.32	73,907.80	(272.49)	69,372.83	73,705.27	69.96	0.00
1100	Freddie Mac	2007B Single Family	6.00	8/20/2008	6/1/2038	139,941.39	145,122.99	154,069.85	(596.83)	144,526.16	153,611.59	138.57	0.00
1100	Freddie Mac	2007B Single Family	6.00	8/27/2008	8/1/2038	195,592.15	202,844.31	215,276.51	(801.10)	202,043.21	214,674.72	199.31	0.00
1100	Freddie Mac	2007B Single Family	6.00	9/17/2008	8/1/2038	174,064.56	180,530.88	191,638.12	(1,031.43)	179,499.45	190,779.68	172.99	0.00
1100	Freddie Mac	2007B Single Family	5.25	9/17/2008	8/1/2038	80,613.40	80,042.97	87,195.46	(322.18)	79,720.79	87,025.68	150.40	0.00
1100	Freddie Mac	2007B Single Family	5.25	9/24/2008	8/1/2038	172,904.89	171,680.55	187,007.00	(684.07)	170,996.48	186,650.34	327.41	0.00
1100	Freddie Mac	2007B Single Family	5.25	9/24/2008	6/1/2038	138,568.13	137,587.76	149,887.72	(556.89)	137,030.87	149,593.88	263.05	0.00
1100	Freddie Mac	2007B Single Family	6.00	10/15/2008	9/1/2038	205,117.72	212,759.99	225,732.07	(79,299.86)	133,460.13	141,761.45	(4,670.76)	0.00
1100	Freddie Mac	2007B Single Family				119,239.59	118,393.46	128,969.55	(118,393.46)	0.00		(10,576.09)	0.00
1100	Freddie Mac	2007B Single Family	6.00	10/22/2008	7/1/2038	69,989.60	72,597.06	77,025.66	(285.93)	72,311.13	76,812.09	72.36	0.00
1100	Freddie Mac	2007B Single Family	6.00	10/22/2008	9/1/2038	71,133.01	73,784.99	78,281.87	(288.87)	73,496.12	76,812.09	74.24	0.00
1100	Freddie Mac	2007B Single Family	5.25	11/19/2008	9/1/2038	110,217.40	109,432.65	119,206.71	(447.48)	108,985.17	118,966.88	207.65	0.00
1100	Freddie Mac	2007B Single Family	5.25	12/10/2008	11/1/2038	307,454.07	305,259.99	332,529.99	(1,218.68)	304,040.78	331,893.56	582.25	0.00
1100	Freddie Mac	2007B Single Family	6.00	12/17/2008	11/1/2038	154,409.99	160,200.36	169,922.02	(622.46)	159,577.90	169,464.19	164.63	0.00
1100	Freddie Mac	2007B Single Family	5.25	1/14/2009	11/1/2038	80,750.07	80,171.81	87,325.55	(313.33)	79,858.48	87,164.97	152.75	0.00
1100	Freddie Mac	2007B Single Family	6.00	1/14/2009	11/1/2038	189,011.62	196,117.88	208,033.75	(779.21)	195,338.67	207,447.60	193.06	0.00
1100	Freddie Mac	2007B Single Family	6.00	2/18/2009	1/1/2039	123,431.80	128,090.36	135,828.05	(494.54)	127,595.82	135,466.67	133.16	0.00
1100	Freddie Mac	2007B Single Family	5.25	2/18/2009	12/1/2038	110,152.95	109,361.28	119,117.18	(423.99)	108,937.29	118,901.79	208.60	0.00
1100	Freddie Mac	2007B Single Family	4.75	2/18/2009	10/1/2038	46,280.56	45,948.17	49,626.63	(196.22)	45,751.95	49,384.15	(46.26)	0.00
1100	Freddie Mac	2007B Single Family	4.75	2/18/2009	12/1/2038	67,074.93	66,592.86	71,936.54	(295.89)	66,296.97	71,574.62	(66.03)	0.00
1100	Freddie Mac	2007B Single Family	4.75	3/11/2009	12/1/2038	79,587.77	79,014.65	85,338.78	(332.98)	78,681.67	84,924.98	(80.82)	0.00
1100	Freddie Mac	2007B Single Family	5.25	3/25/2009	2/1/2039	69,257.99	68,758.36	74,909.43	(3,177.53)	65,580.83	71,819.98	88.08	0.00
1100	Freddie Mac	2007B Single Family	5.25	3/25/2009	1/1/2039	75,044.10	74,502.88	81,550.41	(492.68)	74,010.20	81,177.77	120.04	0.00
1100	Freddie Mac	2007B Single Family	6.00	3/25/2009	11/1/2038	45,615.09	47,341.16	50,604.43	(241.28)	47,099.88	50,432.84	69.69	0.00
1100	GNMA	2007B Single Family	5.25	12/28/2007	12/20/2037	276,024.46	275,549.14	305,042.87	(1,189.69)	274,359.45	303,366.15	(487.03)	0.00
1100	GNMA	2007B Single Family	6.00	12/11/2007	11/20/2037	326,365.12	337,019.63	367,565.41	(1,412.85)	335,606.78	366,869.45	716.89	0.00
1100	GNMA	2007B Single Family	5.25	12/11/2007	11/20/2037	1,457,381.13	1,442,356.98	1,612,140.41	(6,077.47)	1,436,279.51	1,611,699.14	5,636.20	0.00
1100	GNMA	2007B Single Family	5.25	12/11/2007	11/20/2037	111,216.85	110,070.31	122,766.71	(459.19)	109,611.12	122,635.21	327.69	0.00
1100	GNMA	2007B Single Family	6.00	12/11/2007	11/20/2037	175,614.80	181,347.92	196,906.31	(768.69)	180,579.23	196,526.04	388.42	0.00
1100	GNMA	2007B Single Family	5.25	12/11/2007	12/20/2037	1,758,120.02	1,739,986.77	1,944,814.75	(8,150.69)	1,731,836.08	1,943,363.23	6,699.17	0.00
1100	GNMA	2007B Single Family	5.25	12/11/2007	11/20/2037	244,011.42	241,495.90	269,352.02	(1,013.49)	240,482.41	269,056.77	718.24	0.00
1100	GNMA	2007B Single Family	5.25	12/20/2007	12/20/2037	687,714.33	680,615.74	760,742.71	(3,343.99)	677,271.75	760,000.92	2,602.20	0.00
1100	GNMA	2007B Single Family	5.25	12/20/2007	12/20/2037	251,488.08	248,892.22	277,605.08	(1,136.40)	247,755.82	277,198.28	729.60	0.00
1100	GNMA	2007B Single Family	5.25	12/20/2007	11/20/2037	120,235.07	118,994.48	132,721.45	(600.77)	118,493.71	132,574.43	353.75	0.00
1100	GNMA	2007B Single Family	5.25	12/20/2007	12/20/2037	176,867.39	175,041.76	195,456.17	(933.36)	174,108.40	195,127.85	605.04	0.00
1100	GNMA	2007B Single Family	6.00	1/30/2008	1/20/2038	186,049.72	192,156.80	208,606.38	(784.42)	191,372.38	208,236.23	414.27	0.00
1100	GNMA	2007B Single Family	5.25	1/30/2008	1/20/2038	256,532.27	253,873.05	283,504.06	(1,088.06)	252,784.99	281,930.73	(485.27)	0.00
1100	GNMA	2007B Single Family	5.25	1/30/2008	1/20/2038	238,252.63	235,782.90	262,995.12	(973.20)	234,809.70	262,725.11	703.19	0.00
1100	GNMA	2007B Single Family	5.25	1/30/2008	1/20/2038	235,707.42	233,264.07	260,489.66	(1,810.15)	231,653.92	258,363.26	(516.25)	0.00
1100	GNMA	2007B Single Family	6.00	1/30/2008	1/20/2038	136,801.68	141,292.19	153,387.47	(574.53)	140,717.66	153,117.75	304.81	0.00
1100	GNMA	2007B Single Family	6.00	1/16/2008	12/20/2037	243,094.20	251,059.91	275,151.03	(1,035.49)	250,024.42	276,195.85	2,080.31	0.00
1100	GNMA	2007B Single Family	5.25	1/16/2008	12/20/2037	368,307.21	364,495.96	407,016.26	(1,810.86)	362,885.10	406,705.04	1,299.64	0.00
1100	GNMA	2007B Single Family	5.25	1/16/2008	1/20/2038	1,778,641.96	1,760,229.45	1,967,515.94	(6,589.77)	1,751,639.68	1,965,663.13	6,736.96	0.00
1100	GNMA	2007B Single Family	5.25	1/30/2008	1/20/2038	401,506.41	397,344.39	443,716.78	(2,002.12)	395,342.27	440,928.66	(786.00)	0.00
1100	GNMA	2007B Single Family	5.25	2/13/2008	1/20/2038	182,615.26	180,719.89	201,579.87	(750.26)	179,969.63	201,366.05	538.44	0.00
1100	GNMA	2007B Single Family	5.25	2/13/2008	2/20/2038	225,520.46	223,178.65	249,222.66	(1,393.41)	221,785.24	248,575.83	746.58	0.00
1100	GNMA	2007B Single Family	6.00	1/30/2008	1/20/2038	116,778.80	120,612.06	130,937.03	(490.04)	120,122.02	130,707.23	260.24	0.00
1100	GNMA	2007B Single Family	5.25	1/30/2008	1/20/2038	132,197.86	130,827.49	145,926.62	(533.03)	130,288.46	145,777.87	390.28	0.00
1100	GNMA	2007B Single Family	5.25	1/30/2008	1/20/2038	130,764.48	129,408.97	144,344.39	(633.04)	128,875.93	144,197.41	386.06	0.00
1100	GNMA	2007B Single Family	5.25	1/30/2008	1/20/2038	261,471.35	258,760.93	288,951.98	(1,113.92)	257,647.01	288,764.26	926.20	0.00
1100	GNMA	2007B Single Family	6.00	2/13/2008	1/20/2038	254,815.42	263,190.43	285,709.22	(1,070.68)	262,119.75	285,206.29	567.75	0.00
1100	GNMA	2007B Single Family	5.25	2/13/2008	1/20/2038	489,520.02	484,439.29	541,502.14	(3,249.35)	481,189.94	539,998.13	1,745.34	0.00
1100	GNMA	2007B Single Family	5.25	2/13/2008	1/20/2038	404,045.87	399,852.27	446,951.50	(1,700.78)	398,151.49	446,811.22	1,560.50	0.00
1100	GNMA	2007B Single Family	5.25	4/8/2008	3/20/2038	363,196.71	359,404.93	400,914.66	(1,487.53)	357,917.40	400,498.45	1,071.32	0.00

1100	GNMA	2007B Single Family	6.00	5/7/2008	4/20/2038	198,356.22	204,933.91	222,404.96	(823.74)	204,110.17	222,024.05	442.83	0.00
1100	GNMA	2007B Single Family	5.25	5/7/2008	5/20/2038	1,242,063.75	1,229,051.89	1,373,958.51	(5,184.23)	1,223,867.66	1,373,577.59	4,803.31	0.00
1100	GNMA	2007B Single Family	5.25	5/7/2008	4/20/2038	256,073.71	253,392.10	282,666.97	(1,035.04)	252,357.06	282,388.88	756.95	0.00
1100	GNMA	2007B Single Family	5.25	5/14/2008	4/20/2038	385,846.84	381,853.55	425,917.06	(1,559.34)	380,244.21	425,498.29	1,140.57	0.00
1100	GNMA	2007B Single Family	6.00	5/21/2008	5/20/2038	129,848.60	134,161.78	145,591.44	(540.42)	133,621.36	145,340.85	289.83	0.00
1100	GNMA	2007B Single Family	5.25	5/21/2008	5/20/2038	151,338.98	149,751.43	167,055.50	(608.55)	149,142.88	166,894.67	447.72	0.00
1100	GNMA	2007B Single Family	5.25	5/28/2008	5/20/2038	246,355.90	243,770.14	271,939.97	(997.04)	242,773.10	271,670.98	728.05	0.00
1100	GNMA	2007B Single Family	6.00	5/28/2008	5/20/2038	247,016.55	255,226.88	276,964.84	(1,179.94)	254,046.94	276,322.94	538.04	0.00
1100	GNMA	2007B Single Family	5.25	5/28/2008	1/20/2038	85,637.05	84,739.57	94,530.46	(353.30)	84,386.27	94,429.36	252.20	0.00
1100	GNMA	2007B Single Family	6.00	6/11/2008	6/20/2038	255,423.42	263,927.48	288,467.52	(1,072.41)	262,855.07	287,956.65	561.54	0.00
1100	GNMA	2007B Single Family	5.25	6/11/2008	5/20/2038	218,626.63	216,328.96	241,604.28	(1,330.49)	214,996.37	240,995.81	726.02	0.00
1100	GNMA	2007B Single Family	5.25	6/11/2008	5/20/2038	307,821.99	304,586.78	340,174.03	(1,371.27)	303,215.51	339,885.69	1,082.93	0.00
1100	GNMA	2007B Single Family	6.00	7/8/2008	7/20/2038	774,230.47	800,073.23	871,570.99	(4,963.73)	795,109.52	869,547.72	1,940.44	0.00
1100	GNMA	2007B Single Family	5.25	7/8/2008	6/20/2038	487,054.45	491,814.99	549,836.64	(3,024.88)	488,790.11	548,616.95	1,805.19	0.00
1100	GNMA	2007B Single Family	5.25	7/9/2008	6/20/2038	348,723.99	345,048.09	384,938.97	(1,410.01)	343,638.08	384,559.63	1,030.67	0.00
1100	GNMA	2007B Single Family	6.00	7/16/2008	7/20/2038	131,079.82	135,459.59	147,382.23	(1,433.62)	134,025.97	146,098.38	149.77	0.00
1100	GNMA	2007B Single Family	5.25	7/16/2008	7/20/2038	152,083.47	150,478.68	167,877.35	(609.02)	149,869.66	167,718.52	450.19	0.00
1100	GNMA	2007B Single Family	6.00	6/18/2008	6/20/2038	296,489.44	306,366.98	332,435.80	(1,520.79)	304,846.19	331,551.75	636.74	0.00
1100	GNMA	2007B Single Family	5.25	6/18/2008	6/20/2038	94,761.20	93,764.21	104,602.13	(386.39)	93,377.82	104,495.43	279.69	0.00
1100	GNMA	2007B Single Family	5.25	6/18/2008	6/20/2038	243,738.64	241,174.26	269,355.59	(1,278.43)	239,895.83	268,911.31	834.15	0.00
1100	GNMA	2007B Single Family	6.00	6/18/2008	6/20/2038	56,498.00	58,390.23	63,347.85	(238.59)	58,141.64	63,235.09	125.83	0.00
1100	GNMA	2007B Single Family	6.00	6/25/2008	6/20/2038	386,115.32	398,987.24	436,067.04	(2,177.94)	396,809.30	434,684.91	795.81	0.00
1100	GNMA	2007B Single Family	5.25	6/25/2008	6/20/2038	508,510.99	503,157.89	562,509.73	(3,138.98)	500,018.91	561,212.74	1,841.99	0.00
1100	GNMA	2007B Single Family	5.25	7/16/2008	7/20/2038	767,925.51	759,822.36	849,471.54	(4,094.36)	755,728.00	848,236.93	2,859.75	0.00
1100	GNMA	2007B Single Family	6.00	7/23/2008	7/20/2038	297,231.31	307,169.23	335,684.11	(1,233.64)	305,935.59	335,105.47	655.00	0.00
1100	GNMA	2007B Single Family	5.25	7/23/2008	7/20/2038	1,001,146.26	990,576.15	1,107,457.94	(4,162.72)	986,413.43	1,107,168.40	3,873.18	0.00
1100	GNMA	2007B Single Family	5.25	7/23/2008	7/20/2038	227,922.65	225,516.24	251,592.36	(911.41)	224,604.83	251,356.01	675.06	0.00
1100	GNMA	2007B Single Family	6.00	7/29/2008	7/20/2038	36,165.41	37,375.25	40,550.09	(145.94)	37,229.31	40,485.31	81.16	0.00
1100	GNMA	2007B Single Family	5.25	7/29/2008	7/20/2038	526,751.20	521,186.60	582,686.90	(2,089.83)	519,096.77	582,646.62	2,049.55	0.00
1100	GNMA	2007B Single Family	5.25	7/29/2008	7/20/2038	332,689.45	329,174.91	367,239.26	(1,312.60)	327,862.31	366,913.76	987.10	0.00
1100	GNMA	2007B Single Family	6.00	8/27/2008	8/20/2038	61,260.62	63,316.22	68,687.86	(247.05)	63,069.17	68,578.38	137.57	0.00
1100	GNMA	2007B Single Family	5.25	8/27/2008	8/20/2038	389,918.11	385,786.53	430,411.10	(1,767.97)	384,018.56	429,772.63	1,129.50	0.00
1100	GNMA	2007B Single Family	5.25	8/27/2008	8/20/2038	368,073.73	364,173.62	406,298.17	(1,439.98)	362,733.64	405,951.69	1,093.50	0.00
1100	GNMA	2007B Single Family	6.00	8/13/2008	8/20/2038	740,614.54	765,434.01	834,576.28	(4,516.40)	760,917.61	831,565.14	1,505.26	0.00
1100	GNMA	2007B Single Family	5.25	8/13/2008	8/20/2038	1,806,009.08	1,786,896.08	1,997,789.14	(1,778.15)	1,778,157.62	1,995,884.92	6,834.24	0.00
1100	GNMA	2007B Single Family	5.25	8/13/2008	7/20/2038	946,095.03	936,086.29	1,046,560.86	(14,020.00)	922,066.29	1,034,964.95	2,424.09	0.00
1100	GNMA	2007B Single Family	6.00	8/13/2008	8/20/2038	199,912.83	224,150.25	224,150.25	(812.98)	205,799.32	223,785.35	448.08	0.00
1100	GNMA	2007B Single Family	5.25	8/13/2008	8/20/2038	375,664.95	371,689.28	414,677.77	(1,557.67)	370,131.61	414,225.68	1,105.58	0.00
1100	GNMA	2007B Single Family	5.25	8/13/2008	8/20/2038	512,407.03	506,984.22	566,819.54	(2,875.04)	504,109.18	565,835.09	1,890.59	0.00
1100	GNMA	2007B Single Family	6.00	8/20/2008	8/20/2038	256,004.69	264,589.29	287,042.65	(1,091.27)	263,498.02	286,520.84	569.46	0.00
1100	GNMA	2007B Single Family	5.25	8/20/2008	8/20/2038	724,773.39	717,098.76	801,737.06	(3,839.48)	713,259.28	800,600.31	2,702.73	0.00
1100	GNMA	2007B Single Family	5.25	8/20/2008	8/20/2038	223,862.94	221,492.45	247,390.92	(1,270.83)	220,221.62	246,874.70	754.61	0.00
1100	GNMA	2007B Single Family	5.25	8/27/2008	8/20/2038	140,788.74	139,296.94	155,409.68	(553.34)	138,743.60	155,274.29	417.95	0.00
1100	GNMA	2007B Single Family	5.25	8/27/2008	8/20/2038	250,399.39	247,746.15	276,403.32	(976.38)	246,769.77	276,171.22	744.28	0.00
1100	GNMA	2007B Single Family	6.00	8/27/2008	8/20/2038	243,445.08	251,613.87	272,960.37	(987.52)	250,626.35	272,519.06	546.21	0.00
1100	GNMA	2007B Single Family	5.25	8/27/2008	8/20/2038	945,361.75	935,344.69	1,045,749.70	(3,933.32)	931,411.37	1,045,472.22	3,655.84	0.00
1100	GNMA	2007B Single Family	5.25	8/27/2008	8/20/2038	288,328.29	285,273.16	318,631.55	(1,262.80)	284,010.36	318,385.61	1,016.86	0.00
1100	GNMA	2007B Single Family	6.00	9/10/2008	9/20/2038	283,414.03	292,939.57	320,079.28	(1,168.31)	291,771.26	319,536.48	625.51	0.00
1100	GNMA	2007B Single Family	5.25	9/10/2008	9/20/2038	1,245,633.21	1,232,412.05	1,377,906.96	(4,979.40)	1,227,432.65	1,377,769.35	4,841.79	0.00
1100	GNMA	2007B Single Family	5.25	9/10/2008	8/20/2038	714,054.08	706,477.96	789,879.49	(2,790.71)	703,687.25	789,872.14	2,783.36	0.00
1100	GNMA	2007B Single Family	5.25	9/17/2008	9/20/2038	286,410.37	283,368.69	316,154.07	(1,150.59)	282,218.10	315,851.06	847.58	0.00
1100	GNMA	2007B Single Family	5.25	9/17/2008	8/20/2038	235,033.06	232,537.71	259,441.20	(916.50)	231,621.21	259,223.28	698.58	0.00
1100	GNMA	2007B Single Family	5.25	9/24/2008	7/20/2038	115,617.20	114,389.46	127,624.05	(453.67)	113,935.79	127,513.69	343.31	0.00
1100	GNMA	2007B Single Family	6.00	9/24/2008	9/20/2038	183,036.92	189,196.66	205,228.32	(734.54)	188,462.12	204,905.01	411.23	0.00
1100	GNMA	2007B Single Family	5.25	9/24/2008	9/20/2038	648,783.07	641,888.45	717,677.34	(2,810.96)	639,077.49	717,361.54	2,495.16	0.00
1100	GNMA	2007B Single Family	5.25	9/24/2008	8/20/2038	91,897.03	90,920.80	101,440.50	(542.44)	90,378.36	101,149.26	251.20	0.00
1100	GNMA	2007B Single Family	5.25	9/24/2008	9/20/2038	138,219.23	136,750.37	152,573.34	(156.07)	136,190.30	152,421.57	408.30	0.00
1100	GNMA	2007B Single Family	6.00	9/24/2008	9/20/2038	293,870.26	303,759.87	329,499.08	(1,225.00)	302,534.87	328,930.33	656.25	0.00
1100	GNMA	2007B Single Family	5.25	9/24/2008	9/20/2038	584,423.57	578,212.90	646,483.54	(133,270.59)	444,942.31	499,445.71	(13,767.24)	0.00
1100	GNMA	2007B Single Family	6.00	10/8/2008	10/20/2038	652,301.88	674,289.67	736,690.18	(3,280.54)	671,009.13	734,793.36	1,383.72	0.00
1100	GNMA	2007B Single Family	5.25	10/8/2008	9/20/2038	477,976.62	472,890.47	528,732.97	(1,886.91)	471,003.56	528,706.82	1,880.76	0.00
1100	GNMA	2007B Single Family	6.00	10/15/2008	9/20/2038	114,740.99	118,609.82	128,652.16	(465.23)	118,144.59	128,444.46	257.53	0.00
1100	GNMA	2007B Single Family	6.00	10/15/2008	6/20/2038	83,614.41	86,430.62	93,751.77	(333.74)	86,090.88	93,599.79	187.76	0.00
1100	GNMA	2007B Single Family	6.00	10/15/2008	7/20/2038	120,157.54	124,206.00	134,725.41	(733.12)	123,472.88	134,240.78	248.49	0.00
1100	GNMA	2007B Single Family	6.00	10/22/2008	10/20/2038	491,796.79	508,395.42	554,191.07	(2,837.67)	505,557.75	552,368.61	1,015.21	0.00
1100	GNMA	2007B Single Family	5.25	10/22/2008	10/20/2038	715,667.80	708,040.21	791,664.56	(2,825.85)	705,214.36	791,624.67	2,785.96	0.00
1100	GNMA	2007B Single Family	5.25	10/22/2008	7/20/2038	124,311.55	122,988.00	137,221.25	(659.99)	122,388.01	136,976.86	355.60	0.00
1100	GNMA	2007B Single Family	5.25	10/22/2008	9/20/2038	157,752.84	156,072.14	174,135.47	(982.83)	155,089.31	173,577.67	425.03	0.00
1100	GNMA	2007B Single Family	6.00	10/22/2008	10/20/2038	418,408.07	432,529.76	471,491.46	(2,996.10)	429,533.66	469,305.20	809.84	0.00
1100	GNMA	2007B Single Family	5.25										

1100	GNMA	2007B Single Family	6.00	12/10/2008	11/20/2038	272,344.32	281,580.60	305,363.34	(1,172.26)	280,408.34	304,796.63	605.55	0.00
1100	GNMA	2007B Single Family	6.00	12/17/2008	11/20/2038	189,261.04	195,683.80	212,207.07	(752.89)	194,930.91	211,880.37	426.19	0.00
1100	GNMA	2007B Single Family	6.00	12/17/2008	12/20/2038	168,486.53	174,206.14	188,913.84	(685.23)	173,520.91	188,606.55	377.94	0.00
1100	GNMA	2007B Single Family	6.00	12/17/2008	12/20/2038	225,810.76	233,476.35	253,540.29	(1,062.63)	232,413.72	252,619.38	141.72	0.00
1100	GNMA	2007B Single Family	6.00	12/17/2008	11/20/2038	67,559.52	69,852.21	75,750.39	(266.25)	69,585.96	75,636.49	152.35	0.00
1100	GNMA	2007B Single Family	6.00	2/18/2009	1/20/2039	71,356.70	73,793.81	80,007.95	(278.83)	73,514.98	79,890.31	161.19	0.00
1100	GNMA	2007B Single Family	6.00	2/18/2009	2/20/2039	58,644.78	60,648.37	65,754.87	(231.24)	60,417.13	65,655.85	132.22	0.00
1100	GNMA	2007B Single Family	5.25	2/25/2009	2/20/2039	168,478.84	166,659.94	185,975.36	(683.81)	165,976.13	185,786.96	497.41	0.00
1100	GNMA	2007B Single Family	5.49	2/25/2009	1/20/2039	75,005.31	77,568.69	82,794.57	(316.19)	77,252.50	82,747.87	269.49	0.00
1100	GNMA	2007B Single Family	6.00	2/25/2009	2/20/2039	958,119.02	990,874.23	1,077,280.26	(251,842.01)	739,032.22	805,335.44	(20,104.81)	0.00
1100	GNMA	2007B Single Family	5.25	2/25/2009	12/20/2038	129,033.11	127,640.97	142,453.21	(490.62)	127,150.35	142,327.51	384.92	0.00
1100	GNMA	2007B Single Family	5.25	2/25/2009	12/20/2038	128,441.43	127,055.67	141,780.04	(567.92)	126,487.75	141,585.78	373.66	0.00
1100	GNMA	2007B Single Family	6.00	2/25/2009	2/20/2039	452,825.56	468,306.30	509,390.23	(1,822.38)	466,483.92	509,177.59	1,009.74	0.00
1100	GNMA	2007B Single Family	6.00	2/25/2009	2/20/2039	63,657.91	65,844.52	71,387.00	(249.41)	65,595.11	71,281.29	143.70	0.00
1100	GNMA	2007B Single Family	5.25	3/11/2009	2/20/2039	144,464.22	142,902.56	159,466.82	(601.75)	142,300.81	159,289.75	424.68	0.00
1100	GNMA	2007B Single Family	5.25	3/11/2009	1/20/2039	119,836.54	118,541.58	132,281.58	(452.78)	118,088.80	132,186.60	357.90	0.00
1100	GNMA	2007B Single Family	6.00	3/11/2009	2/20/2039	456,561.89	472,190.48	514,198.24	(1,807.07)	470,383.39	513,412.59	1,021.42	0.00
1100	GNMA	2007B Single Family	6.00	3/18/2009	3/20/2039	488,265.60	504,994.55	548,991.21	(1,987.74)	503,006.81	548,093.61	1,090.14	0.00
1100	GNMA	2007B Single Family	5.25	3/25/2009	12/20/2038	57,741.60	57,117.00	63,738.04	(241.09)	56,875.91	63,666.54	169.59	0.00
1100	GNMA	2007B Single Family	6.00	3/25/2009	3/20/2039	63,385.53	65,558.63	71,070.38	(244.16)	65,314.47	70,969.67	143.45	0.00
1100	GNMA	2007B Single Family	6.00	3/25/2009	1/20/2039	115,989.36	119,963.61	130,051.91	(456.76)	119,506.85	129,857.02	261.87	0.00
1100	GNMA	2007B Single Family	6.00	3/25/2009	2/20/2039	102,207.73	105,710.79	114,599.41	(395.72)	105,315.07	114,434.91	231.22	0.00
1100	GNMA	2007B Single Family	6.00	4/8/2009	10/20/2038	72,371.12	74,851.71	81,145.39	(304.60)	74,547.11	81,002.72	161.93	0.00
1100	GNMA	2007B Single Family	5.25	12/30/2008	12/20/2038	614,398.10	607,803.76	679,641.02	(2,351.71)	605,452.05	679,689.94	2,400.63	0.00
1100	GNMA	2007B Single Family	6.00	12/30/2008	12/20/2038	156,624.89	161,948.10	175,614.07	(642.82)	161,305.28	175,322.11	350.86	0.00
1100	GNMA	2007B Single Family	6.00	12/30/2008	12/20/2038	181,393.35	187,558.36	203,385.50	(714.77)	186,843.59	203,079.66	408.93	0.00
1100	GNMA	2007B Single Family	6.00	12/30/2008	12/20/2038	282,913.56	292,528.94	317,213.96	(91,387.24)	201,141.70	218,620.14	(7,206.58)	0.00
1100	GNMA	2007B Single Family	5.25	12/30/2008	12/20/2038	720,530.92	712,797.46	797,044.06	(2,807.81)	709,989.65	797,045.46	2,809.21	0.00
1100	GNMA	2007B Single Family	6.00	1/14/2009	12/20/2038	173,774.78	179,689.03	194,843.24	(690.04)	178,998.99	194,544.70	391.50	0.00
1100	GNMA	2007B Single Family	5.25	1/14/2009	1/20/2039	323,698.42	320,218.33	357,314.48	(1,797.48)	318,420.85	356,415.05	898.05	0.00
1100	GNMA	2007B Single Family	5.25	1/14/2009	12/20/2038	265,989.70	263,130.84	293,612.74	(1,015.00)	262,115.84	293,390.83	793.09	0.00
1100	GNMA	2007B Single Family	6.00	1/14/2009	1/20/2039	602,046.01	622,542.66	678,048.28	(2,375.96)	620,166.70	677,018.77	1,346.45	0.00
1100	GNMA	2007B Single Family	6.00	1/21/2009	1/20/2039	292,391.88	302,352.79	327,841.47	(1,174.75)	301,178.04	327,324.01	657.29	0.00
1100	GNMA	2007B Single Family	6.00	2/11/2009	1/20/2039	174,630.42	180,590.90	195,802.58	(685.33)	179,905.57	195,511.26	394.01	0.00
1100	GNMA	2007B Single Family	5.25	2/11/2009	1/20/2039	187,391.57	185,371.67	206,852.19	(710.35)	184,661.32	206,701.12	559.28	0.00
1100	GNMA	2007B Single Family	5.25	2/11/2009	1/20/2039	364,741.61	360,810.06	402,620.01	(1,481.07)	359,328.99	402,215.77	1,076.83	0.00
1100	GNMA	2007B Single Family	6.00	2/11/2009	1/20/2039	155,965.67	161,289.09	175,118.23	(754.44)	160,534.65	174,460.05	96.26	0.00
1100	GNMA	2007B Single Family	5.25	2/11/2009	1/20/2039	128,582.88	127,196.88	141,936.20	(486.74)	126,710.14	141,833.29	383.83	0.00
1100	GNMA	2007B Single Family	5.25	2/11/2009	1/20/2039	171,247.33	169,401.45	189,031.36	(677.29)	168,724.16	188,861.80	507.73	0.00
1100	GNMA	2007B Single Family	6.00	2/11/2009	1/20/2039	216,673.84	224,069.35	242,943.37	(844.73)	223,224.62	242,588.02	489.38	0.00
1100	GNMA	2007B Single Family	5.25	2/11/2009	1/20/2039	102,132.41	101,031.52	112,738.88	(571.46)	100,460.06	112,450.25	282.83	0.00
1100	GNMA	2007B Single Family	6.00	6/24/2009	6/20/2039	101,447.17	104,957.24	113,746.59	(386.44)	104,570.80	113,590.24	230.09	0.00
1100	GNMA	2007B Single Family	5.25	10/15/2009	9/20/2039	238,166.29	235,535.02	262,826.06	(857.66)	234,677.36	263,424.89	1,456.49	0.00
1100	GNMA	2007B Single Family	5.25	10/29/2009	10/20/2039	377,372.96	373,197.32	416,446.14	(1,369.74)	371,827.58	417,382.87	2,306.47	0.00
1100	GNMA	2007B Single Family	5.25	11/24/2009	10/20/2039	202,564.19	200,317.55	223,537.68	(729.82)	199,587.73	222,046.56	1,238.70	0.00
1100	GNMA	2007B Single Family	6.00	11/24/2009	9/20/2039	141,535.97	146,506.00	158,695.78	(526.15)	145,979.85	158,492.33	322.70	0.00
1100	GNMA	2007B Single Family	5.25	11/24/2009	10/20/2039	262,882.71	259,967.07	290,101.57	(298.70)	258,984.37	290,722.05	1,603.18	0.00
1100	GNMA	2007B Single Family	5.25	5/18/2010	4/20/2040	1,885,680.40	1,864,402.38	2,085,920.80	(7,479.70)	1,856,922.68	2,085,772.06	7,330.96	0.00
1100	GNMA	2007B Single Family	5.25	5/25/2010	5/20/2040	1,665,055.25	1,646,251.78	1,841,867.45	(7,480.35)	1,638,771.43	1,840,754.20	6,367.10	0.00
1100	GNMA	2007B Single Family	6.00	12/17/2009	11/20/2039	167,614.17	173,515.02	187,935.69	(666.76)	172,848.26	187,647.20	378.27	0.00
1100	GNMA	2007B Single Family	5.25	12/17/2009	12/20/2039	526,688.79	520,832.01	582,617.88	(1,906.20)	518,925.81	582,782.22	2,070.54	0.00
1100	GNMA	2007B Single Family	5.25	12/17/2009	11/20/2039	91,781.76	90,761.42	101,284.84	(329.21)	90,432.21	101,517.06	561.43	0.00
1100	GNMA	2007B Single Family	5.25	12/29/2009	12/20/2039	72,614.31	71,805.96	80,132.76	(259.76)	71,546.20	80,317.26	444.26	0.00
1100	GNMA	2007B Single Family	6.00	12/29/2009	12/20/2039	266,088.70	275,468.59	298,349.28	(982.73)	274,485.86	297,973.30	606.75	0.00
1100	GNMA	2007B Single Family	5.25	1/20/2010	12/20/2039	526,593.83	520,720.20	582,512.80	(1,860.30)	518,859.90	582,728.18	2,075.68	0.00
1100	GNMA	2007B Single Family	5.25	1/27/2010	12/20/2039	467,213.88	461,999.30	516,827.30	(1,657.38)	460,341.92	517,010.69	1,840.77	0.00
1100	GNMA	2007B Single Family	6.00	1/27/2010	12/20/2039	193,137.45	199,963.89	216,553.41	(714.18)	199,249.71	216,280.05	440.82	0.00
1100	GNMA	2007B Single Family	5.25	2/17/2010	1/20/2040	247,512.28	244,743.85	273,139.69	(875.10)	243,868.75	273,780.09	1,515.50	0.00
1100	GNMA	2007B Single Family	5.25	2/23/2010	12/20/2039	123,705.49	122,321.34	136,513.95	(439.65)	121,881.69	136,831.45	757.15	0.00
1100	GNMA	2007B Single Family	5.25	2/23/2010	2/20/2040	682,287.32	674,649.79	754,739.39	(2,404.24)	672,245.55	755,025.16	2,690.01	0.00
1100	GNMA	2007B Single Family	6.00	3/16/2010	3/20/2040	82,334.90	85,259.51	92,317.16	(295.30)	84,964.21	92,210.33	188.47	0.00
1100	GNMA	2007B Single Family	5.25	3/30/2010	3/20/2040	2,304,289.94	2,280,523.13	2,551,348.63	(8,177.46)	2,272,345.67	2,552,258.08	9,086.91	0.00
1100	GNMA	2007B Single Family	5.25	3/30/2010	2/20/2040	78,329.66	77,450.01	86,439.82	(281.05)	77,168.96	86,637.86	478.99	0.00
1100	GNMA	2007B Single Family	5.25	4/13/2010	3/20/2040	232,328.56	219,828.25	245,695.27	(3,849.16)	215,979.09	242,279.31	433.20	0.00
1100	GNMA	2007B Single Family	5.25	4/13/2010	4/20/2040	2,214,084.12	2,189,180.10	2,449,197.71	(141,200.05)	2,047,980.05	2,300,291.81	(7,705.85)	0.00
1100	GNMA	2007B Single Family	5.25	4/13/2010	4/20/2040	542,726.17	536,621.58	600,358.26	(1,925.47)	534,696.11	600,570.84	2,138.05	0.00
1100	GNMA	2007B Single Family	5.25	4/22/2010	4/20/2040	1,904,779.31	1,883,337.20	2,107,047.81	(114,037.49)	1,769,299.71	1,987,298.09	(5,712.23)	0.00
1100	GNMA	2007B Single Family	5.25	4/22/2010	4/20/2040	71,079.65	70,279.50	78,439.24	(252.45)	70,027.05	78,621.92	435.13	0.00
1100	GNMA	2007B Single Family	5.25	4/28/2010	4/20/2040	1,665,707.39	1,646,944.96	1,842,588.82	(6,002.77)	1,640,942.09	1,843,136.46	6,550.41	0.00
1100	GNMA	2007B Single Family	5.25	6/15									

1100	FNMA	2002 A-D SF MRB	4.49	1/27/2005	1/1/2035	10,098.27	10,061.66	10,831.97	(70.56)	9,991.10	10,823.36	61.95	0.00
1100	FNMA	2002 A-D SF MRB	4.49	3/14/2005	12/1/2034	12,075.43	12,031.51	12,942.68	(79.18)	11,952.33	12,940.35	76.85	0.00
1100	FNMA	2002 A-D SF MRB	4.49	4/7/2005	2/1/2035	10,152.68	10,115.61	10,897.18	(4,315.46)	5,800.15	6,282.80	(298.92)	0.00
1100	FNMA	2002 A-D SF MRB	4.49	7/28/2005	7/1/2035	14,878.97	14,823.85	16,062.46	(93.52)	14,730.33	16,063.24	94.30	0.00
1100	FNMA	2002 A-D SF MRB	4.49	9/8/2005	8/1/2035	10,358.02	10,319.47	11,095.86	(73.29)	10,246.18	11,084.27	61.70	0.00
1100	FNMA	2002 A-D SF MRB	4.49	10/20/2005	9/1/2035	4,511.88	4,495.01	4,826.98	(25.29)	4,469.55	4,828.33	26.81	0.00
1100	FNMA	2002 A-D SF MRB	4.49	11/1/2005	10/1/2035	8,630.66	8,598.33	9,263.71	(65.49)	8,532.84	9,248.12	49.90	0.00
1100	GNMA	2002 A-D SF MRB	4.49	12/9/2004	12/20/2034	47,361.52	47,010.80	51,355.06	(355.37)	46,655.43	51,653.04	653.35	0.00
1100	GNMA	2002 A-D SF MRB	4.49	12/16/2004	12/20/2034	40,984.82	40,681.12	44,370.19	(240.33)	40,440.79	44,702.89	573.03	0.00
1100	GNMA	2002 A-D SF MRB	4.49	10/1/2004	10/20/2034	11,298.07	11,215.08	12,250.66	(69.09)	11,145.99	12,339.13	157.56	0.00
1100	GNMA	2002 A-D SF MRB	4.49	10/1/2004	10/20/2034	19,924.81	19,778.46	21,604.89	(4,550.74)	15,227.72	16,821.54	(232.61)	0.00
1100	GNMA	2002 A-D SF MRB	4.49	11/4/2004	10/20/2034	50,433.18	50,051.58	54,685.71	(311.23)	49,750.35	55,073.43	702.95	0.00
1100	GNMA	2002 A-D SF MRB	4.49	11/10/2004	11/20/2034	18,673.72	18,535.93	20,248.31	(127.18)	18,408.74	20,414.99	253.87	0.00
1100	GNMA	2002 A-D SF MRB	4.49	11/18/2004	11/20/2034	16,615.14	16,492.45	18,101.53	(6,123.20)	10,369.25	11,452.38	(525.95)	0.00
1100	GNMA	2002 A-D SF MRB	4.49	11/23/2004	11/20/2034	38,189.03	37,906.88	41,409.09	(382.27)	37,524.61	41,543.40	516.58	0.00
1100	GNMA	2002 A-D SF MRB	4.49	12/2/2004	12/20/2034	88,011.25	87,359.96	95,280.90	(529.67)	86,830.29	95,980.31	1,229.08	0.00
1100	GNMA	2002 A-D SF MRB	4.49	12/23/2004	12/20/2034	49,776.26	49,407.21	53,887.78	(293.16)	49,114.05	54,290.47	695.85	0.00
1100	GNMA	2002 A-D SF MRB	4.49	12/29/2004	12/20/2034	38,653.34	38,366.60	41,912.66	(264.88)	38,101.72	42,183.75	535.97	0.00
1100	GNMA	2002 A-D SF MRB	4.49	1/6/2005	1/20/2035	97,475.27	96,751.02	105,694.41	(665.56)	96,085.46	106,380.70	1,351.85	0.00
1100	GNMA	2002 A-D SF MRB	4.49	1/13/2005	1/20/2035	47,384.92	47,032.61	51,380.45	(337.75)	46,694.86	51,698.29	655.59	0.00
1100	GNMA	2002 A-D SF MRB	5.40	1/13/2005	1/20/2035	1,825.75	1,812.17	2,025.61	(14.29)	1,797.88	2,019.31	7.99	0.00
1100	GNMA	2002 A-D SF MRB	4.49	1/19/2005	1/20/2035	62,855.28	62,387.69	68,155.22	(524.13)	61,863.56	68,492.56	861.47	0.00
1100	GNMA	2002 A-D SF MRB	5.40	1/19/2005	1/20/2035	9,322.37	9,253.02	10,331.22	(47.33)	9,205.69	10,322.05	38.16	0.00
1100	GNMA	2002 A-D SF MRB	4.49	1/27/2005	1/20/2035	84,704.01	84,073.38	91,846.23	(653.04)	83,420.34	92,359.82	1,166.63	0.00
1100	GNMA	2002 A-D SF MRB	4.49	2/3/2005	2/20/2035	92,263.45	92,956.45	100,794.52	(7,140.37)	85,122.99	94,245.98	591.83	0.00
1100	GNMA	2002 A-D SF MRB	4.49	2/10/2005	2/20/2035	40,076.17	39,777.16	43,386.46	(5,233.91)	34,543.25	38,185.73	33.18	0.00
1100	GNMA	2002 A-D SF MRB	4.49	2/10/2005	2/20/2035	65,504.51	65,015.78	70,915.16	(400.65)	64,615.13	71,428.58	914.07	0.00
1100	GNMA	2002 A-D SF MRB	4.49	2/17/2005	2/20/2035	39,312.46	39,018.95	42,559.64	(235.19)	38,783.76	42,873.58	549.13	0.00
1100	GNMA	2002 A-D SF MRB	4.49	2/24/2005	2/20/2035	41,771.26	41,459.22	45,293.42	(291.84)	41,167.38	45,580.12	578.54	0.00
1100	GNMA	2002 A-D SF MRB	4.49	3/3/2005	3/20/2035	61,489.53	61,029.52	66,568.60	(375.47)	60,654.05	67,051.23	858.10	0.00
1100	GNMA	2002 A-D SF MRB	4.49	3/11/2005	3/20/2035	9,297.50	9,227.89	10,128.85	(56.37)	9,171.52	10,130.55	58.07	0.00
1100	GNMA	2002 A-D SF MRB	4.49	3/17/2005	3/20/2035	37,229.54	36,950.69	40,304.73	(5,522.75)	31,427.94	34,743.00	(38.99)	0.00
1100	GNMA	2002 A-D SF MRB	4.49	3/24/2005	3/20/2035	21,128.88	20,970.51	22,874.08	(132.26)	20,838.25	23,036.32	294.50	0.00
1100	GNMA	2002 A-D SF MRB	4.49	4/7/2005	4/20/2035	41,262.28	40,952.35	44,741.51	(6,212.29)	34,740.06	38,465.43	(63.79)	0.00
1100	GNMA	2002 A-D SF MRB	4.49	4/14/2005	4/20/2035	23,766.66	23,588.02	25,729.81	(137.32)	23,450.70	25,924.97	332.48	0.00
1100	GNMA	2002 A-D SF MRB	4.49	4/21/2005	4/20/2035	52,988.00	52,589.47	57,364.77	(312.94)	52,276.53	57,792.39	740.56	0.00
1100	GNMA	2002 A-D SF MRB	4.49	4/28/2005	4/20/2035	32,685.76	32,439.76	35,385.58	(208.81)	32,230.95	35,631.93	455.16	0.00
1100	GNMA	2002 A-D SF MRB	4.49	5/5/2005	5/20/2035	50,248.31	49,869.63	54,398.73	(288.30)	49,581.33	54,813.64	703.21	0.00
1100	GNMA	2002 A-D SF MRB	4.49	5/12/2005	5/20/2035	27,314.39	27,108.41	29,570.56	(154.36)	26,954.05	29,798.69	382.49	0.00
1100	GNMA	2002 A-D SF MRB	4.49	7/7/2005	7/20/2035	99,764.93	99,007.51	108,005.51	(3,434.35)	95,573.16	105,665.02	1,093.86	0.00
1100	GNMA	2002 A-D SF MRB	4.49	7/14/2005	7/20/2035	27,699.99	27,489.55	29,987.99	(208.81)	27,280.74	30,161.53	382.35	0.00
1100	GNMA	2002 A-D SF MRB	4.49	5/26/2005	5/20/2035	33,290.91	33,039.53	36,040.77	(188.37)	32,851.16	36,318.55	466.15	0.00
1100	GNMA	2002 A-D SF MRB	4.49	5/26/2005	5/20/2035	5,350.95	5,310.54	5,829.13	(30.08)	5,280.46	5,832.98	33.93	0.00
1100	GNMA	2002 A-D SF MRB	4.49	6/2/2005	6/20/2035	33,644.21	33,389.79	36,423.21	(202.21)	33,187.58	36,690.84	469.84	0.00
1100	GNMA	2002 A-D SF MRB	4.49	6/9/2005	6/20/2035	44,226.17	43,891.51	47,879.25	(251.83)	43,639.68	48,246.50	619.08	0.00
1100	GNMA	2002 A-D SF MRB	4.49	6/15/2005	6/20/2035	37,815.42	37,529.11	40,938.98	(215.35)	37,313.76	41,252.98	529.35	0.00
1100	GNMA	2002 A-D SF MRB	4.49	6/23/2005	6/20/2035	66,986.22	66,478.73	72,519.28	(793.31)	65,685.42	72,620.26	894.29	0.00
1100	GNMA	2002 A-D SF MRB	4.49	6/29/2005	6/20/2035	27,722.96	27,512.79	30,012.88	(155.75)	27,357.04	30,245.44	388.31	0.00
1100	GNMA	2002 A-D SF MRB	4.49	9/8/2005	9/20/2035	8,873.92	8,806.05	9,606.93	(49.84)	8,756.21	9,681.38	124.29	0.00
1100	GNMA	2002 A-D SF MRB	4.49	9/15/2005	9/20/2035	10,525.35	10,444.79	11,466.55	(66.28)	10,378.51	11,465.73	65.46	0.00
1100	GNMA	2002 A-D SF MRB	4.49	9/22/2005	9/20/2035	14,196.62	14,087.90	15,466.38	(271.72)	13,816.18	15,263.02	68.36	0.00
1100	GNMA	2002 A-D SF MRB	4.49	7/21/2005	7/20/2035	14,172.05	14,064.31	15,342.69	(78.96)	13,985.35	15,462.30	198.57	0.00
1100	GNMA	2002 A-D SF MRB	4.49	7/28/2005	7/20/2035	7,502.90	7,445.82	8,173.60	(42.50)	7,403.32	8,178.58	47.48	0.00
1100	GNMA	2002 A-D SF MRB	4.49	8/4/2005	8/20/2035	3,697.25	3,669.08	3,998.61	(20.38)	3,648.70	4,030.08	51.85	0.00
1100	GNMA	2002 A-D SF MRB	4.49	8/11/2005	7/20/2035	26,770.55	26,566.66	28,981.79	(153.91)	26,412.75	29,202.46	374.58	0.00
1100	GNMA	2002 A-D SF MRB	4.49	8/18/2005	8/20/2035	63,008.42	62,527.85	68,212.89	(4,874.71)	57,653.14	63,843.04	504.86	0.00
1100	GNMA	2002 A-D SF MRB	4.49	8/30/2005	8/20/2035	91,463.13	90,764.71	99,018.00	(580.65)	90,184.06	99,711.30	1,273.95	0.00
1100	GNMA	2002 A-D SF MRB	4.49	9/29/2005	7/20/2035	4,857.05	4,819.88	5,258.24	(27.49)	4,792.39	5,298.75	68.00	0.00
1100	GNMA	2002 A-D SF MRB	4.49	10/13/2005	9/20/2035	8,729.89	8,662.91	9,510.25	(51.04)	8,611.87	9,514.26	55.05	0.00
1100	GNMA	2002 A-D SF MRB	4.49	10/27/2005	10/20/2035	59,981.05	59,519.91	64,935.46	(335.30)	59,184.61	65,440.39	840.23	0.00
1100	GNMA	2002 A-D SF MRB	4.49	11/1/2005	11/20/2035	9,648.96	9,574.69	10,445.98	(56.49)	9,518.20	10,524.39	134.90	0.00
1100	GNMA	2002 A-D SF MRB	5.40	7/1/2004	6/20/2034	7,139.10	7,087.29	7,920.59	(39.38)	7,047.91	7,914.48	33.27	0.00
1100	GNMA	2002 A-D SF MRB	5.40	6/1/2004	6/20/2034	5,362.21	5,323.40	5,949.20	(29.10)	5,294.30	5,945.15	25.05	0.00
1100	GNMA	2002 A-D SF MRB	5.40	9/1/2004	9/20/2034	13,024.09	12,928.76	14,449.85	(71.06)	12,857.70	14,439.56	60.77	0.00
1100	GNMA	2002 A-D SF MRB	5.40	9/1/2004	9/20/2034	10,536.31	10,459.19	11,676.50	(55.53)	10,403.66	11,663.85	42.88	0.00
1100	GNMA	2002 A-D SF MRB	5.40	7/1/2004	7/20/2034	2,201.56	2,185.56	2,442.64	(12.30)	2,173.26	2,440.59	10.25	0.00
1100	GNMA	2002 A-D SF MRB	5.40	7/1/2004	7/20/2034	3,801.60	3,773.98	4,217.77	(20.66)	3,753.32	4,214.87	17.76	0.00
1100	GNMA	2002 A-D SF MRB	5.40	8/1/2004	8/20/2034	1,914.62	1,900.66	2,121.82	(10.12)	1,890.54	2,119.49	7.79	0.00
1100	GNMA	2002 A-D SF MRB	5.40	8/1/2004	8/20/2034	11,981.96	11,894.59	13,293.67	(64.06)	11,830.53	13,285.68	56.07	0.00
1100	GNMA	2002 A-D SF MRB	5.40	8/1/2004	8/20/2034	2,134.72	2,119.15	2,371.45	(16.37)	2,102.78	2,362.10	7.02	0.00
1100	GNMA	2002 A-D SF MRB	5.40	10/14/2004	10/20/2034	5,840.31	5,797.36	6,493.92	(31.27)	5,766.09	6,449.76	(12.89)	0.00
1107	Repo Agmt	2002 A-D SF MRB	0.14	5/31/2012	6/1/2012	0.07	0.07	0.07	0.00	0.07	0.07	-	0.00
1199	GIC's	2002 A-D SF MRB	5.01	6/									

1100	FNMA	2002 A-D SF MRB	4.49	11/1/2005	10/1/2035	158,110.09	157,517.96	169,707.46	(1,199.55)	156,318.41	169,421.90	913.99	0.00
1100	GNMA	2002 A-D SF MRB	5.40	8/29/2002	8/20/2032	58,906.55	58,514.29	65,603.67	(557.97)	57,956.32	65,225.36	179.66	0.00
1100	GNMA	2002 A-D SF MRB	6.15	11/12/2002	11/20/2032	45,430.48	45,124.68	51,165.63	(258.81)	44,865.87	51,167.42	260.60	0.00
1100	GNMA	2002 A-D SF MRB	5.40	11/12/2002	10/20/2032	168,030.32	166,900.82	186,661.50	(1,225.66)	165,675.16	185,997.60	561.76	0.00
1100	GNMA	2002 A-D SF MRB	6.15	9/12/2002	8/20/2032	57,583.64	57,199.67	64,852.98	(338.97)	56,860.70	64,878.30	364.29	0.00
1100	GNMA	2002 A-D SF MRB	5.40	9/19/2002	9/20/2032	97,240.46	96,577.43	110,244.24	(638.48)	97,938.95	109,948.05	342.29	0.00
1100	GNMA	2002 A-D SF MRB	6.15	9/26/2002	9/20/2032	162,501.41	161,415.08	183,015.59	(1,165.35)	160,249.73	182,950.46	1,100.22	0.00
1100	GNMA	2002 A-D SF MRB	5.40	9/26/2002	9/20/2032	203,470.55	202,110.34	226,318.24	(1,544.96)	200,565.38	225,411.60	638.32	0.00
1100	GNMA	2002 A-D SF MRB	6.15	10/10/2002	9/20/2032	103,242.99	102,551.98	116,276.39	(716.40)	101,835.58	116,197.79	637.80	0.00
1100	GNMA	2002 A-D SF MRB	5.40	10/10/2002	9/20/2032	63,478.22	63,053.36	70,427.19	(392.36)	62,661.00	70,266.39	231.56	0.00
1100	GNMA	2002 A-D SF MRB	6.15	10/21/2002	10/20/2032	143,983.54	143,017.55	162,303.97	(2,162.74)	140,854.81	160,146.92	5.69	0.00
1100	GNMA	2002 A-D SF MRB	6.15	10/29/2002	10/20/2032	115,331.95	114,557.72	129,891.50	(68,186.24)	46,371.78	52,912.41	(8,792.75)	0.00
1100	GNMA	2002 A-D SF MRB	5.40	10/29/2002	9/20/2032	47,351.74	47,034.24	52,801.90	(593.54)	46,530.70	52,912.62	139.26	0.00
1100	GNMA	2002 A-D SF MRB	5.40	11/5/2002	9/20/2032	123,473.29	122,644.90	137,338.14	(905.78)	121,739.12	136,823.63	391.27	0.00
1100	GNMA	2002 A-D SF MRB	6.15	11/19/2002	11/20/2032	74,677.76	74,174.80	84,105.07	(412.94)	73,761.86	84,122.25	430.12	0.00
1100	GNMA	2002 A-D SF MRB	5.40	11/19/2002	11/20/2032	90,013.59	89,407.34	99,867.33	(568.24)	88,839.10	99,625.96	326.87	0.00
1100	GNMA	2002 A-D SF MRB	6.15	11/26/2002	11/20/2032	275,435.47	273,579.31	310,206.44	(1,739.31)	271,840.00	310,192.88	1,725.75	0.00
1100	GNMA	2002 A-D SF MRB	5.40	11/26/2002	11/20/2032	76,879.35	76,361.26	85,512.15	(688.52)	75,672.74	85,051.80	228.17	0.00
1100	GNMA	2002 A-D SF MRB	6.15	11/26/2002	11/20/2032	93,033.67	92,406.71	104,778.25	(47,290.21)	45,116.50	51,510.43	(5,977.61)	0.00
1100	GNMA	2002 A-D SF MRB	5.40	11/26/2002	11/20/2032	46,502.23	46,188.85	51,724.01	(619.44)	45,569.41	51,217.43	112.86	0.00
1100	GNMA	2002 A-D SF MRB	5.40	12/12/2002	12/20/2032	93,424.79	92,793.51	103,915.45	(680.81)	92,112.70	103,531.22	296.58	0.00
1100	GNMA	2002 A-D SF MRB	6.15	12/30/2002	12/20/2032	57,068.53	56,682.29	64,272.87	(354.58)	56,327.71	64,276.66	358.37	0.00
1100	GNMA	2002 A-D SF MRB	5.40	12/30/2002	12/20/2032	186,486.00	185,223.86	206,900.64	(1,132.66)	184,091.20	206,450.58	682.60	0.00
1100	GNMA	2002 A-D SF MRB	6.15	12/30/2002	12/20/2032	108,566.41	107,831.63	122,271.79	(721.27)	107,110.36	122,158.83	608.31	0.00
1100	GNMA	2002 A-D SF MRB	5.40	12/30/2002	12/20/2032	92,177.50	91,553.64	102,268.11	(556.05)	90,997.59	102,049.93	337.87	0.00
1100	GNMA	2002 A-D SF MRB	6.15	1/7/2003	12/20/2032	54,978.56	54,606.19	61,919.02	(327.28)	54,278.91	61,939.00	347.26	0.00
1100	GNMA	2002 A-D SF MRB	6.15	1/23/2003	1/20/2033	357,323.74	354,896.79	402,432.25	(2,524.99)	352,371.80	402,108.03	2,200.77	0.00
1100	GNMA	2002 A-D SF MRB	5.40	1/23/2003	1/20/2033	89,893.16	89,282.60	99,733.79	(542.40)	88,740.20	99,520.84	329.45	0.00
1100	GNMA	2002 A-D SF MRB	6.15	1/23/2003	1/20/2033	96,000.02	95,347.98	108,119.09	(810.49)	94,537.49	107,941.18	632.58	0.00
1100	GNMA	2002 A-D SF MRB	6.15	1/30/2003	1/20/2033	93,923.71	93,285.40	105,780.63	(695.41)	92,589.99	105,717.95	632.73	0.00
1100	GNMA	2002 A-D SF MRB	5.40	1/30/2003	1/20/2033	206,835.23	205,429.57	229,769.12	(1,331.85)	204,097.72	229,150.34	713.07	0.00
1100	GNMA	2002 A-D SF MRB	6.15	2/12/2003	2/20/2033	169,833.31	168,676.40	191,273.04	(1,408.80)	167,267.60	190,987.04	1,122.80	0.00
1100	GNMA	2002 A-D SF MRB	6.15	2/20/2003	2/20/2033	156,022.85	154,959.24	175,719.17	(911.09)	154,048.15	175,796.02	997.94	0.00
1100	GNMA	2002 A-D SF MRB	5.40	3/3/2003	3/20/2033	106,935.21	106,204.62	118,641.45	(632.09)	105,572.53	118,402.84	393.48	0.00
1100	GNMA	2002 A-D SF MRB	6.15	2/27/2003	2/20/2033	307,013.98	304,919.53	345,771.43	(1,675.83)	303,243.70	345,866.85	1,771.25	0.00
1100	GNMA	2002 A-D SF MRB	6.15	3/12/2003	2/20/2033	235,899.82	234,288.62	265,679.79	(1,382.48)	232,906.14	265,644.95	1,347.64	0.00
1100	GNMA	2002 A-D SF MRB	6.15	3/24/2003	3/20/2033	142,770.06	141,792.79	160,793.36	(821.99)	140,970.80	160,705.63	905.63	0.00
1100	GNMA	2002 A-D SF MRB	6.15	4/2/2003	4/20/2033	41,267.97	40,984.91	46,477.60	(219.83)	40,765.08	46,496.60	238.83	0.00
1100	GNMA	2002 A-D SF MRB	6.15	4/10/2003	3/20/2033	133,238.05	132,324.70	150,058.02	(739.98)	131,584.72	150,084.92	766.88	0.00
1100	GNMA	2002 A-D SF MRB	6.15	4/24/2003	4/20/2033	103,532.44	102,820.96	116,602.40	(555.52)	102,265.44	116,645.50	598.62	0.00
1100	GNMA	2002 A-D SF MRB	6.15	4/29/2003	3/20/2033	80,331.47	79,779.83	90,472.52	(451.52)	79,328.31	90,482.60	461.60	0.00
1100	GNMA	2002 A-D SF MRB	6.15	5/8/2003	4/20/2033	77,049.85	76,519.66	86,776.58	(427.99)	76,091.67	86,792.02	443.43	0.00
1100	GNMA	2002 A-D SF MRB	6.15	6/19/2003	5/20/2033	27,482.74	27,292.69	30,909.26	(368.19)	26,924.50	30,550.76	9.69	0.00
1100	GNMA	2002 A-D SF MRB	6.15	7/17/2003	7/20/2033	47,577.38	47,246.76	53,583.55	(259.23)	46,987.53	53,598.84	274.52	0.00
1100	GNMA	2002 A-D SF MRB	6.15	7/24/2003	7/20/2033	80,058.75	79,502.10	90,165.40	(443.50)	79,058.60	90,182.80	460.90	0.00
1100	GNMA	2002 A-D SF MRB	6.15	7/30/2003	7/20/2033	44,621.45	44,311.01	50,254.43	(235.06)	44,075.95	50,277.95	258.58	0.00
1100	GNMA	2002 A-D SF MRB	6.15	9/30/2003	9/20/2033	54,764.70	54,380.68	61,678.19	(286.18)	54,094.50	61,641.60	249.59	0.00
1100	GNMA	2002 A-D SF MRB	6.15	10/9/2003	8/20/2033	53,440.57	53,065.95	60,186.90	(280.34)	52,785.61	60,216.41	309.85	0.00
1100	GNMA	2002 A-D SF MRB	6.15	3/1/2004	3/20/2034	58,187.15	57,770.41	65,532.68	(669.71)	57,100.70	65,077.03	214.06	0.00
1100	GNMA	2002 A-D SF MRB	5.40	7/8/2004	6/20/2034	171,007.16	169,765.47	189,727.33	(943.17)	168,822.30	189,581.01	796.85	0.00
1100	GNMA	2002 A-D SF MRB	5.40	6/17/2004	6/20/2034	128,444.46	127,513.49	142,505.28	(696.91)	126,816.58	142,408.31	599.94	0.00
1100	GNMA	2002 A-D SF MRB	5.40	9/9/2004	9/20/2034	311,975.26	309,690.35	346,127.20	(1,702.30)	307,988.05	345,880.76	1,455.86	0.00
1100	GNMA	2002 A-D SF MRB	5.40	9/16/2004	9/20/2034	252,382.32	250,532.60	279,695.18	(1,330.04)	249,202.56	279,392.25	1,027.11	0.00
1100	GNMA	2002 A-D SF MRB	5.40	7/15/2004	7/20/2034	52,737.18	52,353.62	58,510.34	(294.40)	52,059.22	58,461.25	245.31	0.00
1100	GNMA	2002 A-D SF MRB	5.40	7/29/2004	7/20/2034	91,062.67	90,399.55	101,031.28	(494.83)	89,904.72	100,961.68	425.23	0.00
1100	GNMA	2002 A-D SF MRB	5.40	8/5/2004	8/20/2034	45,862.29	45,527.77	50,825.55	(242.47)	45,285.30	50,769.64	186.56	0.00
1100	GNMA	2002 A-D SF MRB	5.40	8/12/2004	8/20/2034	287,013.13	284,918.50	318,432.48	(1,534.99)	283,383.51	318,241.05	1,343.56	0.00
1100	GNMA	2002 A-D SF MRB	5.40	8/20/2004	8/20/2034	51,135.09	50,761.59	56,804.93	(392.25)	50,369.34	56,580.99	168.31	0.00
1100	GNMA	2002 A-D SF MRB	5.40	12/2/2004	12/20/2034	95,023.31	94,320.13	105,425.53	(507.55)	93,812.58	105,362.73	444.75	0.00
1100	GNMA	2002 A-D SF MRB	4.49	12/9/2004	12/20/2034	867,643.73	861,218.92	940,803.46	(6,510.57)	854,708.25	946,262.41	11,969.52	0.00
1100	GNMA	2002 A-D SF MRB	4.49	12/9/2004	12/20/2034	750,825.49	745,261.87	812,843.69	(4,402.62)	740,859.25	819,338.64	10,497.57	0.00
1100	GNMA	2002 A-D SF MRB	5.40	10/14/2004	10/20/2034	139,897.51	138,868.70	155,553.44	(749.11)	138,119.59	154,495.64	(308.69)	0.00
1100	GNMA	2002 A-D SF MRB	5.40	10/21/2004	10/20/2034	1,038,600.13	1,030,957.07	1,152,295.67	(6,227.83)	1,024,728.24	1,150,845.32	4,777.48	0.00
1100	GNMA	2002 A-D SF MRB	4.49	10/21/2004	10/20/2034	206,974.88	205,451.75	224,427.01	(1,265.49)	204,186.26	225,047.71	2,866.19	0.00
1100	GNMA	2002 A-D SF MRB	5.40	10/28/2004	10/20/2034	235,328.79	233,596.06	261,643.22	(1,290.78)	232,305.28	259,839.25	(513.19)	0.00
1100	GNMA	2002 A-D SF MRB	4.49	10/29/2004	10/20/2034	365,014.61	362,326.64	395,792.69	(83,365.78)	338,960.86	308,163.74	(4,263.17)	0.00
1100	GNMA	2002 A-D SF MRB	4.49	11/4/2004	10/20/2034	923,915.16	917,107.75	1,001,819.67	(5,701.72)	911,406.03	1,008,995.87	12,877.92	0.00
1100	GNMA	2002 A-D SF MRB	5.40	11/4/2004	11/20/2034	226,229.85	224,561.40	250,712.41	(1,190.89)	223,370.51	250,442.29	920.77	0.00
1100	GNMA	2002 A-D SF MRB	4.49	11/10/2004	11/20/2034	342,095.39	339,571.02	370,940.81	(2,330.03)	337,241.03	373,994.25	5,383.47	0.00
1100	GNMA	2002 A-D SF MRB	5.40	11/10/2004	11/20/2034</								

1100	GNMA	2002 A-D SF MRB	4.49	3/24/2005	3/20/2035	387,071.70	384,170.59	419,043.83	(2,423.24)	381,747.35	422,015.97	5,395.38	0.00
1100	GNMA	2002 A-D SF MRB	4.49	4/7/2005	4/20/2035	755,907.98	750,230.35	819,646.14	(113,806.75)	636,423.60	704,670.90	(1,168.49)	0.00
1100	GNMA	2002 A-D SF MRB	4.49	4/14/2005	4/20/2035	435,395.88	432,123.44	471,359.57	(2,515.75)	429,607.69	474,934.88	6,091.06	0.00
1100	GNMA	2002 A-D SF MRB	5.40	4/21/2005	4/20/2035	97,709.94	96,975.06	108,580.12	(495.84)	96,479.22	107,884.80	(199.48)	0.00
1100	GNMA	2002 A-D SF MRB	4.49	4/21/2005	4/20/2035	970,717.83	963,417.06	1,050,899.05	(5,733.12)	957,683.94	1,058,732.85	13,566.92	0.00
1100	GNMA	2002 A-D SF MRB	4.49	4/28/2005	4/20/2035	598,789.34	594,282.85	648,249.31	(3,825.32)	590,457.53	682,762.30	8,338.31	0.00
1100	GNMA	2002 A-D SF MRB	5.40	4/28/2005	4/20/2035	121,540.62	120,625.90	134,693.89	(617.87)	120,008.03	134,573.05	497.23	0.00
1100	GNMA	2002 A-D SF MRB	4.49	5/5/2005	5/20/2035	920,526.83	913,589.73	996,562.37	(5,281.64)	908,308.09	1,004,163.45	12,882.72	0.00
1100	GNMA	2002 A-D SF MRB	5.40	5/5/2005	4/20/2035	100,054.11	99,300.10	111,251.13	(534.99)	98,765.71	110,495.35	(220.79)	0.00
1100	GNMA	2002 A-D SF MRB	4.49	5/12/2005	5/20/2035	500,388.56	496,615.12	541,720.63	(2,827.76)	493,787.36	545,899.79	7,006.92	0.00
1100	GNMA	2002 A-D SF MRB	4.49	7/7/2005	7/20/2035	1,827,652.42	1,813,776.88	1,978,616.46	(62,915.89)	1,750,860.92	1,935,738.63	20,039.06	0.00
1100	GNMA	2002 A-D SF MRB	4.49	7/7/2005	7/20/2035	39,875.45	39,572.71	44,240.65	(44.24)	39,332.09	44,135.76	144.82	0.00
1100	GNMA	2002 A-D SF MRB	4.49	7/14/2005	7/20/2035	507,452.18	503,597.06	549,367.77	(3,825.38)	549,771.68	553,546.91	7,004.52	0.00
1100	GNMA	2002 A-D SF MRB	4.49	5/26/2005	5/20/2035	609,876.43	605,271.25	660,252.19	(3,450.71)	601,820.54	665,341.07	8,539.59	0.00
1100	GNMA	2002 A-D SF MRB	5.40	5/26/2005	5/20/2035	70,784.77	70,250.27	78,445.06	(555.16)	69,895.11	78,380.03	290.13	0.00
1100	GNMA	2002 A-D SF MRB	4.49	5/26/2005	5/20/2034	98,025.86	97,293.11	106,787.39	(650.87)	96,742.24	106,857.84	621.32	0.00
1100	GNMA	2002 A-D SF MRB	4.49	6/2/2005	6/20/2035	616,347.93	611,687.10	667,258.25	(3,704.42)	607,982.68	672,161.07	8,607.24	0.00
1100	GNMA	2002 A-D SF MRB	5.40	6/9/2005	5/20/2035	68,624.82	68,105.94	76,051.43	(357.46)	67,748.48	75,973.66	279.69	0.00
1100	GNMA	2002 A-D SF MRB	4.49	6/9/2005	6/20/2035	810,205.18	804,074.35	877,128.10	(4,613.43)	799,460.92	883,856.12	11,341.45	0.00
1100	GNMA	2002 A-D SF MRB	4.49	6/15/2005	6/20/2035	692,763.11	687,518.20	749,985.34	(3,945.13)	683,573.07	755,737.60	9,697.39	0.00
1100	GNMA	2002 A-D SF MRB	4.49	6/23/2005	6/20/2035	1,227,159.97	1,217,863.00	1,328,523.39	(14,532.88)	1,203,330.12	1,330,373.26	16,382.75	0.00
1100	GNMA	2002 A-D SF MRB	4.49	6/29/2005	6/20/2035	507,873.40	504,023.21	549,823.73	(2,853.09)	501,170.12	554,084.03	7,113.39	0.00
1100	GNMA	2002 A-D SF MRB	4.49	9/8/2005	9/20/2035	162,567.06	161,323.74	175,995.02	(913.06)	160,410.68	177,358.84	2,276.88	0.00
1100	GNMA	2002 A-D SF MRB	4.49	9/15/2005	9/20/2035	192,820.53	191,344.87	210,062.53	(1,214.19)	190,130.68	210,047.65	1,199.31	0.00
1100	GNMA	2002 A-D SF MRB	4.49	9/22/2005	9/20/2035	260,076.65	258,084.98	283,337.88	(4,977.87)	253,107.11	279,612.30	1,252.29	0.00
1100	GNMA	2002 A-D SF MRB	4.49	7/21/2005	7/20/2035	259,626.69	257,653.00	281,071.86	(1,446.34)	256,206.66	283,263.16	3,637.64	0.00
1100	GNMA	2002 A-D SF MRB	4.49	7/28/2005	7/20/2035	137,450.54	136,404.95	149,737.19	(778.36)	135,626.59	149,828.41	869.58	0.00
1100	GNMA	2002 A-D SF MRB	4.49	8/4/2005	8/20/2035	67,732.22	67,216.30	73,253.06	(373.38)	66,842.92	73,829.59	949.91	0.00
1100	GNMA	2002 A-D SF MRB	4.49	8/11/2005	7/20/2035	490,425.46	486,690.37	530,934.55	(2,819.61)	483,870.76	534,977.01	6,862.07	0.00
1100	GNMA	2002 A-D SF MRB	4.49	8/18/2005	8/20/2035	1,154,287.90	1,145,484.14	1,249,632.09	(89,302.80)	1,056,181.34	1,169,578.34	9,249.05	0.00
1100	GNMA	2002 A-D SF MRB	4.49	8/30/2005	8/20/2035	1,675,567.10	1,662,772.46	1,813,968.92	(10,637.32)	1,652,135.14	1,826,670.03	23,338.43	0.00
1100	GNMA	2002 A-D SF MRB	4.49	9/29/2005	7/20/2035	88,979.31	88,298.52	96,328.95	(603.67)	87,794.85	97,071.00	1,245.72	0.00
1100	GNMA	2002 A-D SF MRB	4.49	10/13/2005	9/20/2035	159,928.05	158,701.08	174,223.96	(935.20)	157,765.88	174,297.38	1,008.62	0.00
1100	GNMA	2002 A-D SF MRB	4.49	10/27/2005	10/20/2035	1,098,827.56	1,090,379.77	1,189,590.80	(6,142.66)	1,084,237.11	1,198,841.02	15,392.88	0.00
1100	GNMA	2002 A-D SF MRB	4.49	11/1/2005	11/20/2035	176,765.30	175,404.73	191,366.10	(1,034.82)	174,369.91	192,802.55	2,471.27	0.00
1100	FNMA	2002 A-D SF MRB	5.13	2/20/2007	1/1/2037	8,896.27	8,859.27	9,793.25	(42.30)	8,816.97	9,757.32	6.37	0.00
1100	FNMA	2002 A-D SF MRB	5.38	3/6/2007	2/1/2037	9,555.28	9,515.46	10,497.03	(126.54)	9,388.92	10,382.55	12.06	0.00
1100	FNMA	2002 A-D SF MRB	5.63	3/6/2007	2/1/2037	3,362.47	3,348.45	3,680.13	(14.53)	3,333.92	3,658.70	(6.90)	0.00
1100	FNMA	2002 A-D SF MRB	5.63	3/20/2007	2/1/2037	2,469.17	2,458.86	2,704.90	(10.92)	2,447.94	2,690.73	(3.25)	0.00
1100	FNMA	2002 A-D SF MRB	5.38	3/20/2007	9/1/2036	2,431.46	2,421.34	2,659.89	(14.14)	2,407.20	2,646.76	1.01	0.00
1100	FNMA	2002 A-D SF MRB	5.13	3/27/2007	3/1/2037	4,454.14	4,435.53	4,842.16	(26.76)	4,408.77	4,816.87	1.47	0.00
1100	FNMA	2002 A-D SF MRB	5.38	4/10/2007	3/1/2037	18,158.93	18,082.98	19,919.97	(94.59)	17,988.39	19,828.48	3.10	0.00
1100	FNMA	2002 A-D SF MRB	5.63	4/10/2007	3/1/2037	2,335.19	2,325.42	2,564.86	(11.85)	2,313.57	2,570.98	17.97	0.00
1100	FNMA	2002 A-D SF MRB	5.13	4/10/2007	3/1/2037	9,507.71	9,467.94	10,466.40	(45.77)	9,422.17	10,427.38	6.75	0.00
1100	FNMA	2002 A-D SF MRB	5.38	4/24/2007	4/1/2037	23,047.76	22,951.18	25,283.59	(108.80)	22,842.38	25,179.17	4.38	0.00
1100	FNMA	2002 A-D SF MRB	5.13	4/24/2007	4/1/2037	6,243.69	6,217.52	6,788.27	(37.11)	6,180.41	6,754.73	3.57	0.00
1100	FNMA	2002 A-D SF MRB	5.63	4/24/2007	4/1/2037	2,415.45	2,405.32	2,646.15	(10.90)	2,394.42	2,632.05	(3.20)	0.00
1100	FNMA	2002 A-D SF MRB	5.13	5/8/2007	4/1/2037	4,937.37	4,916.65	5,351.77	(22.27)	4,894.38	5,331.74	2.24	0.00
1100	FNMA	2002 A-D SF MRB	5.38	5/22/2007	4/1/2037	4,751.92	4,731.95	5,180.21	(27.42)	4,704.53	5,155.96	3.17	0.00
1100	FNMA	2002 A-D SF MRB	5.13	5/22/2007	4/1/2037	2,033.21	2,024.66	2,206.40	(10.25)	2,014.41	2,196.79	0.64	0.00
1100	FNMA	2002 A-D SF MRB	5.38	6/5/2007	5/1/2037	6,880.52	6,851.56	7,550.44	(33.24)	6,818.32	7,516.03	(1.17)	0.00
1100	FNMA	2002 A-D SF MRB	5.63	6/5/2007	5/1/2037	2,588.01	2,577.11	2,832.52	(14.23)	2,562.88	2,813.57	(4.72)	0.00
1100	FNMA	2002 A-D SF MRB	5.13	6/5/2007	4/1/2037	5,617.31	5,593.68	6,104.39	(40.24)	5,553.44	6,065.03	0.88	0.00
1100	FNMA	2002 A-D SF MRB	5.38	6/19/2007	5/1/2037	7,556.48	7,524.64	8,303.88	(57.62)	7,467.02	8,269.78	23.52	0.00
1100	FNMA	2002 A-D SF MRB	5.13	7/3/2007	6/1/2037	7,237.44	7,206.89	7,872.32	(91.59)	7,115.30	7,778.52	(2.21)	0.00
1100	FNMA	2002 A-D SF MRB	5.13	4/8/2008	3/1/2038	3,126.13	3,098.93	3,401.05	(21.02)	3,077.91	3,380.33	0.30	0.00
1100	FNMA	2002 A-D SF MRB	5.63	4/15/2008	12/1/2037	2,902.64	2,877.41	3,197.80	(32.79)	2,844.62	3,193.86	28.85	0.00
1100	FNMA	2002 A-D SF MRB	5.38	4/15/2008	1/1/2038	2,665.96	2,642.77	2,900.87	(10.71)	2,632.06	2,892.29	2.13	0.00
1100	FNMA	2002 A-D SF MRB	5.13	4/15/2008	4/1/2038	2,336.62	2,316.27	2,528.38	(9.64)	2,306.63	2,520.20	1.46	0.00
1100	FNMA	2002 A-D SF MRB	5.38	4/29/2008	4/1/2038	3,295.26	3,266.53	3,599.75	(27.62)	3,238.91	3,573.39	1.26	0.00
1100	Freddie Mac	2002 A-D SF MRB	5.38	6/18/2008	4/1/2038	4,724.52	4,691.41	5,126.74	(191.76)	4,671.65	5,116.32	9.34	0.00
1100	Freddie Mac	2002 A-D SF MRB	5.63	6/18/2008	3/1/2038	1,672.70	1,660.98	1,856.88	(227.36)	1,433.62	1,597.44	(32.08)	0.00
1100	Freddie Mac	2002 A-D SF MRB	5.13	6/25/2008	12/1/2037	2,537.70	2,519.93	2,738.35	(10.74)	2,509.19	2,732.12	4.51	0.00
1100	Freddie Mac	2002 A-D SF MRB	5.13	7/16/2008	6/1/2038	3,783.65	3,757.05	4,083.83	(24.69)	3,732.36	4,065.63	6.49	0.00
1100	Freddie Mac	2002 A-D SF MRB	5.63	7/16/2008	5/1/2038	747.96	742.70	816.28	(2.85)	739.85	813.51	0.08	0.00
1100	Freddie Mac	2002 A-D SF MRB	5.38	7/23/2008	3/1/2038	1,705.77	1,693.78	1,850.44	(6.83)	1,686.95	1,847.02	3.41	0.00
1100	Freddie Mac	2002 A-D SF MRB	5.38	8/13/2008	7/1/2038	2,629.89	2,611.34	2,852.43	(10.28)	2,601.06	2,847.36	5.21	0.00
1100	Freddie Mac	2002 A-D SF MRB	5.38	8/13/2008	7/1/2038	1,195.07	1,186.64	1,301.17	(17.09)	1,169.55	1,283.97	(0.11)	0.00
1100	Freddie Mac	2002 A-D SF MRB	5.63	9/24/2008	7/1/2038	2,519.73	2,501.89	2,749.10	(9.40)	2,492.49	2,740.03	0.33	0.00
1100	Freddie Mac	2002 A-D SF MRB	5.13	10/22/2008	3/1/2038	3,639.43	3,613.64	3,926.29	(15.14)	3,598.50	3,917.72	6.57	0.00
1100	Freddie Mac	2002 A-D SF MRB	5.13	11/19/2008	10/1/2038	3,287.05	3,263.63	3,545.96	(13.60)	3,250.03	3,538.32	5.96	0.00
1100	Freddie Mac	2002 A-D SF MRB	5.13	11/25/2008	10/1/2038								



1100	GNMA	2002 A-D SF MRB	5.13	5/8/2007	4/20/2037	7,871.00	7,795.02	8,712.93	(38.42)	7,756.60	8,701.86	27.35	0.00		
1100	GNMA	2002 A-D SF MRB	5.63	5/8/2007	4/20/2037	2,911.68	2,883.57	3,234.44	(11.96)	2,871.61	3,219.31	(3.17)	0.00		
1100	GNMA	2002 A-D SF MRB	5.38	5/8/2007	5/20/2037	6,054.69	5,996.21	6,691.00	(27.00)	5,969.21	6,685.35	21.35	0.00		
1100	GNMA	2002 A-D SF MRB	5.38	5/22/2007	5/20/2037	16,257.77	16,100.57	17,990.53	(69.78)	16,030.79	17,983.49	62.74	0.00		
1100	GNMA	2002 A-D SF MRB	5.13	5/22/2007	5/20/2037	12,140.33	12,022.94	13,424.73	(53.85)	11,969.09	13,417.56	46.68	0.00		
1100	GNMA	2002 A-D SF MRB	5.63	6/5/2007	5/20/2037	12,802.91	12,678.95	14,167.44	(2,907.21)	9,771.74	10,962.17	(298.06)	0.00		
1100	GNMA	2002 A-D SF MRB	5.63	6/5/2007	5/20/2037	3,021.42	2,992.16	3,356.39	(12.65)	2,979.51	3,340.43	(3.31)	0.00		
1100	GNMA	2002 A-D SF MRB	5.13	6/5/2007	5/20/2037	26,598.34	26,340.81	29,412.46	(132.08)	26,208.73	29,380.93	100.55	0.00		
1100	GNMA	2002 A-D SF MRB	5.38	6/19/2007	5/20/2037	4,973.00	4,924.79	5,495.64	(20.95)	4,903.84	5,492.37	17.68	0.00		
1100	GNMA	2002 A-D SF MRB	5.13	6/19/2007	6/20/2037	14,609.51	14,467.81	16,155.18	(2,912.50)	11,555.31	12,954.14	(288.54)	0.00		
1100	GNMA	2002 A-D SF MRB	5.63	6/19/2007	6/20/2037	4,583.41	4,538.95	5,101.90	(18.68)	4,520.27	5,085.28	2.06	0.00		
1100	GNMA	2002 A-D SF MRB	5.13	8/7/2007	7/20/2037	25,299.20	25,041.88	27,975.81	(120.69)	24,921.19	27,951.20	56.08	0.00		
1100	GNMA	2002 A-D SF MRB	5.38	7/3/2007	5/20/2037	15,670.70	15,518.58	17,340.89	(67.92)	15,450.66	17,333.35	60.38	0.00		
1100	GNMA	2002 A-D SF MRB	5.13	7/3/2007	6/20/2037	8,054.51	7,976.28	8,876.72	(35.17)	7,941.11	8,826.77	(14.78)	0.00		
1100	GNMA	2002 A-D SF MRB	5.38	7/17/2007	6/20/2037	10,165.83	10,066.97	11,249.31	(43.00)	10,023.97	11,245.60	5.29	0.00		
1100	GNMA	2002 A-D SF MRB	5.13	7/17/2007	6/20/2037	5,891.04	5,833.75	6,493.06	(30.62)	5,803.13	6,451.25	(11.19)	0.00		
1100	GNMA	2002 A-D SF MRB	5.38	4/24/2008	4/20/2038	2,549.90	2,523.22	2,814.67	(10.75)	2,512.47	2,811.40	7.48	0.00		
1100	GNMA	2002 A-D SF MRB	5.13	4/24/2008	4/20/2038	4,052.41	4,010.02	4,473.24	(16.65)	3,993.37	4,468.55	11.96	0.00		
1100	GNMA	2002 A-D SF MRB	5.38	4/22/2008	3/20/2038	2,671.07	2,643.14	2,948.46	(10.82)	2,632.32	2,945.53	7.89	0.00		
1100	GNMA	2002 A-D SF MRB	5.63	4/22/2008	3/20/2038	5,429.56	5,372.80	6,023.00	(21.64)	5,351.16	6,003.97	2.61	0.00		
1100	GNMA	2002 A-D SF MRB	5.13	5/7/2008	4/20/2038	5,636.76	5,577.73	6,222.11	(29.86)	5,547.87	6,208.06	15.81	0.00		
1100	GNMA	2002 A-D SF MRB	5.63	5/7/2008	4/20/2038	3,755.83	3,716.49	4,172.15	(166.74)	3,549.75	3,982.84	(22.57)	0.00		
1100	GNMA	2002 A-D SF MRB	5.38	5/14/2008	4/20/2038	4,339.70	4,294.22	4,790.36	(20.79)	4,273.43	4,782.02	12.45	0.00		
1100	GNMA	2002 A-D SF MRB	5.13	5/21/2008	5/20/2038	8,112.36	8,027.26	8,939.67	(33.80)	7,993.46	8,890.78	(15.09)	0.00		
1100	GNMA	2002 A-D SF MRB	5.13	6/11/2008	5/20/2038	5,106.58	5,052.90	5,636.91	(42.03)	5,010.87	5,607.42	12.54	0.00		
1100	GNMA	2002 A-D SF MRB	5.63	7/9/2008	6/20/2038	6,169.32	6,104.28	6,843.56	(23.55)	6,080.73	6,823.09	3.08	0.00		
1100	GNMA	2002 A-D SF MRB	5.38	7/9/2008	3/20/2038	2,092.41	2,070.38	2,309.70	(8.27)	2,062.11	2,307.64	6.21	0.00		
1100	GNMA	2002 A-D SF MRB	5.13	7/16/2008	6/20/2038	2,384.75	2,359.59	2,632.37	(9.63)	2,349.96	2,629.79	7.05	0.00		
1100	GNMA	2002 A-D SF MRB	5.63	6/18/2008	3/20/2038	607.64	601.25	674.02	(6.21)	598.44	671.46	0.25	0.00		
1100	GNMA	2002 A-D SF MRB	5.63	6/25/2008	5/20/2038	3,859.69	3,819.07	4,281.53	(14.59)	3,804.48	4,268.88	1.94	0.00		
1100	GNMA	2002 A-D SF MRB	5.38	6/25/2008	5/20/2038	2,547.11	2,520.30	2,811.65	(10.02)	2,510.28	2,809.19	7.56	0.00		
1100	GNMA	2002 A-D SF MRB	5.38	7/23/2008	6/20/2038	7,007.69	6,933.73	7,735.43	(27.36)	6,906.37	7,728.90	20.83	0.00		
1100	GNMA	2002 A-D SF MRB	5.13	8/27/2008	8/20/2038	4,981.71	4,928.92	5,499.07	(20.04)	4,908.88	5,493.76	14.73	0.00		
1100	GNMA	2002 A-D SF MRB	5.63	8/13/2008	7/20/2038	1,581.23	1,564.50	1,754.04	(5.87)	1,558.63	1,748.99	0.82	0.00		
1100	GNMA	2002 A-D SF MRB	5.38	8/13/2008	7/20/2038	3,447.65	3,411.17	3,805.65	(13.30)	3,397.87	3,802.60	10.25	0.00		
1100	GNMA	2002 A-D SF MRB	5.13	8/13/2008	7/20/2038	5,105.29	5,051.28	5,635.46	(21.87)	5,029.41	5,628.54	14.95	0.00		
1100	GNMA	2002 A-D SF MRB	5.13	9/10/2008	9/20/2038	8,327.50	8,239.11	9,192.33	(38.25)	8,200.86	9,178.16	24.08	0.00		
1100	GNMA	2002 A-D SF MRB	5.13	9/24/2008	8/20/2038	2,478.25	2,451.92	2,735.62	(10.04)	2,441.88	2,732.90	7.32	0.00		
1100	GNMA	2002 A-D SF MRB	5.38	9/24/2008	9/20/2038	2,286.96	2,262.65	2,524.46	(10.94)	2,251.71	2,520.07	6.55	0.00		
1100	GNMA	2002 A-D SF MRB	5.13	10/15/2008	8/20/2038	2,557.29	2,530.07	2,822.86	(10.27)	2,519.80	2,820.16	7.57	0.00		
1100	GNMA	2002 A-D SF MRB	5.13	10/15/2008	9/20/2038	1,352.63	1,338.22	1,493.09	(5.35)	1,332.87	1,491.74	4.00	0.00		
1100	GNMA	2002 A-D SF MRB	5.13	11/12/2008	10/20/2038	5,673.42	5,612.83	6,262.58	(22.69)	5,590.14	6,256.69	16.80	0.00		
1100	GNMA	2002 A-D SF MRB	5.13	11/25/2008	9/20/2038	2,742.75	2,713.43	3,027.59	(11.10)	2,702.33	3,024.59	8.10	0.00		
1100	GNMA	2002 A-D SF MRB	5.38	11/25/2008	11/20/2038	8,478.40	8,387.72	9,358.85	(31.99)	8,355.73	9,352.17	25.31	0.00		
1100	GNMA	2002 A-D SF MRB	5.63	12/10/2008	10/20/2038	2,816.30	2,786.14	3,124.06	(10.37)	2,775.77	3,115.15	1.46	0.00		
1100	GNMA	2002 A-D SF MRB	5.38	12/10/2008	11/20/2038	3,453.51	3,416.52	3,812.10	(12.95)	3,403.57	3,809.48	10.33	0.00		
1100	GNMA	2002 A-D SF MRB	5.13	12/10/2008	11/20/2038	6,442.85	6,373.84	7,132.02	(36.22)	6,337.62	7,117.55	21.75	0.00		
1100	GNMA	2002 A-D SF MRB	5.38	12/17/2008	11/20/2038	4,320.55	4,274.24	4,774.60	(20.25)	4,253.99	4,769.42	15.07	0.00		
1100	GNMA	2002 A-D SF MRB	5.25	12/17/2008	12/20/2038	8,359.29	8,269.67	9,227.43	(39.48)	8,230.19	9,211.98	24.03	0.00		
1100	GNMA	2002 A-D SF MRB	5.25	12/17/2008	11/20/2038	2,478.45	2,451.88	2,735.82	(9.50)	2,442.38	2,733.70	7.38	0.00		
1100	GNMA	2002 A-D SF MRB	5.25	12/17/2008	12/20/2038	5,694.79	5,633.74	6,286.21	(3,111.18)	2,522.56	2,823.48	(351.55)	0.00		
1100	GNMA	2002 A-D SF MRB	5.13	12/17/2008	12/20/2038	4,408.60	4,361.33	4,866.44	(17.24)	4,344.09	4,862.29	13.09	0.00		
1100	GNMA	2002 A-D SF MRB	5.25	12/17/2008	11/20/2038	5,781.01	5,719.05	6,381.39	(22.19)	5,696.86	6,376.41	17.21	0.00		
1100	GNMA	2002 A-D SF MRB	5.25	12/23/2008	12/20/2038	11,983.99	11,855.44	13,256.53	(53.37)	11,802.07	13,249.07	45.91	0.00		
1100	GNMA	2002 A-D SF MRB	5.25	12/23/2008	10/20/2038	2,547.31	2,520.00	2,811.87	(9.80)	2,510.20	2,809.65	7.58	0.00		
1100	GNMA	2002 A-D SF MRB	5.13	12/30/2008	12/20/2038	1,663.11	1,645.25	1,835.87	(6.48)	1,638.77	1,834.34	4.95	0.00		
1100	GNMA	2002 A-D SF MRB	5.38	12/30/2008	11/20/2038	2,817.78	2,787.54	3,110.40	(11.98)	2,775.56	3,106.66	8.24	0.00		
1100	GNMA	2002 A-D SF MRB	5.25	12/30/2008	12/20/2038	1,917.36	1,896.78	2,116.48	(7.52)	1,889.26	2,114.66	5.70	0.00		
1100	GNMA	2002 A-D SF MRB	5.15	12/30/2008	12/20/2038	5,306.32	5,249.36	5,857.36	(20.69)	5,228.67	5,852.43	15.76	0.00		
		<b>2002 A-D SF MRB Total</b>				<b>53,003,288.48</b>	<b>58,090,204.53</b>	<b>1,387,166.67</b>	<b>(143,298.62)</b>	<b>(1,654,791.93)</b>	<b>0.00</b>	<b>52,592,364.60</b>	<b>58,139,813.96</b>	<b>460,533.31</b>	<b>0.00</b>
1136	Repo Agmt	2004A	0.14	5/31/2012	6/1/2012	12.72	12.72	12.72	9.94	22.66	22.66	-	0.00		
1148	Repo Agmt	2004A	0.14	5/31/2012	6/1/2012	115,650.00	115,650.00	115,650.00	0.00	115,650.00	115,650.00	-	0.00		
		<b>2004A Total</b>				<b>115,662.72</b>	<b>115,662.72</b>	<b>9.94</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>115,672.66</b>	<b>115,672.66</b>	<b>0.00</b>	<b>0.00</b>
1199	GIC's	1991 A S/F (1980 A Refunding)	6.08	11/14/1996	9/30/2029	1,142,860.37	1,142,860.37	1,142,860.37	105,067.63	1,247,928.00	1,247,928.00	-	0.00		
1124	Repo Agmt	1991 A S/F (1980 A Refunding)	0.14	5/31/2012	6/1/2012	47,361.34	47,361.34	47,361.34	(47,046.90)	314.44	314.44	-	0.00		
1136	Repo Agmt	1991 A S/F (1980 A Refunding)	0.14	5/31/2012	6/1/2012	0.24	0.24	0.24	0.00	0.24	0.24	-	0.00		
1199	GIC's	1991 A S/F (1980 A Refunding)	4.51	6/26/2002	8/31/2012	703,088.86	703,088.86	703,088.86	16,000.00	719,088.86	719,088.86	-	0.00		
1140	Repo Agmt	1991 A S/F (1980 A Refunding)	0.14	5/31/2012	6/1/2012	16,398.25	16,398.25	16,398.25	(16,124.18)	274.07	274.07	-	0.00		
1160	Repo Agmt	1991 A S/F (1980 A Refunding)	0.14	5/31/2012	6/1/2012	0.01	0.01	0.01	0.00	0.01	0.01	-	0.00		
		<b>1991 A S/F (1980 A Refunding) Total</b>				<b>1,909,709.07</b>	<b>1,909,709.07</b>	<b>121,067.63</b>	<b>(63,171.08)</b>	<b>0.00</b>	<b>0.00</b>	<b>1,967,605.62</b>	<b>1,967,605.62</b>	<b>0.00</b>	<b>0.00</b>
1199	GIC's	1994 A&B SF (1983 Refunding)	6.08	11/14/1996	9/30/2029	9,667.77	9,667.77	9,667.77	(4,293.78)	5,373.99	5,373.99	-	0.00		
1136	Repo Agmt	1994 A&B SF (1983 Refunding)	0.14	5/31/2012	6/1/2012	3,485.19	3,485.19	3,485.19	(3,485.01)	0.18	0.18	-	0.00		
1100	FNMA	1994 A&B SF (1983 Refunding)	6.15	5/30/1996	4/1/2026	6,290.63	6,267.73	7,132.19	(86.48)	6,181.25	7,091.46	45.75	0.00		
1100	FNMA	1994 A&B SF (1983 Refunding													

1100	GNMA	1994 A&B SF (1983 Refunding)	6.15	6/17/1996	6/20/2026	33,764.86	33,611.56	37,974.67		(2,079.38)	31,532.18	35,693.78	(201.51)	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	6.15	6/29/1996	6/20/2026	9,886.07	9,842.61	11,118.74		(116.07)	9,726.54	11,008.74	6.07	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	6.15	7/15/1996	6/20/2026	40,742.11	40,566.59	45,821.83		(2,940.24)	37,626.35	42,582.48	(299.11)	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	6.15	8/29/1996	8/20/2026	29,907.38	29,863.95	33,636.18		(2,687.48)	27,176.47	30,669.70	(279.00)	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	6.15	9/16/1996	9/20/2026	14,258.05	14,244.73	16,035.72		(227.12)	14,017.61	15,811.35	2.75	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	6.15	9/26/1996	9/20/2026	6,155.99	6,148.40	6,923.54		(207.94)	5,940.46	6,702.62	(12.98)	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	6.15	10/30/1996	10/20/2026	32,859.86	32,827.00	36,956.82		(543.12)	32,283.88	36,417.47	3.77	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	6.15	11/26/1996	11/20/2026	15,105.15	15,080.96	16,988.47		(970.93)	14,110.03	15,926.10	(91.44)	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	6.15	12/23/1996	12/20/2026	6,927.12	6,921.75	7,790.74		(103.05)	6,818.70	7,690.00	2.31	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	6.15	1/16/1997	12/20/2026	24,719.54	24,699.98	27,801.50		(346.93)	24,353.05	27,465.44	10.87	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	6.15	1/30/1997	1/20/2027	13,270.52	13,245.45	14,925.12		(276.03)	12,969.42	14,642.85	(6.24)	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	6.15	2/13/1997	2/20/2027	8,422.57	8,406.87	9,472.67		(103.30)	8,303.57	9,374.69	3.52	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	6.15	2/27/1997	2/20/2027	5,963.62	5,937.22	6,729.61		(175.44)	5,590.78	6,526.71	3.54	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	6.15	3/27/1997	3/20/2027	14,709.31	14,701.63	16,543.24		(2,332.64)	12,368.99	13,946.12	(264.48)	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	6.15	4/29/1997	4/20/2027	6,587.13	6,587.13	7,408.41		(75.44)	6,511.69	7,338.20	5.23	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	6.15	5/29/1997	5/20/2027	6,061.13	6,061.13	6,832.28		(62.39)	5,998.74	6,775.08	5.19	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	6.15	6/26/1997	6/20/2027	3,496.17	3,495.04	3,941.05		(36.79)	3,458.25	3,907.12	2.86	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	6.15	8/18/1997	7/20/2027	10,922.75	10,888.43	12,284.61		(186.10)	10,682.33	12,097.44	(1.07)	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	6.15	9/29/1997	8/20/2027	12,851.04	12,846.36	14,453.30		(196.74)	12,649.62	14,260.35	3.79	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	6.15	2/26/1998	2/20/2028	3,808.35	3,808.35	4,295.78		(34.07)	3,774.28	4,265.13	3.42	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	6.15	3/26/1998	1/20/2028	2,423.46	2,423.46	2,725.64		(31.65)	2,391.81	2,695.43	1.44	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	6.15	4/29/1998	4/20/2028	6,616.55	6,616.55	7,441.39		(74.83)	6,541.72	7,371.96	5.40	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	6.15	6/25/1998	5/20/2028	2,345.85	2,345.85	2,646.11		(20.82)	2,325.03	2,627.42	2.13	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	6.15	9/10/1998	7/20/2028	8,049.66	8,049.66	9,053.32		(117.67)	7,931.99	8,938.82	3.17	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	6.15	11/19/1998	10/20/2028	11,530.58	11,530.58	13,006.38		(3,110.04)	8,420.54	9,515.62	(380.72)	0.00
1160	Repo Agmt	1994 A&B SF (1983 Refunding)	0.14	5/31/2012	6/1/2012	162,112.06	162,112.06	162,112.06			120,939.98	120,939.98	-	0.00
1100	FNMA	1994 A&B SF (1983 Refunding)	6.75	2/20/1998	1/1/2028	1,060.69	1,198.52		(41,172.08)	(24.57)	1,036.12	1,172.92	(1.03)	0.00
1100	FNMA	1994 A&B SF (1983 Refunding)	6.25	3/27/1998	3/1/2028	2,706.60	2,706.60	3,117.32		(24.53)	2,682.07	3,107.14	14.35	0.00
1100	FNMA	1994 A&B SF (1983 Refunding)	6.25	6/29/1998	5/1/2028	477.01	477.01	539.46		(5.13)	471.88	536.41	2.08	0.00
1100	FNMA	1994 A&B SF (1983 Refunding)	6.25	11/30/1998	9/1/2028	3,092.85	3,092.85	3,562.20		(629.57)	2,463.28	2,855.63	(77.00)	0.00
1100	FNMA	1994 A&B SF (1983 Refunding)	6.25	3/31/1999	11/1/2028	1,426.55	1,426.55	1,613.26		(42.54)	1,384.01	1,573.22	2.50	0.00
1100	FNMA	1994 A&B SF (1983 Refunding)	6.25	5/27/1999	11/1/2028	313.64	313.64	354.39		(7.84)	305.80	346.17	(0.38)	0.00
1100	FNMA	1994 A&B SF (1983 Refunding)	5.45	9/20/1999	8/1/2029	1,528.19	1,528.19	1,675.61		(12.66)	1,515.53	1,665.00	2.05	0.00
1100	FNMA	1994 A&B SF (1983 Refunding)	5.45	12/20/1999	12/1/2029	3,354.17	3,354.17	3,715.55		(53.21)	3,300.96	3,652.12	(10.22)	0.00
1100	FNMA	1994 A&B SF (1983 Refunding)	5.45	1/19/2000	12/1/2029	2,690.02	2,690.02	2,979.90		(180.71)	2,509.31	2,777.23	(21.96)	0.00
1100	FNMA	1994 A&B SF (1983 Refunding)	5.45	4/27/2000	3/1/2030	3,590.87	3,590.87	3,972.05		(33.20)	3,557.67	3,935.79	(3.06)	0.00
1100	FNMA	1994 A&B SF (1983 Refunding)	5.45	7/24/2000	6/1/2030	1,730.37	1,730.37	1,893.79		(33.61)	1,696.76	1,863.78	3.60	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	6.75	2/20/1998	1/20/2028	13,770.42	13,770.42	15,487.32		(980.32)	12,790.10	14,413.55	(93.45)	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	6.25	3/27/1998	3/20/2028	30,154.51	30,154.51	33,991.38		(3,323.46)	26,831.05	30,303.81	(364.11)	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	6.25	5/19/1998	5/20/2028	17,371.08	17,371.08	19,581.37		(1,471.50)	15,899.58	17,957.46	(152.41)	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	5.45	7/28/2000	6/20/2030	13,920.10	13,920.10	15,522.26		(725.66)	13,194.44	14,768.09	(28.51)	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	6.25	8/14/1998	7/20/2028	9,523.50	9,523.50	10,735.28		(1,008.43)	8,515.07	9,617.18	(109.67)	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	6.25	6/29/1998	6/20/2028	6,542.42	6,542.42	7,379.81		(89.70)	6,452.72	7,287.92	(2.19)	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	6.25	9/18/1998	9/20/2028	7,843.02	7,843.02	8,846.79		(74.30)	7,768.72	8,778.98	6.49	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	6.25	11/30/1998	11/20/2028	6,840.08	6,840.08	7,715.54		(59.01)	6,781.07	7,662.95	6.42	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	6.25	11/30/1998	11/20/2028	5,289.67	5,289.67	5,966.71		(56.27)	5,233.40	5,914.01	3.57	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	6.25	11/30/1998	10/20/2028	2,321.69	2,321.69	2,618.82		(20.71)	2,300.98	2,600.19	2.08	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	6.25	2/16/1999	2/20/2029	12,289.74	12,289.74	13,853.46		(152.90)	12,136.84	13,707.69	7.13	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	6.25	3/31/1999	2/20/2029	760.96	760.96	847.33		(18.80)	742.16	828.25	(0.28)	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	6.25	5/27/1999	5/20/2029	3,985.70	3,985.70	4,492.86		(48.26)	3,937.44	4,447.08	2.48	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	5.45	7/30/1999	7/20/2029	7,421.31	7,421.31	8,286.01		(262.55)	7,158.76	8,023.80	0.34	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	5.45	8/26/1999	8/20/2029	8,616.15	8,616.15	9,619.98		(120.32)	8,495.83	9,522.35	22.69	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	5.45	9/20/1999	9/20/2029	4,277.15	4,277.15	4,769.45		(1,078.25)	3,198.90	3,580.43	(110.77)	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	5.45	10/28/1999	10/20/2029	11,829.09	11,829.09	13,190.63		(2,244.48)	9,584.61	10,727.78	(218.37)	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	5.45	11/18/1999	11/20/2029	1,741.48	1,741.48	1,933.62		(23.70)	1,717.78	1,914.59	4.67	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	5.45	12/30/1999	12/20/2029	29,957.66	29,957.66	33,405.75		(305.53)	29,652.13	33,188.71	88.49	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	5.45	1/28/2000	1/20/2030	8,463.02	8,463.02	9,437.25		(71.05)	8,391.97	9,393.02	26.82	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	5.45	2/22/2000	1/20/2030	4,592.33	4,592.33	5,114.43		(38.06)	4,554.27	5,091.76	15.39	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	5.45	3/27/2000	2/20/2030	6,198.12	6,198.12	6,920.26		(346.63)	5,851.49	6,558.53	(15.10)	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	5.45	4/27/2000	4/20/2030	6,973.68	6,973.68	7,766.46		(62.98)	6,910.70	7,726.24	22.76	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	5.45	5/30/2000	4/20/2030	1,406.04	1,406.04	1,565.84		(17.58)	1,388.46	1,552.26	4.00	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	5.45	6/21/2000	5/20/2030	7,374.20	7,374.20	8,222.92		(83.87)	7,311.71	8,183.73	23.30	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	5.45	9/18/2000	9/20/2030	9,787.28	9,787.28	10,859.96		(83.87)	9,703.41	10,848.56	32.47	0.00
1100	FNMA	1994 A&B SF (1983 Refunding)	5.45	9/20/1999	8/1/2029	12,681.71	12,681.71	13,908.27		(105.02)	12,576.69	13,820.13	16.88	0.00
1100	FNMA	1994 A&B SF (1983 Refunding)	5.45	12/20/1999	12/1/2029	27,838.47	27,838.47	30,838.07		(441.59)	27,396.88	30,311.64	(84.84)	0.00
1100	FNMA	1994 A&B SF (1983 Refunding)	5.45	1/19/2000	12/1/2029	22,326.67	22,326.67	24,732.37		(1,499.87)	20,826.80	23,050.28	(182.22)	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	5.45	7/30/1999	7/20/2029	61,595.19	61,595.19	68,771.59		(2,179.06)	59,416.13	66,595.31	2.78	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	5.45	8/26/1999	8/20/2029	71,511.29	71,511.29	79,843.15		(998.54)	70,512.75	79,032.88	188.27	0.00
1100	GNMA	1994 A&B SF (1983 Refunding)	5.45	9/20/1999	9/20/2029	35,499.24	35,499.24	39,585.15		(8,949.19)	26,550.05	29,716.61	(91	

1100	GNMA	1994 A&B SF (1983 Refunding)	5.45	5/30/2000	4/20/2030	11,669.35	11,669.35	12,996.03	(145.99)	11,523.36	12,883.34	33.30	0.00			
1100	GNMA	1994 A&B SF (1983 Refunding)	5.45	6/21/2000	5/20/2030	61,203.50	61,203.50	68,247.95	(518.62)	60,684.88	67,922.70	193.37	0.00			
1100	GNMA	1994 A&B SF (1983 Refunding)	5.45	9/18/2000	9/20/2030	81,231.48	81,231.48	90,466.68	(696.18)	80,535.30	90,040.07	269.57	0.00			
1100	FNMA	1994 A&B SF (1983 Refunding)	5.45	5/31/2000	5/1/2030	21,589.60	21,589.60	23,912.49	(269.48)	21,320.12	23,806.13	(36.88)	0.00			
1100	FNMA	1994 A&B SF (1983 Refunding)	5.45	7/24/2000	6/1/2030	46,336.54	46,336.54	51,284.77	(8,973.27)	37,363.27	41,353.61	(957.89)	0.00			
1100	FNMA	1994 A&B SF (1983 Refunding)	5.45	10/6/2000	9/1/2030	23,936.80	23,936.80	26,500.69	(217.40)	23,719.40	26,255.26	(28.03)	0.00			
1100	FNMA	1994 A&B SF (1983 Refunding)	5.45	10/30/2000	8/1/2030	38,163.59	38,163.59	42,275.67	(565.02)	37,598.57	41,605.41	(105.24)	0.00			
1100	GNMA	1994 A&B SF (1983 Refunding)	5.45	7/24/2000	6/20/2030	110,713.39	110,713.39	123,466.54	(8,562.12)	102,151.27	114,334.89	(559.53)	0.00			
1100	GNMA	1994 A&B SF (1983 Refunding)	5.45	8/28/2000	8/20/2030	28,257.77	28,257.77	31,470.47	(218.25)	28,039.52	31,348.80	96.58	0.00			
1100	GNMA	1994 A&B SF (1983 Refunding)	5.45	3/27/2000	2/20/2030	3,122.67	3,122.67	3,482.32	(39.17)	3,083.50	3,451.50	8.35	0.00			
1100	GNMA	1994 A&B SF (1983 Refunding)	5.45	4/27/2000	3/20/2030	33,709.01	33,709.01	37,541.36	(275.01)	33,434.00	37,378.85	113.50	0.00			
1100	GNMA	1994 A&B SF (1983 Refunding)	5.45	5/30/2000	5/20/2030	45,225.36	45,225.36	50,494.62	(648.02)	44,577.34	49,963.66	(117.06)	0.00			
1100	GNMA	1994 A&B SF (1983 Refunding)	5.45	6/21/2000	6/20/2030	117,561.67	117,561.67	130,327.25	(960.48)	116,601.19	130,362.46	(395.69)	0.00			
1100	GNMA	1994 A&B SF (1983 Refunding)	5.45	10/23/2000	9/20/2030	5,097.13	5,097.13	5,676.62	(38.60)	5,058.53	5,655.53	17.51	0.00			
1100	GNMA	1994 A&B SF (1983 Refunding)	5.45	10/30/2000	10/20/2030	26,360.62	26,360.62	29,394.64	(275.08)	26,131.70	29,248.33	82.61	0.00			
1100	GNMA	1994 A&B SF (1983 Refunding)	5.45	12/21/2000	5/20/2030	7,994.83	7,994.83	8,903.79	(72.08)	7,919.75	8,854.47	25.76	0.00			
1100	FNMA	1994 A&B SF (1983 Refunding)	4.49	9/8/2005	8/1/2035	13,454.79	13,404.72	14,413.17	(95.21)	13,309.51	14,398.12	80.16	0.00			
1100	FNMA	1994 A&B SF (1983 Refunding)	4.49	11/1/2005	10/1/2035	11,210.95	11,168.96	12,033.27	(85.05)	11,083.91	12,013.03	64.81	0.00			
1100	GNMA	1994 A&B SF (1983 Refunding)	4.49	7/7/2005	7/20/2035	129,591.53	128,607.67	140,295.81	(4,461.12)	124,146.55	137,255.59	1,420.90	0.00			
1100	GNMA	1994 A&B SF (1983 Refunding)	4.49	9/15/2005	9/20/2035	13,672.14	13,567.50	14,894.70	(86.09)	13,481.41	14,893.64	85.03	0.00			
1100	GNMA	1994 A&B SF (1983 Refunding)	4.49	9/22/2005	9/20/2035	18,441.01	18,299.78	20,090.36	(352.96)	17,946.82	19,826.19	88.79	0.00			
1100	GNMA	1994 A&B SF (1983 Refunding)	4.49	8/11/2005	7/20/2035	34,774.14	34,509.30	37,646.46	(199.93)	34,309.37	37,933.09	486.56	0.00			
1100	GNMA	1994 A&B SF (1983 Refunding)	4.49	8/18/2005	8/20/2035	81,845.98	80,844.31	88,606.43	(6,308.84)	74,535.47	82,930.14	632.55	0.00			
1100	GNMA	1994 A&B SF (1983 Refunding)	4.49	8/30/2005	8/20/2035	118,807.79	117,900.57	128,621.31	(754.25)	117,146.32	129,521.90	1,654.84	0.00			
1100	GNMA	1994 A&B SF (1983 Refunding)	4.49	9/29/2005	7/20/2035	6,309.14	6,260.86	6,830.30	(35.71)	6,225.15	6,882.91	88.32	0.00			
1100	GNMA	1994 A&B SF (1983 Refunding)	4.49	10/13/2005	9/20/2035	11,339.87	11,252.87	12,353.52	(66.32)	11,186.55	12,358.72	71.52	0.00			
1100	GNMA	1994 A&B SF (1983 Refunding)	4.49	10/27/2005	10/20/2035	77,913.52	77,314.52	44,472.29	(435.56)	76,878.96	85,005.03	40,968.30	0.00			
1100	GNMA	1994 A&B SF (1983 Refunding)						39,876.85	0.00	0.00		(39,876.85)	0.00			
1100	GNMA	1994 A&B SF (1983 Refunding)	4.49	11/1/2005	11/20/2035	12,533.72	12,437.24	13,569.01	(73.38)	12,363.86	13,670.86	175.23	0.00			
		<b>1994 A&amp;B SF (1983 Refunding) Total</b>					<b>3,950,222.44</b>	<b>4,377,951.08</b>	<b>0.00</b>	<b>(48,950.87)</b>	<b>(140,707.50)</b>	<b>0.00</b>	<b>3,760,564.07</b>	<b>4,190,082.41</b>	<b>1,789.70</b>	<b>0.00</b>
1199	GIC's	1995 C SF (1985 A&B Refundinal)	6.08	11/14/1996	9/30/2029	27.55	27.55	27.55		27.55	27.55	-	0.00			
1136	Repo Agmt	1995 C SF (1985 A&B Refundinal)	0.14	5/31/2012	6/1/2012	1.66	1.66	1.66		1.66	1.66	-	0.00			
1157	Repo Agmt	1995 C SF (1985 A&B Refundinal)	0.14	5/31/2012	6/1/2012	0.01	0.01	0.01		0.01	0.01	-	0.00			
		<b>1995 C SF (1985 A&amp;B Refunding) Total</b>					<b>29.22</b>	<b>29.22</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>29.22</b>	<b>29.22</b>	<b>0.00</b>	<b>0.00</b>
1199	GIC's	2005 SF	3.37	9/22/2005	9/1/2036	418,052.51	418,052.51	418,052.51	2,641,024.70	3,059,077.21	3,059,077.21	-	0.00			
1136	Repo Agmt	2005 SF	0.14	5/31/2012	6/1/2012	2,981,593.06	2,981,593.06	2,981,593.06	(2,931,959.03)	49,634.03	49,634.03	-	0.00			
1100	FNMA	2005 SF	4.49	10/20/2005	10/1/2035	65,571.77	65,313.54	70,271.30	(597.92)	64,715.62	70,086.33	412.95	0.00			
1100	FNMA	2005 SF	4.49	12/15/2005	12/1/2035	143,133.14	142,565.76	153,412.97	(1,314.62)	141,251.14	153,003.00	904.65	0.00			
1100	FNMA	2005 SF	4.49	1/5/2006	12/1/2035	313,520.59	312,275.28	335,896.53	(2,198.02)	310,077.26	335,582.11	1,883.60	0.00			
1100	FNMA	2005 SF	4.49	2/9/2006	2/1/2036	139,828.39	139,270.47	149,465.33	(2,260.25)	137,010.22	147,908.28	703.20	0.00			
1100	FNMA	2005 SF	4.49	2/23/2006	1/1/2036	223,451.92	222,559.67	239,120.40	(1,247.26)	221,312.41	239,187.64	1,314.50	0.00			
1100	FNMA	2005 SF	4.49	3/16/2006	3/1/2036	339,869.95	338,508.43	366,957.56	(2,639.73)	335,868.70	366,370.26	2,052.43	0.00			
1100	FNMA	2005 SF	4.49	4/6/2006	3/1/2036	244,592.47	243,610.92	261,288.32	(1,309.45)	242,301.47	261,514.96	1,536.09	0.00			
1100	FNMA	2005 SF	4.49	4/20/2006	4/1/2036	257,029.70	255,996.18	274,574.51	(1,377.59)	254,618.59	274,810.98	1,614.06	0.00			
1100	FNMA	2005 SF	4.49	5/11/2006	4/1/2036	183,377.14	182,638.31	196,602.32	(1,132.46)	181,505.85	196,638.08	1,166.22	0.00			
1100	FNMA	2005 SF	4.49	6/8/2006	4/1/2036	125,343.76	124,837.49	134,063.91	(692.77)	124,144.72	134,123.25	752.11	0.00			
1100	FNMA	2005 SF	4.49	6/27/2006	6/1/2036	153,538.33	152,916.19	163,939.04	(815.33)	152,100.86	164,105.68	981.97	0.00			
1100	FNMA	2005 SF	4.49	7/13/2006	6/1/2036	321,241.18	319,937.58	346,757.34	(1,815.92)	318,121.66	347,029.65	2,088.23	0.00			
1100	FNMA	2005 SF	4.49	7/19/2006	7/1/2036	289,629.30	288,452.53	309,324.09	(1,543.42)	286,909.11	309,617.74	1,837.07	0.00			
1100	FNMA	2005 SF	4.49	8/2/2006	7/1/2036	327,459.57	326,127.46	349,559.81	(1,739.35)	324,388.11	349,931.42	2,110.96	0.00			
1100	FNMA	2005 SF	4.49	8/9/2006	7/1/2036	114,897.38	114,429.74	122,623.11	(601.57)	113,828.17	122,768.76	747.22	0.00			
1100	FNMA	2005 SF	4.49	9/12/2006	8/1/2036	257,089.16	256,038.69	274,504.37	(1,359.67)	254,679.02	274,789.32	1,644.62	0.00			
1100	FNMA	2005 SF	4.49	10/17/2006	9/1/2036	187,483.86	186,714.98	201,209.56	(1,218.61)	185,496.37	201,135.80	1,144.85	0.00			
1100	FNMA	2005 SF	4.49	11/14/2006	10/1/2036	322,921.34	321,592.84	346,623.72	(2,411.26)	319,181.58	346,141.51	1,929.05	0.00			
1100	FNMA	2005 SF	4.49	11/21/2006	10/1/2036	224,599.57	223,674.89	241,073.93	(8,169.39)	215,505.50	233,616.02	711.48	0.00			
1100	FNMA	2005 SF	4.49	12/12/2006	11/1/2036	283,980.11	282,807.84	303,662.78	(1,557.37)	281,250.47	303,824.47	1,719.06	0.00			
1100	FNMA	2005 SF	4.49	1/30/2007	1/1/2037	47,774.75	47,576.67	51,272.33	(307.57)	47,269.10	51,256.72	291.96	0.00			
1100	FNMA	2005 SF	4.49	2/13/2007	1/1/2037	53,816.53	53,524.08	57,415.79	(274.76)	53,249.32	57,493.16	352.13	0.00			
1100	FNMA	2005 SF	4.49	3/20/2007	2/1/2037	150,786.63	150,157.54	160,895.36	(772.59)	149,384.95	161,101.79	979.02	0.00			
1100	FNMA	2005 SF	4.49	4/10/2007	1/1/2037	197,172.35	196,348.56	210,998.07	(1,115.91)	195,232.65	211,040.60	1,158.44	0.00			
1100	FNMA	2005 SF	4.49	4/24/2007	4/1/2037	345,886.46	344,437.19	368,981.25	(1,720.97)	342,716.22	369,503.63	2,243.35	0.00			
1100	FNMA	2005 SF	4.49	5/22/2007	4/1/2037	209,837.95	208,956.42	223,838.35	(1,037.41)	207,919.01	224,160.16	1,359.22	0.00			
1100	FNMA	2005 SF	4.49	6/5/2007	5/1/2037	246,595.03	245,557.35	263,047.84	(1,219.60)	244,337.75	263,425.76	1,597.52	0.00			
1100	FNMA	2005 SF	4.49	7/3/2007	6/1/2037	498,891.47	496,785.64	538,518.43	(2,480.76)	494,304.88	539,311.10	3,273.43	0.00			
1100	FNMA	2005 SF	4.49	9/25/2007	9/1/2037	338,133.15	335,252.25	360,639.30	(1,623.29)	333,628.96	361,180.94	2,164.93	0.00			
1100	FNMA	2005 SF	4.49	11/8/2007	9/1/2037	327,863.51	325,058.63	353,905.72	(2,083.21)	322,975.42	353,907.18	2,084.67	0.00			
1100	FNMA	2005 SF	4.49	11/21/2007	9/1/2037	136,220.97	135,054.23	145,285.12	(645.49)	134,408.74	145,510.98	871.35	0.00			
1100	FNMA	2005 SF	4.49	12/11/2007	11/1/2037	302,889.17	300,287.65	323,064.60	(1,558.73)	298,728.92	323,438.98	1,933.11	0.00			
1100	FNMA	2005 SF	4.49	3/26/2008	2/1/2038	464,727.64	460,691.94	501,640.92	(3,242.36)	457,449.58	501,325.76	2,927.20	0.00			
1100	GNMA	2005 SF	4.49	8/1/2005	7/20/2035	997,605.33	978,733.67	1,069,181.52	(7,724.47)	971,009.20	1,075,032.49	13,575.44	0.00			

1100	GNMA	2005 SF	4.49	1/26/2006	1/20/2036	764,857.86	757,849.46	827,201.44	(4,423.63)	753,425.83	833,462.40	10,684.59	0.00			
1100	GNMA	2005 SF	4.49	2/2/2006	2/20/2036	2,044,044.43	2,025,288.27	2,210,654.51	(12,083.72)	2,013,204.55	2,227,094.65	28,523.86	0.00			
1100	GNMA	2005 SF	4.49	2/9/2006	2/20/2036	965,215.20	956,352.59	1,044,941.96	(5,581.46)	950,771.13	1,052,836.66	13,476.16	0.00			
1100	GNMA	2005 SF	4.49	2/16/2006	2/20/2036	1,388,643.38	1,375,884.52	1,503,345.33	(8,969.01)	1,366,915.51	1,516,036.12	21,659.80	0.00			
1100	GNMA	2005 SF	4.49	2/23/2006	2/20/2036	1,372,803.75	1,360,183.56	1,484,700.98	(7,531.15)	1,352,652.41	1,496,390.25	19,220.42	0.00			
1100	GNMA	2005 SF	4.49	5/11/2006	4/20/2036	803,968.52	796,514.92	869,499.94	(4,899.79)	791,615.13	875,803.08	11,202.93	0.00			
1100	GNMA	2005 SF	4.49	5/11/2006	5/20/2036	356,694.63	353,385.57	386,157.56	(2,531.92)	350,853.65	388,555.09	4,929.45	0.00			
1100	GNMA	2005 SF	4.49	5/18/2006	5/20/2036	817,253.67	809,667.10	863,867.98	(17,091.35)	796,240.19	892,216.32	766,240.19	(536.44)	0.00		
1100	GNMA	2005 SF	4.49	5/18/2006	5/20/2036	320,760.90	317,783.27	347,255.73	(2,066.44)	315,716.83	349,644.76	4,455.47	0.00			
1100	GNMA	2005 SF	4.49	3/16/2006	3/20/2036	581,440.70	576,081.56	628,833.95	(3,183.91)	572,897.65	633,791.23	8,141.19	0.00			
1100	GNMA	2005 SF	4.49	3/23/2006	3/20/2036	1,239,181.34	1,227,752.37	1,340,187.05	(6,787.36)	1,220,965.01	1,350,750.18	17,350.49	0.00			
1100	GNMA	2005 SF	4.49	3/30/2006	3/20/2036	1,056,490.81	1,046,740.45	1,142,605.39	(5,780.92)	1,040,959.53	1,151,616.41	14,791.94	0.00			
1100	GNMA	2005 SF	4.49	4/6/2006	3/20/2036	1,115,385.92	1,105,095.23	1,207,527.58	(7,282.04)	1,097,813.19	1,215,728.72	15,483.18	0.00			
1100	GNMA	2005 SF	4.49	4/13/2006	3/20/2036	907,750.97	899,382.44	982,731.21	(9,747.13)	889,615.31	986,718.71	13,734.63	0.00			
1100	GNMA	2005 SF	4.49	4/20/2006	4/20/2036	1,009,075.01	999,738.03	1,082,424.60	(112,531.15)	987,206.88	1,082,520.18	2,626.73	0.00			
1100	GNMA	2005 SF	4.49	4/27/2006	4/20/2036	567,930.16	562,671.69	615,818.03	(134,460.47)	428,211.22	474,216.67	(7,140.99)	0.00			
1100	GNMA	2005 SF	4.49	5/5/2006	4/20/2036	921,121.96	912,586.84	996,202.58	(5,098.27)	907,498.57	1,004,005.64	12,891.33	0.00			
1100	GNMA	2005 SF	4.49	5/25/2006	5/20/2036	832,862.93	825,126.46	900,749.51	(4,516.35)	820,610.11	907,898.13	11,664.97	0.00			
1100	GNMA	2005 SF	4.49	6/1/2006	6/20/2036	882,537.15	874,328.67	954,472.73	(129,733.30)	744,595.37	823,808.59	(930.84)	0.00			
1100	GNMA	2005 SF	4.49	6/8/2006	6/20/2036	1,364,871.84	1,352,168.97	1,476,122.54	(8,094.29)	1,344,074.68	1,487,070.59	19,042.34	0.00			
1100	GNMA	2005 SF	4.49	6/15/2006	6/20/2036	792,867.38	785,483.40	857,493.98	(4,205.40)	781,278.00	864,403.27	11,114.69	0.00			
1100	GNMA	2005 SF	4.49	6/27/2006	6/20/2036	1,492,729.76	1,478,813.04	1,616,029.20	(11,011.32)	1,467,801.72	1,625,601.94	20,584.06	0.00			
1100	GNMA	2005 SF	4.49	7/6/2006	7/20/2036	737,120.94	730,238.44	797,203.65	(4,546.81)	725,691.63	802,922.16	10,265.32	0.00			
1100	GNMA	2005 SF	4.49	7/13/2006	6/20/2036	976,242.56	967,127.38	1,055,816.10	(5,339.67)	961,787.71	1,064,144.40	13,667.97	0.00			
1100	GNMA	2005 SF	4.49	7/19/2006	6/20/2036	1,427,775.28	1,414,437.00	1,544,153.28	(8,545.66)	1,405,891.34	1,555,518.89	19,911.27	0.00			
1100	GNMA	2005 SF	4.49	7/27/2006	7/20/2036	1,113,687.74	1,103,269.19	1,204,464.39	(5,866.42)	1,097,402.77	1,214,214.09	15,616.12	0.00			
1100	GNMA	2005 SF	4.49	8/2/2006	8/20/2036	566,834.12	561,525.15	613,036.74	(3,006.86)	558,518.29	617,975.73	7,945.85	0.00			
1100	GNMA	2005 SF	4.49	8/9/2006	8/20/2036	1,320,719.51	1,308,341.72	1,429,810.92	(8,026.58)	1,300,315.14	1,440,180.46	18,396.12	0.00			
1100	GNMA	2005 SF	4.49	8/16/2006	7/20/2036	753,857.75	746,792.59	815,304.65	(3,998.49)	742,794.10	821,873.74	10,567.58	0.00			
1100	GNMA	2005 SF	4.49	8/23/2006	7/20/2036	493,289.95	488,663.87	534,035.71	(142,451.38)	346,212.49	383,454.36	(8,129.97)	0.00			
1100	GNMA	2005 SF	4.49	9/6/2006	8/20/2036	546,685.93	541,246.26	591,246.28	(94,052.46)	447,496.80	495,150.39	(2,043.43)	0.00			
1100	GNMA	2005 SF	4.49	9/12/2006	8/20/2036	302,809.69	299,962.97	327,491.72	(1,659.56)	298,303.41	330,071.20	4,239.04	0.00			
1100	GNMA	2005 SF	4.49	9/26/2006	9/20/2036	298,183.68	295,375.08	321,835.60	(1,519.00)	293,856.08	324,506.52	4,189.92	0.00			
1100	GNMA	2005 SF	4.49	10/17/2006	10/20/2036	749,523.72	742,445.96	811,434.40	(5,077.96)	737,368.00	816,739.79	10,383.35	0.00			
1100	GNMA	2005 SF	4.49	11/14/2006	10/20/2036	704,435.03	697,766.14	761,853.53	(3,914.18)	693,851.96	767,794.74	9,855.39	0.00			
1100	GNMA	2005 SF	4.49	11/28/2006	10/20/2036	203,061.51	201,136.68	219,168.37	(1,045.31)	200,091.37	221,417.53	3,294.47	0.00			
1100	GNMA	2005 SF	4.49	12/12/2006	10/20/2036	233,295.70	231,081.49	251,800.73	(1,192.81)	229,888.68	253,885.54	3,277.62	0.00			
1100	GNMA	2005 SF	4.49	1/16/2007	12/20/2036	106,044.78	105,033.85	114,456.27	(532.24)	104,501.61	115,414.89	1,490.86	0.00			
1100	GNMA	2005 SF	4.49	1/30/2007	12/20/2036	121,205.65	121,054.74	130,819.66	(619.99)	120,434.75	131,919.33	1,719.66	0.00			
1100	GNMA	2005 SF	4.49	2/13/2007	1/20/2037	292,757.39	289,088.03	315,978.88	(1,609.44)	287,478.59	318,518.74	4,149.30	0.00			
1100	GNMA	2005 SF	4.49	2/20/2007	2/20/2037	213,047.35	229,946.27	229,946.27	(1,113.81)	209,257.50	231,857.41	3,024.95	0.00			
1100	GNMA	2005 SF	4.49	3/20/2007	1/20/2037	146,354.09	144,950.11	157,962.86	(87,594.56)	57,355.55	63,349.07	(7,019.23)	0.00			
1100	GNMA	2005 SF	4.49	4/24/2007	3/20/2037	263,672.26	261,132.04	284,586.74	(1,257.90)	259,841.90	287,007.12	3,710.52	0.00			
1100	GNMA	2005 SF	4.49	4/10/2007	2/20/2037	252,784.30	250,353.27	272,835.14	(1,257.90)	249,095.37	275,132.08	3,554.84	0.00			
1100	GNMA	2005 SF	4.49	5/22/2007	4/20/2037	241,577.37	239,242.76	263,188.87	(108,514.22)	130,728.54	144,744.44	(9,930.21)	0.00			
1100	GNMA	2005 SF	4.49	6/5/2007	5/20/2037	304,311.92	301,365.57	328,449.94	(1,486.32)	299,879.25	331,245.89	4,282.27	0.00			
1100	GNMA	2005 SF	4.49	7/3/2007	6/20/2037	111,488.62	110,405.84	120,331.88	(535.74)	109,870.10	121,365.91	1,569.77	0.00			
1100	GNMA	2005 SF	4.49	11/21/2007	9/20/2037	223,961.95	221,659.39	241,621.35	(1,055.86)	220,603.53	243,719.86	3,154.37	0.00			
1100	GNMA	2005 SF	4.49	9/25/2007	4/20/2037	104,939.03	103,868.44	113,606.98	(1,075.74)	102,792.70	113,944.23	1,412.99	0.00			
1100	GNMA	2005 SF	4.49	12/11/2007	8/20/2037	130,766.23	129,419.99	141,077.11	(619.99)	128,800.00	142,298.38	1,841.26	0.00			
1100	GNMA	2005 SF	4.49	1/30/2008	1/20/2038	192,826.62	190,827.77	208,030.98	(890.46)	189,937.31	209,858.23	2,717.71	0.00			
1100	GNMA	2005 SF	4.49	1/30/2008	1/20/2038	114,445.08	113,258.74	124,668.45	(527.11)	112,731.63	124,913.89	772.55	0.00			
1100	GNMA	2005 SF	4.49	3/26/2008	3/20/2038	348,457.43	344,823.71	375,933.29	(1,615.87)	343,207.84	379,227.79	4,910.37	0.00			
<b>2005 SF Total</b>							70,058,908.97	76,081,509.76	2,641,024.70	(2,931,959.03)	(2,006,687.83)	0.00	67,761,286.81	74,491,089.50	707,201.90	0.00
<b>Total Single Family Investment Summary</b>							786,533,334.07	864,802,157.68	21,125,218.33	(26,385,125.53)	(20,638,087.97)	0.00	760,635,338.90	841,246,895.75	2,342,733.24	0.00

**Texas Department of Housing and Community Affairs  
Residential Mortgage Revenue Bonds Investment Summary  
For Period Ending May 31, 2012**

Account Number	Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 2/29/12	Beginning Market Value 2/29/12	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 5/31/12	Ending Market Value 5/31/12	Change In Market Value	Recognized Gain
1136	Repo Agmt	1998 A/B RMRB	0.14	5/31/2012	6/1/2012	84,936.56	84,936.56		(7,245.47)			77,691.09	77,691.09	-	0.00
1100	FNMA	1998 A/B RMRB	5.35	3/15/2001	10/1/2030	127,199.52	138,954.02			(1,771.26)		125,428.26	137,498.21	315.45	0.00
1100	FNMA	1998 A/B RMRB	5.35	6/18/2001	3/1/2031	49,578.08	54,012.34			(2,703.90)		46,874.18	51,327.69	19.25	0.00
1100	GNMA	1998 A/B RMRB	7.50	8/31/1989	7/20/2018	173,383.41	193,220.20			(8,824.74)		164,558.67	183,815.32	(580.14)	0.00
1100	GNMA	1998 A/B RMRB	7.50	10/31/1989	9/20/2018	290,772.80	290,772.80			(28,146.49)		262,626.31	293,723.95	(2,533.19)	0.00
1100	GNMA	1998 A/B RMRB	8.75	10/31/1989	9/20/2018	20,686.12	20,764.81			(600.64)		20,085.48	20,157.84	(6.33)	0.00
1100	GNMA	1998 A/B RMRB	7.50	11/30/1989	10/20/2018	310,872.62	310,872.62			(24,766.24)		286,106.38	321,160.23	(2,048.91)	0.00
1100	GNMA	1998 A/B RMRB	8.75	11/30/1989	9/20/2018	19,582.73	19,657.16			(566.16)		19,016.57	19,085.05	(5.95)	0.00
1100	GNMA	1998 A/B RMRB	7.50	1/1/1990	11/20/2018	138,665.79	138,665.79			(6,320.04)		132,345.75	147,832.84	(377.64)	0.00
1100	GNMA	1998 A/B RMRB	8.75	1/1/1990	11/20/2018	62,896.60	71,187.63			(1,947.36)		60,949.24	68,824.49	(415.78)	0.00
1100	GNMA	1998 A/B RMRB	7.50	1/1/1990	12/20/2018	104,653.35	104,653.35			(3,372.18)		101,281.17	114,360.64	(30.47)	0.00
1100	GNMA	1998 A/B RMRB	7.50	2/27/1990	12/20/2018	11,067.73	11,099.32			(328.04)		10,739.69	10,768		

1100	FNMA	1998 A/B RMRB	5.49	4/27/2006	3/1/2036	15,818.48	15,758.05	17,306.53	(73.23)	15,684.82	17,243.36	10.06	0.00		
1100	GNMA	1998 A/B RMRB	5.49	1/12/2006	1/20/2036	14,911.04	14,795.34	16,506.08	(68.91)	14,726.43	16,489.87	52.70	0.00		
1100	GNMA	1998 A/B RMRB	5.49	3/9/2006	3/20/2036	5,909.98	5,863.82	6,542.15	(27.15)	5,836.67	6,535.91	20.91	0.00		
1100	GNMA	1998 A/B RMRB	5.49	3/2/2006	3/20/2036	17,736.24	17,597.80	19,633.42	(81.95)	17,515.85	19,614.16	62.69	0.00		
1100	GNMA	1998 A/B RMRB	5.49	2/23/2006	2/20/2036	25,460.81	25,262.36	28,184.37	(367.54)	24,894.82	27,876.91	60.08	0.00		
1100	GNMA	1998 A/B RMRB	5.49	3/16/2006	3/20/2036	17,657.36	17,519.36	19,568.20	(86.26)	17,433.10	19,554.58	72.64	0.00		
1100	GNMA	1998 A/B RMRB	5.49	4/6/2006	4/20/2036	15,810.99	15,687.11	17,522.06	(85.54)	15,601.57	17,500.55	64.03	0.00		
1100	FNMA	1998 A/B RMRB	5.75	8/17/2010	5/1/2040	1,092.03	1,087.78	1,194.37	(3.51)	1,084.27	1,190.92	0.06	0.00		
1100	GNMA	1998 A/B RMRB	5.75	10/29/2009	9/20/2039	3,587.83	3,552.43	1,438.81	(11.92)	3,540.51	3,971.70	2,544.81	0.00		
1100	GNMA	1998 A/B RMRB	5.75	11/24/2009	11/20/2039	22,748.14	22,523.11	20,619.17	(81.40)	22,441.71	25,246.66	4,708.89	0.00		
1100	GNMA	1998 A/B RMRB	5.75	11/24/2009	9/20/2039	2,244.33	2,222.73	5,600.46	(7.42)	2,215.31	2,485.17	(3,107.87)	0.00		
1100	GNMA	1998 A/B RMRB	5.75	5/25/2010	4/20/2040	10,939.43	10,542.21	13,229.22	(33.95)	10,508.26	11,870.75	(1,371.52)	0.00		
1100	GNMA	1998 A/B RMRB	5.75	5/25/2010	4/20/2040	6,533.78	6,467.99	46,329.57	(65.79)	6,437.08	(38,576.47)	0.00	0.00		
1100	GNMA	1998 A/B RMRB	5.75	12/17/2009	11/20/2039	26,619.57	26,355.69	3,981.60	(103.71)	26,251.98	29,533.79	25,655.90	0.00		
1100	GNMA	1998 A/B RMRB	5.75	12/17/2009	10/20/2039	2,243.05	2,220.81	25,315.96	(7.36)	2,213.45	2,483.17	(22,825.43)	0.00		
1100	GNMA	1998 A/B RMRB	5.75	12/29/2009	12/20/2039	39,541.51	39,149.02	2,491.32	(136.91)	39,012.11	43,889.64	41,535.23	0.00		
1100	GNMA	1998 A/B RMRB	5.75	12/29/2009	12/20/2039	9,699.53	9,603.25	11,851.52	(32.73)	9,570.52	10,767.09	(1,051.70)	0.00		
1100	GNMA	1998 A/B RMRB	5.75	12/29/2009	11/20/2039	4,449.93	4,405.76	7,250.93	(17.52)	4,388.24	4,920.97	(2,312.44)	0.00		
1100	GNMA	1998 A/B RMRB	5.75	1/20/2010	12/20/2039	20,963.87	20,755.36	29,624.40	(69.07)	20,686.29	23,273.09	(6,282.24)	0.00		
1100	GNMA	1998 A/B RMRB	5.75	1/27/2010	12/20/2039	1,712.44	1,695.39	44,004.97	(5.58)	1,689.81	1,895.79	(42,103.60)	0.00		
1100	GNMA	1998 A/B RMRB	5.75	1/20/2010	12/20/2039	3,998.33	3,958.56	10,794.40	(16.31)	3,942.25	4,422.77	(6,355.32)	0.00		
1100	GNMA	1998 A/B RMRB	5.75	1/27/2010	1/20/2040	41,154.57	40,744.91	4,936.26	(146.92)	40,597.99	45,675.12	40,885.78	0.00		
1100	GNMA	1998 A/B RMRB	5.75	1/27/2010	12/20/2039	3,478.02	3,443.40	23,330.28	(11.79)	3,431.61	3,849.90	(19,468.59)	0.00		
1100	GNMA	1998 A/B RMRB	5.75	2/17/2010	1/20/2040	29,088.06	28,797.93	1,900.38	(96.66)	28,701.27	32,291.21	30,487.49	0.00		
1100	GNMA	1998 A/B RMRB	5.75	2/17/2010	12/20/2039	19,589.90	19,589.90	4,437.19	(64.41)	19,525.49	21,967.67	17,594.89	0.00		
1100	GNMA	1998 A/B RMRB	5.75	2/17/2010	12/20/2039	3,018.82	2,988.71	45,800.09	(10.12)	2,978.59	3,341.71	(42,448.26)	0.00		
1100	GNMA	1998 A/B RMRB	5.75	2/23/2010	2/20/2040	32,711.49	32,384.99	3,859.76	(121.38)	32,263.61	36,299.42	32,561.04	0.00		
1100	GNMA	1998 A/B RMRB	5.75	2/23/2010	1/20/2040	5,858.25	5,799.79	32,371.53	(20.05)	5,779.74	6,484.45	(25,867.03)	0.00		
1100	GNMA	1998 A/B RMRB	5.75	3/16/2010	2/20/2040	28,030.51	27,750.20	22,020.77	(91.66)	27,658.54	31,118.89	9,189.78	0.00		
1100	GNMA	1998 A/B RMRB	5.75	3/16/2010	2/20/2040	1,929.89	1,910.59	3,350.14	(6.19)	1,904.40	2,136.64	(1,207.31)	0.00		
1100	GNMA	1998 A/B RMRB	5.75	3/16/2010	12/20/2039	2,074.47	2,053.73	36,403.96	(6.73)	2,047.00	2,296.62	(34,100.61)	0.00		
1100	GNMA	1998 A/B RMRB	5.75	3/30/2010	1/20/2040	11,501.83	11,386.68	6,501.27	(37.27)	11,349.41	12,769.48	6,305.48	0.00		
1100	GNMA	1998 A/B RMRB	5.75	3/30/2010	2/20/2040	6,935.47	6,866.02	31,194.58	(22.37)	6,843.65	7,699.97	(23,472.24)	0.00		
1100	GNMA	1998 A/B RMRB	5.75	3/30/2010	12/20/2039	1,778.96	1,761.15	2,141.71	(5.78)	1,755.37	1,969.49	(166.44)	0.00		
1100	GNMA	1998 A/B RMRB	5.75	4/22/2010	3/20/2040	12,734.97	12,607.16	2,302.15	(42.84)	12,564.32	14,136.78	11,877.47	0.00		
1100	GNMA	1998 A/B RMRB	5.75	4/22/2010	4/20/2040	5,589.67	5,533.56	12,800.16	(19.71)	5,513.85	6,186.45	(6,594.00)	0.00		
1100	GNMA	1998 A/B RMRB	5.75	6/15/2010	4/20/2040	6,546.66	6,480.61	7,718.34	(20.68)	6,459.93	7,248.39	(449.27)	0.00		
1100	GNMA	1998 A/B RMRB	5.75	6/15/2010	3/20/2040	4,313.85	4,270.34	1,974.25	(13.95)	4,256.39	4,775.87	2,815.57	0.00		
1100	GNMA	1998 A/B RMRB	5.75	7/20/2010	7/20/2040	17,288.73	17,113.68	14,172.51	(78.90)	17,034.78	19,168.42	5,074.81	0.00		
1100	GNMA	1998 A/B RMRB	5.75	7/28/2010	7/20/2040	11,887.38	11,766.93	6,203.15	(37.71)	11,729.22	13,198.42	7,032.98	0.00		
1100	GNMA	1998 A/B RMRB	5.75	7/28/2010	6/20/2040	5,046.55	4,995.42	7,265.25	(23.63)	4,971.79	5,578.84	(1,662.78)	0.00		
1100	GNMA	1998 A/B RMRB	5.75	7/28/2010	7/20/2040	41,181.38	40,764.13	4,787.34	(148.09)	40,616.04	45,703.63	41,064.38	0.00		
1100	GNMA	1998 A/B RMRB	5.75	8/17/2010	8/20/2040	61,545.52	60,920.70	64,652.38	(228.30)	60,692.40	68,296.15	3,872.07	0.00		
1100	GNMA	1998 A/B RMRB	5.75	8/17/2010	6/20/2040	6,144.26	6,081.90	81,047.55	(20.32)	6,061.58	6,801.81	(74,225.42)	0.00		
1100	GNMA	1998 A/B RMRB	5.75	8/17/2010	5/20/2040	963.67	1,857.32	950.69	(3.20)	950.69	1,066.77	(787.35)	0.00		
1100	GNMA	1998 A/B RMRB	5.75	8/17/2010	5/20/2040	1,220.56	1,208.17	1,513.14	(3.83)	1,204.34	1,351.41	(157.90)	0.00		
1100	GNMA	1998 A/B RMRB	5.75	8/24/2010	8/20/2040	58,094.67	57,504.48	30,148.30	(194.44)	57,310.04	64,490.44	34,536.58	0.00		
1100	GNMA	1998 A/B RMRB	5.75	9/14/2010	8/20/2040	72,826.86	72,085.62	12,749.75	(227.16)	71,858.46	80,863.20	68,340.61	0.00		
1100	GNMA	1998 A/B RMRB	5.75	9/14/2010	5/20/2040	1,673.63	1,656.60	3,423.02	(5.28)	1,651.32	1,853.02	(1,564.72)	0.00		
1100	GNMA	1998 A/B RMRB	5.75	6/22/2010	6/20/2040	24,298.06	24,052.72	3,130.24	(80.14)	23,972.58	26,974.44	23,924.34	0.00		
1100	GNMA	1998 A/B RMRB	5.75	6/22/2010	5/20/2040	11,817.31	11,698.00	11,592.82	(42.68)	11,655.32	13,114.82	1,564.68	0.00		
1100	GNMA	1998 A/B RMRB	5.75	6/22/2010	5/20/2040	3,849.61	3,810.74	19,240.28	(12.27)	3,798.47	4,262.12	(14,965.89)	0.00		
1100	GNMA	1998 A/B RMRB	5.75	6/29/2010	4/20/2040	1,363.50	1,349.72	68,492.75	(4.30)	1,345.42	1,509.63	(66,978.82)	0.00		
1100	GNMA	1998 A/B RMRB	5.75	6/29/2010	6/20/2040	27,090.34	26,816.61	6,818.64	(92.53)	26,724.08	30,070.69	23,344.58	0.00		
1100	GNMA	1998 A/B RMRB	5.75	6/29/2010	6/20/2040	11,456.54	11,340.78	1,069.43	(36.31)	11,304.47	12,720.11	11,686.99	0.00		
1100	GNMA	1998 A/B RMRB	5.75	6/29/2010	6/20/2040	3,084.48	3,053.31	1,354.52	(9.64)	3,043.67	3,415.18	2,070.30	0.00		
1100	GNMA	1998 A/B RMRB	5.75	6/29/2010	5/20/2040	2,820.65	2,792.15	27,040.80	(9.52)	2,782.63	3,122.29	(23,908.99)	0.00		
1100	GNMA	1998 A/B RMRB	5.75	6/29/2010	6/20/2040	10,416.96	10,311.70	13,151.27	(32.62)	10,279.08	11,566.32	(1,552.33)	0.00		
1100	GNMA	1998 A/B RMRB	5.75	7/20/2010	6/20/2040	24,556.18	24,307.59	4,272.16	(78.53)	24,229.06	27,263.75	23,070.12	0.00		
1100	GNMA	1998 A/B RMRB	5.75	9/21/2010	9/20/2040	40,135.37	39,726.55	27,328.08	(135.29)	39,591.26	44,552.89	17,360.10	0.00		
1100	GNMA	1998 A/B RMRB	5.75	9/21/2010	9/20/2040	24,533.62	24,263.72	44,665.85	(77.33)	24,206.39	27,239.95	(17,348.57)	0.00		
1100	GNMA	1998 A/B RMRB	5.75	9/23/2010	7/20/2040	1,297.06	1,283.84	27,302.95	(4.07)	1,279.77	1,435.51	(25,863.37)	0.00		
1100	GNMA	1998 A/B RMRB	5.75	9/23/2010	9/20/2040	18,527.77	18,338.89	2,489.26	(59.09)	18,279.80	20,570.81	18,140.64	0.00		
1100	GNMA	1998 A/B RMRB	5.75	10/28/2010	9/20/2040	280,080.98	280,080.98	311,696.02	(1,078.27)	279,004.71	310,799.59	179.84	0.00		
1100	GNMA	1998 A/B RMRB	5.75	12/21/2010	9/15/2040	148,990.72	148,990.72	166,553.47	(514.30)	148,476.42	165,782.56	(256.61)	0.00		
		<b>1998 A/B RMRB Total</b>				<b>6,167,102.49</b>	<b>6,564,323.81</b>	<b>5,444.90</b>	<b>(2,063,795.58)</b>	<b>(149,230.05)</b>	<b>0.00</b>	<b>3,959,521.76</b>	<b>4,343,582.36</b>	<b>(13,160.72)</b>	<b>0.00</b>
1158	Repo Agmt	2000 BCDE RMRB	0.14	5/31/2012	6/1/2012	3.11	3.11	3.11		3.11	3.11	-	0.00		
1170	Repo Agmt	2000 BCDE RMRB	0.14	5/31/2012	6/1/2012	0.04	0.04	0.04		0.04	0.04	-	0.00		
		<b>2000 BCDE RMRB Total</b>				<b>3.15</b>	<b>3.15</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3.15</b>	<b>3.15</b>	<b>0.00</b>	<b>0.00</b>
1107	Repo Agmt	2001 A-E RMRB	0.14	5/31/2012	6/1/2012	5,044.44	5,044.44	5,044.44	1.21	5,045.65	5,045.65	-	0.00		
1136	Repo Agmt	2001 A-E RMRB	0.14	5/31/2012	6/1/2012	267,938.59	267,938.59	267,938.59	(123,872.70)	144,065.89	144,065.89	-	0.00		
1100	FNMA	2001 A-E RMRB	5.49	5/2/2003	4/1/2033	22,559.23	22,483.52	24,646.57	(135.05)	22,348.47	24,636.99	125.73	0.		

1100	GNMA	2001 A-E RMRB	8.19	2/28/1990	12/20/2014	52,345.80	52,304.34	56,141.94	(28,509.05)	23,795.29	24,207.76	(3,425.13)	0.00
1100	GNMA	2001 A-E RMRB	7.19	1/20/1990	1/20/2015	74,223.71	74,163.58	79,932.97	(7,835.58)	66,328.00	71,162.82	(934.57)	0.00
1100	GNMA	2001 A-E RMRB	8.19	1/1/1990	1/20/2015	55,594.72	55,549.79	58,954.21	(6,674.80)	48,874.99	51,765.37	(514.04)	0.00
1100	GNMA	2001 A-E RMRB	7.19	2/27/1990	1/20/2015	30,368.39	30,343.70	32,704.33	(2,636.58)	27,707.12	29,726.87	(340.88)	0.00
1100	GNMA	2001 A-E RMRB	8.19	2/27/1990	12/20/2014	25,910.30	25,889.77	26,329.48	(2,503.36)	23,386.41	23,760.85	(65.27)	0.00
1100	GNMA	2001 A-E RMRB	7.19	2/27/1990	1/20/2015	43,965.61	43,929.86	47,347.44	(3,874.31)	40,055.55	42,975.45	(497.68)	0.00
1100	GNMA	2001 A-E RMRB	8.19	2/27/1990	1/20/2015	40,670.33	40,637.26	43,539.66	(3,404.85)	37,232.41	39,759.13	(375.68)	0.00
1100	GNMA	2001 A-E RMRB	7.19	3/30/1990	1/20/2015	17,421.98	17,407.76	18,762.06	(1,406.91)	16,000.85	17,167.29	(187.86)	0.00
1100	GNMA	2001 A-E RMRB	8.19	3/30/1990	1/20/2015	29,690.16	29,665.93	30,223.76	(2,999.11)	27,266.82	27,755.19	(69.46)	0.00
1100	GNMA	2001 A-E RMRB	7.19	3/30/1990	2/20/2015	17,434.61	17,420.01	18,775.69	(1,412.00)	16,008.01	17,175.37	(188.32)	0.00
1100	GNMA	2001 A-E RMRB	8.19	3/30/1990	2/20/2015	44,594.32	44,556.99	47,915.25	(3,560.36)	40,996.63	43,954.17	(400.72)	0.00
1100	GNMA	2001 A-E RMRB	7.19	4/26/1990	3/20/2015	61,086.84	61,034.52	65,785.75	(5,716.65)	55,317.87	59,352.99	(716.11)	0.00
1100	GNMA	2001 A-E RMRB	8.19	4/26/1990	3/20/2015	29,501.90	29,476.58	31,405.93	(3,160.83)	26,315.75	26,755.72	(1,489.38)	0.00
1100	GNMA	2001 A-E RMRB	7.19	4/26/1990	3/20/2015	35,220.23	35,190.01	37,929.39	(3,863.85)	31,326.15	33,611.26	(454.28)	0.00
1100	GNMA	2001 A-E RMRB	8.19	4/26/1990	3/20/2015	126,503.57	126,395.02	135,677.46	(13,636.47)	112,758.55	120,895.55	(1,145.44)	0.00
1100	GNMA	2001 A-E RMRB	7.19	5/29/1990	4/20/2015	16,888.18	16,873.28	18,187.15	(1,375.69)	15,497.59	16,628.38	(183.08)	0.00
1100	GNMA	2001 A-E RMRB	8.19	5/29/1990	3/20/2015	15,199.36	15,196.27	15,248.60	(1,194.31)	13,991.96	14,045.60	(8.69)	0.00
1100	GNMA	2001 A-E RMRB	7.19	5/29/1990	4/20/2015	34,499.91	34,469.48	37,153.62	(3,117.62)	31,351.86	33,639.60	(396.40)	0.00
1100	GNMA	2001 A-E RMRB	8.19	5/29/1990	4/20/2015	157,025.94	156,887.44	168,413.55	(13,033.13)	143,854.31	153,933.95	(1,446.47)	0.00
1100	GNMA	2001 A-E RMRB	7.19	6/28/1990	5/20/2015	17,848.66	17,832.50	19,221.56	(1,264.24)	16,568.26	17,777.66	(179.66)	0.00
1100	GNMA	2001 A-E RMRB	8.19	6/28/1990	5/20/2015	23,866.62	23,845.02	24,277.42	(1,884.73)	21,960.29	22,340.91	(51.78)	0.00
1100	GNMA	2001 A-E RMRB	7.19	6/28/1990	5/20/2015	19,882.80	19,864.80	21,412.16	(1,683.18)	18,181.62	19,508.78	(220.20)	0.00
1100	GNMA	2001 A-E RMRB	8.19	6/28/1990	5/20/2015	78,417.38	78,346.41	84,559.07	(6,602.77)	71,743.64	77,224.06	(732.24)	0.00
1100	GNMA	2001 A-E RMRB	6.19	6/28/1990	5/20/2015	22,432.51	22,412.20	23,220.33	(1,906.23)	20,505.97	21,281.02	(33.08)	0.00
1100	GNMA	2001 A-E RMRB	7.19	7/25/1990	6/20/2015	11,520.77	11,510.06	12,407.01	(1,247.54)	10,262.52	11,011.95	(147.52)	0.00
1100	GNMA	2001 A-E RMRB	7.19	9/13/1990	6/20/2015	12,683.63	12,671.78	13,659.29	(1,039.35)	11,632.43	12,481.94	(138.00)	0.00
1100	GNMA	2001 A-E RMRB	8.19	9/13/1990	7/20/2015	31,861.50	31,831.10	32,477.74	(2,619.50)	29,211.60	29,749.40	(108.84)	0.00
1100	GNMA	2001 A-E RMRB	7.19	9/13/1990	7/20/2015	25,467.31	25,443.01	27,426.24	(1,998.16)	23,444.85	25,157.43	(270.65)	0.00
1100	GNMA	2001 A-E RMRB	8.19	9/13/1990	8/20/2015	39,196.30	39,158.08	41,272.04	(2,846.26)	36,311.82	37,798.36	(627.42)	0.00
1100	GNMA	2001 A-E RMRB	6.19	9/13/1990	7/20/2015	18,295.14	18,277.68	18,937.67	(1,281.01)	16,996.67	17,639.95	(16.71)	0.00
1100	GNMA	2001 A-E RMRB	8.19	9/28/1990	8/20/2015	33,127.84	33,095.50	34,119.99	(2,381.43)	30,714.07	31,363.47	(375.09)	0.00
1100	GNMA	2001 A-E RMRB	6.19	9/28/1990	8/20/2015	57,459.52	57,403.43	59,477.57	(13,679.01)	43,724.42	45,380.30	(418.26)	0.00
1100	GNMA	2001 A-E RMRB	7.19	9/28/1990	8/20/2015	46,194.64	46,149.55	49,747.99	(11,434.65)	34,714.90	37,251.62	(1,061.72)	0.00
1100	GNMA	2001 A-E RMRB	8.19	9/28/1990	8/20/2015	82,027.61	81,947.55	87,976.16	(10,845.17)	71,102.38	76,242.34	(888.65)	0.00
1100	GNMA	2001 A-E RMRB	7.19	10/31/1990	8/20/2015	4,196.14	4,192.02	4,518.87	(270.83)	3,921.19	4,207.70	(40.34)	0.00
1100	GNMA	2001 A-E RMRB	8.19	10/31/1990	9/20/2015	32,480.15	32,447.66	33,387.36	(2,190.12)	30,257.54	30,846.90	(350.34)	0.00
1100	GNMA	2001 A-E RMRB	6.19	10/31/1990	9/20/2015	33,766.79	33,733.02	34,952.71	(2,537.94)	31,195.08	32,377.23	(37.54)	0.00
1100	GNMA	2001 A-E RMRB	7.19	10/31/1990	9/20/2015	3,722.91	3,719.18	4,009.24	(925.76)	2,793.42	2,997.57	(85.91)	0.00
1100	GNMA	2001 A-E RMRB	8.19	10/31/1990	9/20/2015	92,143.50	92,051.35	99,878.95	(21,572.76)	70,478.59	76,159.45	(2,146.74)	0.00
1100	GNMA	2001 A-E RMRB	6.19	11/28/1990	10/20/2015	44,499.84	44,454.31	46,560.62	(2,923.10)	41,531.21	43,573.66	(63.86)	0.00
1100	GNMA	2001 A-E RMRB	8.19	11/28/1990	10/20/2015	128,271.56	128,140.33	139,040.00	(10,084.61)	118,055.72	127,813.17	(1,142.22)	0.00
1100	GNMA	2001 A-E RMRB	7.19	12/21/1990	10/20/2015	25,058.43	25,032.72	26,985.92	(1,524.23)	23,508.49	25,227.53	(234.16)	0.00
1100	GNMA	2001 A-E RMRB	8.19	12/21/1990	11/20/2015	46,024.49	45,976.34	49,716.05	(12,729.47)	33,246.87	34,296.27	(2,690.31)	0.00
1100	GNMA	2001 A-E RMRB	8.19	2/25/1991	10/20/2015	9,831.67	9,821.51	9,863.96	(624.05)	9,197.46	9,234.80	(5.11)	0.00
1100	GNMA	2001 A-E RMRB	6.19	1/25/1991	11/20/2015	51,501.33	51,447.25	53,310.04	(14,330.31)	37,116.94	38,943.35	(36.38)	0.00
1100	GNMA	2001 A-E RMRB	8.19	1/28/1991	11/20/2015	15,006.01	14,990.23	15,053.48	(1,558.89)	13,431.34	13,484.20	(10.39)	0.00
1100	GNMA	2001 A-E RMRB	8.19	2/25/1990	1/20/2016	21,274.55	21,252.19	21,646.99	(1,605.11)	19,647.08	19,998.12	(43.76)	0.00
1100	GNMA	2001 A-E RMRB	8.19	3/28/1991	2/20/2016	26,238.79	26,209.45	26,720.98	(1,533.92)	24,675.53	25,141.27	(45.79)	0.00
1100	GNMA	2001 A-E RMRB	8.75	4/29/1991	2/20/2020	69,659.70	69,524.69	79,676.76	(1,677.77)	67,846.92	77,621.38	(377.61)	0.00
1100	GNMA	2001 A-E RMRB	8.19	4/29/1991	4/20/2016	44,444.27	44,392.71	48,257.60	(3,002.19)	41,390.52	44,900.99	(354.42)	0.00
1100	GNMA	2001 A-E RMRB	7.19	4/29/1991	2/20/2016	87,164.32	87,066.60	94,881.88	(5,225.14)	81,841.46	88,880.72	(776.02)	0.00
1100	GNMA	2001 A-E RMRB	6.19	4/29/1991	4/20/2016	110,965.12	110,836.40	116,103.92	(19,190.46)	91,645.94	96,166.27	(747.19)	0.00
1100	GNMA	2001 A-E RMRB	7.19	4/26/1991	4/20/2016	18,742.41	18,720.66	20,401.92	(1,503.62)	17,217.04	18,698.68	(199.62)	0.00
1100	GNMA	2001 A-E RMRB	6.19	10/23/1992	9/20/2017	96,045.35	95,895.32	101,568.91	(5,341.66)	90,553.66	96,134.73	(92.52)	0.00
1100	GNMA	2001 A-E RMRB	8.19	11/23/1992	1/20/2017	8,308.31	8,335.56	8,335.56	(537.46)	7,759.06	7,793.51	(4.59)	0.00
1100	GNMA	2001 A-E RMRB	7.19	10/30/1992	8/20/2017	126,651.03	126,455.48	139,478.18	(6,962.05)	119,493.43	131,455.91	(1,060.22)	0.00
1100	GNMA	2001 A-E RMRB	6.00	10/30/1992	9/20/2017	98,144.68	97,764.89	97,764.89	(25,146.60)	72,844.67	73,170.23	551.94	0.00
1100	GNMA	2001 A-E RMRB	5.49	3/12/2003	3/20/2033	4,454.94	4,424.48	4,942.58	(62.20)	4,398.28	4,932.80	16.42	0.00
1100	GNMA	2001 A-E RMRB	5.49	4/2/2003	3/20/2033	12,457.50	12,372.16	13,838.80	(93.21)	12,278.95	13,786.94	41.35	0.00
1100	GNMA	2001 A-E RMRB	4.80	4/2/2003	3/20/2033	10,092.83	10,023.69	11,083.83	(100.63)	9,923.06	11,090.65	107.45	0.00
1100	GNMA	2001 A-E RMRB	4.80	4/10/2003	4/20/2033	45,432.56	45,120.71	49,893.62	(290.14)	44,530.57	50,021.88	418.40	0.00
1100	GNMA	2001 A-E RMRB	5.49	4/17/2003	4/20/2033	22,840.28	22,683.41	25,405.01	(181.42)	22,501.99	25,294.22	70.63	0.00
1100	GNMA	2001 A-E RMRB	4.80	4/17/2003	3/20/2033	8,548.78	8,490.13	9,388.17	(56.41)	8,433.72	9,410.28	78.52	0.00
1100	GNMA	2001 A-E RMRB	4.80	4/24/2003	4/20/2033	10,220.46	10,150.22	11,224.03	(64.76)	10,085.46	11,253.44	94.17	0.00
1100	GNMA	2001 A-E RMRB	5.49	4/29/2003	4/20/2033	6,431.15	6,396.93	7,135.18	(37.94)	6,348.99	7,120.92	23.68	0.00
1100	GNMA	2001 A-E RMRB	4.80	4/29/2003	3/20/2033	8,695.15	8,635.44	9,548.93	(58.41)	8,577.03	9,570.27	79.75	0.00
1100	GNMA	2001 A-E RMRB	5.49	5/8/2003	5/20/2033	25,596.80	25,420.46	28,398.87	(154.60)	25,265.86	28,338.05	93.78	0.00
1100	GNMA	2001 A-E RMRB	5.49	5/15/2003	5/20/2033	13,853.68	13,758.18	15,370.24	(80.62)	13,677.56	15,340.77	51.15	0.00
1100	GNMA	2001 A-E RMRB	4.80	5/15/2003	4/20/2033	12,762.13	12,674.24	14,042.54	(87.92)	12,586.32	14,067.77	113.15	0.00
1100	GNMA	2001 A-E RMRB	5.49	5/22/2003	5/20/2033	22,535.12	22,379.67	25,033.80	(173.80)	22,205.87	24,934.17	74.17	0.00
1100	GNMA	2001 A-E RMRB				12,231.32	12,147.04	13,432.29	(12,147.04)	0.00		(1,285.25)	0.00

1100	GNMA	2001 A-E RMRB	5.49	9/4/2003	8/20/2033	4,835.10	4,801.31	5,371.21	(32.18)	4,769.13	5,355.56	16.53	0.00
1100	GNMA	2001 A-E RMRB	5.49	9/18/2003	9/20/2033	23,782.40	23,615.80	26,385.86	(143.86)	23,471.94	26,329.08	87.08	0.00
1100	GNMA	2001 A-E RMRB	4.80	9/18/2003	9/20/2033	19,053.61	18,920.13	20,924.49	(123.82)	18,796.31	20,975.86	175.19	0.00
1100	GNMA	2001 A-E RMRB	4.80	9/18/2003	9/20/2033	6,798.89	6,751.26	7,466.46	(41.81)	6,709.45	7,493.80	69.15	0.00
1100	GNMA	2001 A-E RMRB	5.49	9/29/2003	9/20/2033	29,231.34	29,026.36	32,431.31	(180.11)	28,846.25	32,357.82	106.62	0.00
1100	GNMA	2001 A-E RMRB	4.80	9/29/2003	9/20/2033	19,903.62	19,764.05	21,857.98	(126.32)	19,637.73	21,915.02	183.36	0.00
1100	GNMA	2001 A-E RMRB	5.49	10/16/2003	9/20/2033	4,317.53	4,287.20	4,790.14	(24.88)	4,262.32	4,781.22	15.96	0.00
1100	GNMA	2001 A-E RMRB	5.49	10/30/2003	10/20/2033	15,207.38	15,100.33	16,821.76	(87.21)	15,013.12	16,737.28	2.73	0.00
1100	GNMA	2001 A-E RMRB	4.80	10/30/2003	10/20/2033	120,456.53	119,608.63	132,284.16	(12,301.13)	107,307.50	119,754.53	(228.50)	0.00
1100	GNMA	2001 A-E RMRB	5.49	11/13/2003	10/20/2033	9,869.48	9,799.91	10,917.19	(55.72)	9,744.19	10,863.34	1.87	0.00
1100	GNMA	2001 A-E RMRB	4.80	11/13/2003	10/20/2033	85,233.75	84,633.02	93,602.52	(540.62)	84,092.40	93,847.43	755.23	0.00
1100	GNMA	2001 A-E RMRB	5.49	11/20/2003	11/20/2033	98,107.63	97,414.99	107,740.78	(705.08)	96,709.91	107,929.93	894.23	0.00
1100	GNMA	2001 A-E RMRB	5.49	11/26/2003	10/20/2033	5,426.76	5,388.46	6,043.73	(46.38)	5,342.08	6,014.52	17.17	0.00
1100	GNMA	2001 A-E RMRB	4.80	11/26/2003	11/20/2033	21,269.49	21,119.24	23,357.93	(137.20)	20,982.04	23,416.42	195.69	0.00
1100	GNMA	2001 A-E RMRB	4.80	12/4/2003	12/20/2033	48,475.79	48,132.72	53,339.39	(1,239.44)	46,893.28	52,334.64	234.69	0.00
1100	GNMA	2001 A-E RMRB	5.49	12/4/2003	11/20/2033	4,611.47	4,578.87	5,116.23	(26.00)	4,552.87	5,111.66	21.43	0.00
1100	GNMA	2001 A-E RMRB	4.80	12/11/2003	12/20/2033	29,828.84	29,617.62	32,821.53	(292.64)	29,387.98	32,853.50	261.61	0.00
1100	GNMA	2001 A-E RMRB	5.49	12/11/2003	9/20/2033	9,515.13	9,447.96	10,570.13	(63.14)	9,384.82	10,539.54	32.55	0.00
1100	GNMA	2001 A-E RMRB	5.49	12/18/2003	12/20/2033	5,066.65	5,030.74	5,621.32	(39.13)	4,991.61	5,599.69	17.50	0.00
1100	GNMA	2001 A-E RMRB	4.80	12/18/2003	12/20/2033	12,162.97	12,076.78	13,357.27	(73.99)	12,002.79	13,407.06	123.78	0.00
1100	GNMA	2001 A-E RMRB	5.49	12/23/2003	12/20/2033	5,647.96	5,607.92	6,266.29	(31.36)	5,576.56	6,261.23	26.30	0.00
1100	GNMA	2001 A-E RMRB	4.80	12/23/2003	12/20/2033	5,120.20	5,083.90	5,604.03	(30.72)	5,053.18	5,590.27	16.96	0.00
1100	GNMA	2001 A-E RMRB	5.49	1/15/2004	1/20/2034	17,108.75	16,987.08	19,053.81	(206.80)	16,780.28	18,893.46	46.45	0.00
1100	GNMA	2001 A-E RMRB	5.49	1/22/2004	1/20/2034	35,111.81	34,861.95	39,004.98	(269.26)	34,592.69	38,851.36	115.64	0.00
1100	GNMA	2001 A-E RMRB	4.80	1/22/2004	1/20/2034	35,051.52	34,802.09	38,493.24	(218.48)	34,583.61	38,630.85	356.09	0.00
1100	GNMA	2001 A-E RMRB	5.49	1/29/2004	1/20/2034	5,337.21	5,299.20	5,936.51	(42.98)	5,256.22	5,909.93	16.40	0.00
1100	GNMA	2001 A-E RMRB	4.80	2/12/2004	1/20/2034	18,541.27	18,409.08	20,340.64	(128.90)	18,280.18	20,205.38	(6.36)	0.00
1100	GNMA	2001 A-E RMRB	5.49	2/12/2004	2/20/2034	27,774.92	27,576.69	30,815.42	(157.30)	27,419.39	30,787.05	128.93	0.00
1100	GNMA	2001 A-E RMRB	4.80	2/26/2004	2/20/2034	24,557.27	24,381.78	26,957.48	(153.57)	24,228.21	26,797.68	(6.23)	0.00
1100	GNMA	2001 A-E RMRB	5.49	2/26/2004	2/20/2034	9,652.84	9,583.86	10,752.28	(54.55)	9,529.31	10,676.86	(20.87)	0.00
1100	GNMA	2001 A-E RMRB	4.80	3/11/2004	3/20/2034	10,385.92	10,311.53	11,404.74	(61.19)	10,250.34	11,341.37	(2.18)	0.00
1100	GNMA	2001 A-E RMRB	5.49	3/11/2004	3/20/2034	46,490.05	46,157.08	51,579.29	(315.60)	45,841.48	51,429.68	165.99	0.00
1100	GNMA	2001 A-E RMRB	5.49	3/25/2004	3/20/2034	21,333.75	21,180.76	23,669.16	(116.62)	21,064.14	23,652.09	99.55	0.00
1100	GNMA	2001 A-E RMRB	5.49	7/9/2004	7/20/2034	6,968.15	6,917.49	7,740.72	(46.37)	6,872.12	7,719.29	23.94	0.00
1100	GNMA	2001 A-E RMRB	4.80	7/8/2004	6/20/2034	8,918.57	8,853.81	9,792.13	(53.72)	8,800.09	9,736.43	(1.98)	0.00
1100	GNMA	2001 A-E RMRB	5.49	4/1/2004	4/20/2034	23,221.96	18,649.13	25,764.06	(62.37)	18,586.76	25,710.06	8.37	0.00
1100	GNMA	2001 A-E RMRB	5.49	4/16/2004	4/20/2034	46,174.21	45,842.07	51,294.00	(307.09)	45,534.98	51,144.75	157.84	0.00
1100	GNMA	2001 A-E RMRB	4.80	4/22/2004	4/20/2034	23,778.25	23,607.11	26,113.08	(143.27)	23,463.84	26,211.94	242.13	0.00
1100	GNMA	2001 A-E RMRB	5.49	4/22/2004	4/20/2034	17,508.34	17,382.33	19,424.98	(95.98)	17,286.35	19,410.66	81.66	0.00
1100	GNMA	2001 A-E RMRB	4.80	4/29/2004	4/20/2034	20,358.62	20,212.01	22,345.68	(152.41)	20,059.60	22,185.45	(7.82)	0.00
1100	GNMA	2001 A-E RMRB	5.49	4/29/2004	4/20/2034	4,415.81	4,389.18	4,899.18	(29.80)	4,354.21	4,885.17	15.79	0.00
1100	GNMA	2001 A-E RMRB	4.80	5/6/2004	4/20/2034	16,051.80	15,936.13	17,627.96	(97.15)	15,838.98	17,694.21	163.40	0.00
1100	GNMA	2001 A-E RMRB	5.49	5/6/2004	4/20/2034	6,466.72	6,420.12	7,174.61	(34.66)	6,385.46	7,170.20	30.25	0.00
1100	GNMA	2001 A-E RMRB	5.49	5/27/2004	5/20/2034	7,979.51	7,921.84	8,853.02	(81.11)	7,840.73	8,797.12	25.21	0.00
1100	GNMA	2001 A-E RMRB	5.49	6/24/2004	6/20/2034	3,339.57	3,315.35	3,705.12	(17.75)	3,297.60	3,703.02	15.65	0.00
1100	GNMA	2001 A-E RMRB	5.49	9/2/2004	8/20/2034	14,910.88	14,801.83	16,611.33	(7,570.49)	7,231.34	8,105.09	(935.75)	0.00
1100	GNMA	2001 A-E RMRB	5.49	9/9/2004	9/20/2034	13,668.83	13,568.71	15,148.04	(71.01)	13,497.70	15,132.79	55.76	0.00
1100	GNMA	2001 A-E RMRB	5.49	9/16/2004	9/20/2034	15,804.54	15,688.70	17,514.83	(81.80)	15,606.90	17,497.52	64.49	0.00
1100	GNMA	2001 A-E RMRB	4.80	9/29/2004	9/20/2034	12,757.48	12,663.87	13,982.29	(72.67)	12,591.20	14,028.12	118.50	0.00
1100	GNMA	2001 A-E RMRB	5.49	9/29/2004	9/20/2034	8,865.84	8,800.79	9,825.26	(45.72)	8,755.07	9,815.76	36.22	0.00
1100	GNMA	2001 A-E RMRB	5.49	10/7/2004	9/20/2034	11,397.72	11,314.02	12,645.43	(60.36)	11,253.66	12,638.48	53.41	0.00
1100	GNMA	2001 A-E RMRB	4.80	10/7/2004	9/20/2034	12,538.38	12,446.31	13,769.49	(73.04)	12,373.27	13,824.39	127.94	0.00
1100	GNMA	2001 A-E RMRB	5.49	7/15/2004	4/20/2034	10,966.18	10,886.65	12,166.66	(59.18)	10,827.47	12,158.74	51.26	0.00
1100	GNMA	2001 A-E RMRB	5.49	7/22/2004	7/20/2034	10,674.94	10,597.24	11,843.56	(56.09)	10,541.15	11,837.55	50.08	0.00
1100	GNMA	2001 A-E RMRB	5.49	8/5/2004	8/20/2034	6,598.60	6,550.46	7,320.98	(35.52)	6,514.94	7,316.29	30.83	0.00
1100	GNMA	2001 A-E RMRB	5.49	8/19/2004	8/20/2034	19,776.45	19,632.02	21,969.21	(135.87)	19,496.15	21,900.40	67.06	0.00
1100	GNMA	2001 A-E RMRB	5.49	12/2/2004	11/20/2034	20,423.05	20,272.04	22,658.77	(110.77)	20,161.27	22,643.37	95.37	0.00
1100	GNMA	2001 A-E RMRB	4.80	12/2/2004	11/20/2034	16,586.21	16,463.57	18,214.83	(96.18)	16,367.39	18,287.97	169.32	0.00
1100	GNMA	2001 A-E RMRB	4.80	10/28/2004	9/20/2034	1,444.11	1,433.48	1,581.22	(58.30)	1,375.18	1,522.44	(0.48)	0.00
1100	GNMA	2001 A-E RMRB	5.49	10/28/2004	10/20/2034	13,687.96	13,567.32	15,147.07	(71.43)	13,496.89	15,131.34	55.70	0.00
1100	GNMA	2001 A-E RMRB	5.49	12/23/2004	12/20/2034	11,358.99	11,274.72	12,588.22	(58.13)	11,216.59	12,576.54	46.45	0.00
1100	GNMA	2001 A-E RMRB	4.80	12/23/2004	12/20/2034	13,670.35	13,772.52	15,094.63	(76.47)	13,593.88	15,146.52	128.16	0.00
1100	GNMA	2001 A-E RMRB	5.49	1/6/2005	1/20/2035	10,347.82	10,270.93	11,467.70	(51.88)	10,219.05	11,458.26	42.44	0.00
1100	GNMA	2001 A-E RMRB	5.49	1/27/2005	1/20/2035	30,918.32	30,688.13	34,425.33	(55.54)	30,531.14	34,205.19	(63.15)	0.00
1100	GNMA	2001 A-E RMRB	5.49	3/10/2005	12/20/2034	10,975.73	10,893.77	12,163.55	(55.54)	10,838.23	12,152.93	44.82	0.00
1100	GNMA	2001 A-E RMRB	5.49	5/5/2005	3/20/2035	6,083.90	6,038.12	6,742.23	(31.63)	6,006.49	6,735.41	21.91	0.00
1100	GNMA	2001 A-E RMRB	5.49	7/7/2005	6/20/2035	7,557.76	7,500.42	8,375.61	(38.08)	7,462.34	8,368.49	30.96	0.00
1100	GNMA	2001 A-E RMRB	4.80	7/7/2005	6/20/2035	7,837.83	7,900.33	8,590.41	(43.85)	7,856.48	8,621.64	75.08	0.00
1100	GNMA	2001 A-E RMRB	4.80	6/2/2005	4/20/2035	12,107.91	12,204.01	13,294.35	(123.06)	12,080.95	13,167.07	(4.22)	0.00
1100	GNMA	2001 A-E RMRB	5.49	9/8/2005	8/20/2035	13,035.42	12,935.80	14,524.88	(90.23)	12,845.57	14,402.45	(32.20)	0.00
1100	GNMA	2001 A-E RMRB	5.49	9/15/2005	9/20/2035	24,496.00	24,308.53	27,257.20	(6,314.06)	17,994.47	20,146.02	(797.12)	0.00
1100	GNMA	2001 A-E RMRB	5.49	8/4/2005	8/20/2035	16,588.75	16,462.39	18,384.00	(80.54)	16,381.85	18,371.80	68.34	0.00
1100	GNMA	2001 A-E RMRB	4.80	10/13/2005	9/20/2035	1							

1100	FNMA	2002 RMRB	4.80	1/15/2004	11/1/2033	221,474.81	220,709.61	239,148.51	(1,398.05)	219,311.56	238,251.31	500.85	0.00
1100	FNMA	2002 RMRB	4.80	2/26/2004	1/1/2034	75,588.65	75,325.90	81,938.83	(840.01)	74,485.89	81,222.80	123.98	0.00
1100	FNMA	2002 RMRB	5.49	4/8/2004	6/1/2033	55,855.18	55,661.69	61,268.72	(432.36)	55,229.33	60,853.48	17.12	0.00
1100	FNMA	2002 RMRB	5.49	9/2/2004	8/1/2034	206,458.88	204,950.07	226,351.13	(1,113.93)	203,836.14	225,346.62	109.42	0.00
1100	FNMA	2002 RMRB	4.80	11/10/2004	10/1/2034	50,422.26	50,241.24	54,426.84	(412.16)	49,829.08	54,125.18	110.50	0.00
1100	FNMA	2002 RMRB	5.49	7/14/2005	5/1/2035	32,403.83	32,284.16	35,513.29	(167.64)	32,116.52	35,365.19	19.54	0.00
1100	FNMA	2002 RMRB	5.49	11/3/2005	10/1/2035	114,008.72	113,581.64	125,047.05	(684.43)	112,897.21	124,415.45	52.83	0.00
1100	FNMA	2002 RMRB	4.80	12/15/2005	10/1/2035	57,526.48	58,220.99	62,084.88	(460.44)	57,760.55	61,764.42	139.98	0.00
1100	FNMA	2002 RMRB	5.49	4/27/2006	3/1/2036	129,305.23	128,811.28	141,468.97	(598.61)	128,212.67	140,952.60	82.24	0.00
1100	GNMA	2002 RMRB	5.49	3/12/2003	3/20/2033	36,415.79	36,166.81	40,402.26	(214.12)	35,952.69	40,322.27	134.13	0.00
1100	GNMA	2002 RMRB	5.49	4/2/2003	3/20/2033	101,831.59	101,134.04	113,122.69	(761.92)	100,372.12	112,698.75	337.98	0.00
1100	GNMA	2002 RMRB	4.80	4/2/2003	3/20/2033	82,501.94	81,936.80	90,602.77	(622.54)	81,114.26	90,658.48	878.25	0.00
1100	GNMA	2002 RMRB	4.80	4/10/2003	4/20/2033	371,380.22	368,831.06	407,846.06	(2,371.63)	365,459.43	408,894.47	3,420.04	0.00
1100	GNMA	2002 RMRB	5.49	4/17/2003	4/20/2033	186,703.65	185,421.36	207,668.52	(1,482.98)	183,938.38	206,762.85	577.31	0.00
1100	GNMA	2002 RMRB	4.80	4/17/2003	3/20/2033	69,880.36	69,400.98	76,741.89	(461.13)	68,939.85	76,922.58	641.82	0.00
1100	GNMA	2002 RMRB	4.80	4/24/2003	4/20/2033	83,545.41	82,971.28	91,748.72	(529.37)	82,441.91	91,989.20	769.85	0.00
1100	GNMA	2002 RMRB	5.49	4/29/2003	4/20/2033	52,570.36	52,208.93	58,325.21	(310.13)	51,898.80	58,208.64	193.56	0.00
1100	GNMA	2002 RMRB	4.80	4/29/2003	3/20/2033	71,077.02	70,588.93	78,055.95	(477.39)	70,111.54	78,230.38	651.82	0.00
1100	GNMA	2002 RMRB	5.49	5/8/2003	5/20/2033	209,236.15	207,794.72	232,141.23	(1,263.68)	206,531.04	231,644.12	766.57	0.00
1100	GNMA	2002 RMRB	5.49	5/15/2003	5/20/2033	113,244.33	112,463.73	125,641.17	(658.94)	111,804.79	125,400.27	418.04	0.00
1100	GNMA	2002 RMRB	4.80	5/15/2003	4/20/2033	104,321.52	103,603.16	114,788.09	(718.76)	102,884.40	114,994.40	925.07	0.00
1100	GNMA	2002 RMRB	5.49	5/22/2003	5/20/2033	184,209.11	182,938.43	204,634.18	(1,420.59)	181,517.84	203,819.71	606.12	0.00
1100	GNMA	2002 RMRB				99,982.51	99,293.63	109,799.77	(99,293.63)	0.00		(10,506.14)	0.00
1100	GNMA	2002 RMRB	5.49	5/29/2003	5/20/2033	44,326.62	44,020.67	49,241.49	(280.44)	43,740.23	49,114.44	153.99	0.00
1100	GNMA	2002 RMRB	4.80	5/29/2003	5/20/2033	51,940.34	51,581.84	57,040.34	(328.68)	51,253.16	57,190.30	478.64	0.00
1100	GNMA	2002 RMRB	5.49	6/10/2003	5/20/2033	84,588.95	84,004.44	93,848.88	(487.63)	83,516.81	93,673.97	312.72	0.00
1100	GNMA	2002 RMRB	5.49	6/19/2003	6/20/2033	43,332.40	43,032.40	48,075.98	(248.42)	42,783.98	47,987.96	160.40	0.00
1100	GNMA	2002 RMRB	4.80	6/19/2003	6/20/2033	78,022.57	77,482.41	85,683.53	(487.08)	76,995.33	85,916.31	719.86	0.00
1100	GNMA	2002 RMRB	5.49	6/19/2003	6/20/2033	55,236.44	54,854.03	61,283.20	(341.15)	54,512.88	61,143.54	201.49	0.00
1100	GNMA	2002 RMRB	4.80	6/19/2003	6/20/2033	49,662.22	49,318.40	54,538.59	(316.32)	49,002.08	54,679.74	457.47	0.00
1100	GNMA	2002 RMRB	5.49	6/26/2003	6/20/2033	37,951.61	37,688.68	42,106.13	(222.18)	37,466.50	42,023.84	139.89	0.00
1100	GNMA	2002 RMRB	5.49	7/3/2003	6/20/2033	109,046.38	108,290.47	121,137.45	(720.77)	107,569.70	120,790.23	373.55	0.00
1100	GNMA	2002 RMRB	5.49	7/10/2003	6/20/2033	114,779.54	113,983.31	127,344.45	(694.99)	113,288.32	127,069.72	420.26	0.00
1100	GNMA	2002 RMRB	4.80	7/10/2003	6/20/2033	106,139.25	105,402.96	116,561.01	(690.65)	104,712.31	116,846.26	975.90	0.00
1100	GNMA	2002 RMRB	4.80	7/17/2003	6/20/2033	374,830.12	372,228.42	412,436.84	(4,301.05)	367,927.37	411,256.99	3,121.20	0.00
1100	GNMA	2002 RMRB	5.49	7/24/2003	7/20/2033	208,743.15	207,291.75	231,888.57	(89,311.91)	117,979.84	132,334.08	(10,242.58)	0.00
1100	GNMA	2002 RMRB	4.80	7/24/2003	7/20/2033	291,241.99	289,216.98	319,839.00	(1,871.46)	287,345.52	320,648.07	2,680.53	0.00
1100	GNMA	2002 RMRB	5.49	7/30/2003	7/20/2033	51,588.43	51,229.52	57,235.78	(292.85)	50,936.67	57,182.39	239.46	0.00
1100	GNMA	2002 RMRB	5.49	8/7/2003	7/20/2033	201,672.33	200,268.28	224,033.76	(1,444.46)	198,823.82	223,266.39	677.09	0.00
1100	GNMA	2002 RMRB	4.80	8/7/2003	6/20/2033	80,882.22	80,319.68	88,824.02	(505.31)	79,814.37	89,064.71	746.00	0.00
1100	GNMA	2002 RMRB	5.49	8/14/2003	8/20/2033	75,740.70	75,212.40	84,032.05	(431.14)	74,781.26	83,952.33	351.42	0.00
1100	GNMA	2002 RMRB	4.80	8/14/2003	7/20/2033	137,690.87	136,731.57	151,210.70	(885.21)	135,846.36	151,592.70	1,267.21	0.00
1100	GNMA	2002 RMRB	5.49	8/21/2003	8/20/2033	47,049.28	46,720.92	52,199.76	(276.23)	46,444.69	52,096.84	173.31	0.00
1100	GNMA	2002 RMRB	4.80	8/28/2003	8/20/2033	95,197.32	94,532.55	104,544.69	(617.09)	93,915.46	104,803.22	875.62	0.00
1100	GNMA	2002 RMRB	5.49	9/4/2003	8/20/2033	39,523.62	39,247.42	43,905.98	(263.08)	38,984.34	43,778.05	135.15	0.00
1100	GNMA	2002 RMRB	5.49	9/18/2003	9/20/2033	194,404.81	193,043.00	215,686.29	(1,175.95)	191,867.05	215,222.18	711.84	0.00
1100	GNMA	2002 RMRB	4.80	9/18/2003	9/20/2033	155,750.31	154,659.27	171,043.39	(1,012.24)	153,647.03	171,463.25	1,432.10	0.00
1100	GNMA	2002 RMRB	5.49	9/18/2003	9/20/2033	55,576.22	55,186.90	61,033.23	(341.75)	54,845.15	61,256.68	565.18	0.00
1100	GNMA	2002 RMRB	5.49	9/29/2003	9/20/2033	238,946.23	237,270.73	265,103.65	(1,472.34)	235,798.39	264,502.95	871.64	0.00
1100	GNMA	2002 RMRB	4.80	9/29/2003	9/20/2033	162,698.58	161,557.73	178,673.98	(1,032.59)	160,525.14	179,140.25	1,498.86	0.00
1100	GNMA	2002 RMRB	5.49	10/16/2003	9/20/2033	35,292.62	35,044.75	39,156.13	(203.37)	34,841.38	39,083.22	130.46	0.00
1100	GNMA	2002 RMRB	5.49	10/30/2003	10/20/2033	124,309.69	123,434.67	137,506.35	(712.93)	122,721.74	136,815.78	22.36	0.00
1100	GNMA	2002 RMRB	4.80	10/30/2003	10/20/2033	984,649.34	977,718.39	1,081,332.04	(100,553.31)	877,165.08	978,910.91	(1,867.82)	0.00
1100	GNMA	2002 RMRB	5.49	11/13/2003	10/20/2033	80,676.01	80,107.40	89,240.55	(465.50)	79,651.90	88,800.40	15.35	0.00
1100	GNMA	2002 RMRB	4.80	11/13/2003	10/20/2033	696,727.00	691,816.46	765,138.64	(4,419.23)	687,397.23	767,138.15	6,418.74	0.00
1100	GNMA	2002 RMRB	4.80	11/20/2003	11/20/2033	801,962.12	796,300.26	880,706.77	(5,763.48)	790,536.78	882,252.94	7,309.65	0.00
1100	GNMA	2002 RMRB	5.49	11/26/2003	10/20/2033	44,360.12	44,047.11	49,403.42	(379.08)	43,668.03	49,164.59	140.25	0.00
1100	GNMA	2002 RMRB	4.80	11/26/2003	11/20/2033	173,863.42	172,635.24	190,935.08	(1,121.47)	171,513.77	191,413.17	1,599.56	0.00
1100	GNMA	2002 RMRB	4.80	12/4/2003	12/20/2033	396,256.40	393,452.09	436,012.84	(10,131.64)	383,320.45	427,799.72	1,918.52	0.00
1100	GNMA	2002 RMRB	5.49	12/4/2003	11/20/2033	37,695.23	37,428.76	41,821.75	(212.50)	37,216.26	41,784.38	175.13	0.00
1100	GNMA	2002 RMRB	4.80	12/11/2003	12/20/2033	243,830.02	242,103.45	268,293.46	(1,877.18)	240,226.27	268,554.78	2,138.50	0.00
1100	GNMA	2002 RMRB	5.49	12/11/2003	9/20/2033	77,779.46	77,230.41	86,403.64	(516.11)	76,714.30	86,153.55	266.02	0.00
1100	GNMA	2002 RMRB	4.80	12/18/2003	12/20/2033	41,416.61	41,123.13	45,950.43	(320.01)	40,803.12	45,773.61	143.19	0.00
1100	GNMA	2002 RMRB	4.80	12/18/2003	12/20/2033	99,424.11	98,719.59	109,186.57	(604.84)	98,114.75	109,593.55	1,011.82	0.00
1100	GNMA	2002 RMRB	5.49	12/23/2003	12/20/2033	46,168.62	45,841.33	51,222.64	(256.33)	45,585.00	51,181.29	214.98	0.00
1100	GNMA	2002 RMRB	4.80	12/23/2003	12/20/2033	41,853.94	41,557.23	45,809.15	(251.12)	41,306.11	45,696.63	138.60	0.00
1100	GNMA	2002 RMRB	5.49	1/15/2004	1/20/2034	139,852.07	138,857.58	155,751.84	(1,690.54)	137,167.04	154,441.06	379.76	0.00
1100	GNMA	2002 RMRB	5.49	1/22/2004	1/20/2034	287,014.65	284,972.25	318,838.90	(2,201.13)	282,771.12	317,583.14	945.37	0.00
1100	GNMA	2002 RMRB	4.80	1/22/2004	1/20/2034	286,522.20	284,483.30	314,655.81	(1,785.88)	282,697.42	315,780.69	2,910.76	0.00
1100	GNMA	2002 RMRB	5.49	1/29/2004	1/20/2034	43,627.88	43,317.24	48,526.89	(351.45)	42,965.79	48,309.64	134.20	0.00
1100	GNMA	2002 RMRB	4.80	2/12/2004	1/20/2034	151,561.58	150,481.09	166,270.72	(1,053.67)	149,427.42	165,1		



1100	GNMA	2002 RMRB	5.49	9/29/2004	9/20/2034	72,471.84	71,940.11	80,314.77	(373.65)	71,566.46	80,237.13	296.01	0.00		
1100	GNMA	2002 RMRB	5.49	10/7/2004	9/20/2034	93,168.54	92,484.40	103,367.67	(493.42)	91,990.98	103,310.87	436.62	0.00		
1100	GNMA	2002 RMRB	4.80	10/7/2004	9/20/2034	102,492.37	101,739.76	112,556.11	(597.10)	101,142.66	113,004.96	1,045.95	0.00		
1100	GNMA	2002 RMRB	5.49	7/15/2004	4/20/2034	88,641.10	88,991.02	99,454.09	(483.72)	88,507.30	99,389.40	419.03	0.00		
1100	GNMA	2002 RMRB	5.49	7/22/2004	7/20/2034	87,260.61	86,625.52	96,813.02	(458.54)	86,166.98	96,763.89	409.41	0.00		
1100	GNMA	2002 RMRB	5.49	8/5/2004	8/20/2034	53,939.28	53,545.84	59,843.96	(290.49)	53,255.35	59,805.67	252.20	0.00		
1100	GNMA	2002 RMRB	5.49	8/19/2004	8/20/2034	161,658.52	160,477.92	179,583.23	(1,110.61)	159,367.31	179,020.75	548.13	0.00		
1100	GNMA	2002 RMRB	5.49	12/2/2004	11/20/2034	166,944.44	165,710.05	185,219.83	(905.48)	164,804.57	185,094.01	779.66	0.00		
1100	GNMA	2002 RMRB	4.80	12/2/2004	11/20/2034	135,581.06	134,578.57	148,893.73	(786.17)	133,792.40	149,491.57	1,384.01	0.00		
1100	GNMA	2002 RMRB	4.80	10/28/2004	9/20/2034	11,804.37	11,717.52	12,925.46	(476.59)	11,240.93	12,444.92	(3.95)	0.00		
1100	GNMA	2002 RMRB	5.49	10/28/2004	10/20/2034	111,725.86	110,903.22	123,816.85	(583.90)	110,319.32	123,686.33	455.38	0.00		
1100	GNMA	2002 RMRB	5.49	12/29/2004	12/20/2034	92,851.70	92,162.92	102,900.09	(475.10)	91,687.82	102,804.63	379.64	0.00		
1100	GNMA	2002 RMRB	4.80	12/29/2004	12/20/2034	112,581.03	111,745.90	123,389.92	(625.10)	111,120.80	123,812.45	1,047.63	0.00		
1100	GNMA	2002 RMRB	5.49	1/6/2005	1/20/2035	84,586.69	83,958.21	93,740.63	(424.13)	83,534.08	93,663.40	346.90	0.00		
1100	GNMA	2002 RMRB	5.49	1/27/2005	1/20/2035	252,735.60	250,853.98	281,403.42	(1,283.23)	249,570.75	279,603.89	(156.30)	0.00		
1100	GNMA	2002 RMRB	5.49	3/10/2005	12/20/2034	89,719.25	89,049.31	99,428.65	(454.04)	88,595.27	99,341.84	367.23	0.00		
1100	GNMA	2002 RMRB	5.49	5/5/2005	3/20/2035	49,731.21	49,357.03	55,113.17	(258.54)	49,098.49	55,057.39	202.76	0.00		
1100	GNMA	2002 RMRB	5.49	7/7/2005	6/20/2035	61,779.07	61,310.41	68,464.87	(311.26)	60,999.15	68,406.67	253.06	0.00		
1100	GNMA	2002 RMRB	4.80	7/7/2005	6/20/2035	64,069.47	64,580.42	70,220.70	(358.48)	64,221.94	70,475.98	613.76	0.00		
1100	GNMA	2002 RMRB	4.80	6/2/2005	4/20/2035	98,973.76	99,759.31	108,672.20	(1,005.93)	98,753.38	107,631.75	(34.52)	0.00		
1100	GNMA	2002 RMRB	5.49	9/8/2005	8/20/2035	106,555.87	105,741.57	118,730.94	(737.51)	105,004.06	117,730.15	(263.28)	0.00		
1100	GNMA	2002 RMRB	5.49	9/15/2005	9/20/2035	200,238.08	198,705.65	222,808.86	(51,613.02)	147,092.63	164,679.89	(6,515.95)	0.00		
1100	GNMA	2002 RMRB	5.49	8/4/2005	8/20/2035	135,601.80	134,568.92	150,276.61	(658.33)	133,910.59	150,176.88	558.60	0.00		
1100	GNMA	2002 RMRB	5.49	9/1/2005	9/20/2035	120,373.18	119,453.16	134,116.18	(880.18)	118,572.98	132,936.55	(299.45)	0.00		
1100	GNMA	2002 RMRB	4.80	10/13/2005	9/20/2035	98,420.70	99,549.27	107,870.06	(541.48)	99,007.79	108,258.33	929.75	0.00		
1100	GNMA	2002 RMRB	5.49	10/13/2005	10/20/2035	113,717.50	112,844.37	126,023.99	(832.36)	112,012.01	125,625.85	434.22	0.00		
1100	GNMA	2002 RMRB	5.49	12/19/2005	12/20/2035	148,949.69	147,797.41	165,069.04	(900.42)	146,896.99	164,760.56	591.94	0.00		
1100	GNMA	2002 RMRB	5.49	11/17/2005	11/20/2035	203,551.42	201,982.44	225,325.34	(971.72)	201,010.72	225,069.69	716.07	0.00		
1100	GNMA	2002 RMRB	4.80	11/22/2005	10/20/2035	47,663.58	48,049.70	52,239.77	(271.25)	47,778.45	52,424.70	456.18	0.00		
1100	GNMA	2002 RMRB	4.80	12/22/2005	12/20/2035	115,474.12	116,413.50	126,523.87	(1,198.59)	115,214.91	126,414.81	1,089.53	0.00		
1100	GNMA	2002 RMRB	5.49	12/29/2005	11/20/2035	148,548.28	147,398.81	164,438.51	(703.07)	146,695.74	164,258.56	523.12	0.00		
1100	GNMA	2002 RMRB	5.49	1/12/2006	1/20/2036	159,777.29	158,537.57	176,868.61	(738.49)	157,799.08	176,694.89	564.77	0.00		
1100	GNMA	2002 RMRB	5.49	3/9/2006	3/20/2036	48,309.82	47,932.52	53,477.58	(221.93)	47,710.59	53,426.56	170.91	0.00		
1100	GNMA	2002 RMRB	5.49	3/2/2006	3/20/2036	144,981.12	143,849.54	160,489.77	(669.87)	143,179.67	160,332.36	512.46	0.00		
1100	GNMA	2002 RMRB	5.49	2/23/2006	2/20/2036	206,124.77	203,387.89	230,498.17	(3,004.47)	203,498.17	227,874.61	491.19	0.00		
1100	GNMA	2002 RMRB	5.49	3/16/2006	3/20/2036	144,336.47	143,208.48	159,956.57	(705.09)	142,503.39	159,845.23	593.75	0.00		
1100	GNMA	2002 RMRB	5.49	3/30/2006	3/20/2036	105,141.37	104,318.63	116,880.41	(482.70)	103,835.93	116,205.43	(192.28)	0.00		
1100	GNMA	2002 RMRB	5.49	4/6/2006	4/20/2036	129,244.08	128,231.45	143,230.86	(699.24)	127,532.21	143,055.00	523.38	0.00		
1170	Repo Agmt	2002 RMRB	0.14	5/31/2012	6/1/2012	55,022.97	55,022.97	55,022.97	(23,103.79)	31,919.18	31,919.18	-	0.00		
		<b>2002 RMRB Total</b>				19,163,879.37	21,191,445.81	252,733.44	(77,508.69)	(519,302.13)	0.00	18,819,801.99	20,895,212.58	47,844.15	0.00
1136	Repo Agmt	2009 AB RMRB	0.14	5/31/2012	6/1/2012	1,369,107.07	1,369,107.07	1,369,107.07	1,191,867.68	2,560,974.75	2,560,974.75	-	0.00		
1100	FNMA	2009 AB RMRB	5.75	8/17/2010	5/1/2040	64,444.68	64,696.22	70,760.19	(207.81)	64,236.87	70,555.98	3.60	0.00		
1100	FNMA	2009 AB RMRB	6.10	4/28/2000	4/1/2030	51,433.46	51,433.46	57,700.10	(469.45)	50,964.01	57,702.97	472.32	0.00		
1100	FNMA	2009 AB RMRB	6.10	5/30/2000	5/1/2030	95,566.22	95,566.22	107,210.00	(5,634.00)	89,932.22	101,823.95	247.95	0.00		
1100	FNMA	2009 AB RMRB	6.10	6/26/2000	6/1/2030	76,519.67	76,519.67	85,842.82	(1,554.34)	74,965.33	84,877.99	589.51	0.00		
1100	FNMA	2009 AB RMRB	6.10	9/11/2000	8/1/2030	382,837.27	382,837.27	437,674.88	(3,655.73)	379,181.54	438,614.48	4,595.33	0.00		
1100	FNMA	2009 AB RMRB	6.10	10/6/2000	10/1/2030	87,257.17	87,257.17	97,888.56	(859.85)	86,397.32	97,821.62	792.91	0.00		
1100	FNMA	2009 AB RMRB	6.10	12/27/2000	11/1/2030	118,899.56	118,899.56	133,386.27	(1,763.72)	117,135.84	132,624.70	1,002.15	0.00		
1100	FNMA	2009 AB RMRB	6.10	1/12/2001	12/1/2030	27,835.88	27,835.88	31,227.40	(2,112.84)	25,723.04	29,124.39	9.83	0.00		
1100	FNMA	2009 AB RMRB	6.10	2/5/2001	1/1/2031	213,422.17	213,422.17	243,672.62	(2,848.57)	210,573.60	241,315.23	491.18	0.00		
1100	FNMA	2009 AB RMRB	6.10	3/15/2001	2/1/2031	201,539.14	201,539.14	230,407.60	(50,839.13)	150,700.01	172,332.99	(7,235.48)	0.00		
1100	FNMA	2009 AB RMRB	6.10	10/17/2001	9/1/2031	69,769.81	69,769.81	78,200.79	(575.67)	69,194.14	78,274.48	649.36	0.00		
1100	FNMA	2009 AB RMRB	6.10	1/28/2002	1/1/2031	124,910.74	124,910.74	140,004.95	(833.40)	124,077.34	140,360.01	1,188.46	0.00		
1100	FNMA	2009 AB RMRB	6.10	4/17/2002	2/1/2032	31,859.27	31,859.27	35,709.14	(193.88)	31,665.39	35,820.83	305.57	0.00		
1100	GNMA	2009 AB RMRB	8.18	8/1/1990	6/20/2020	93,086.44	92,957.04	106,046.75	(3,247.25)	89,709.79	102,625.38	(174.12)	0.00		
1100	GNMA	2009 AB RMRB	7.18	8/1/1990	6/20/2020	43,224.35	43,164.26	48,759.67	(1,997.84)	41,166.42	46,476.16	(285.67)	0.00		
1100	GNMA	2009 AB RMRB	8.18	9/4/1990	7/20/2020	69,863.23	69,765.14	80,577.44	(2,777.46)	66,987.68	77,777.46	(22.52)	0.00		
1100	GNMA	2009 AB RMRB	8.18	11/1/1990	9/20/2020	55,179.33	55,100.31	57,865.93	(1,116.07)	53,984.24	56,631.99	(117.87)	0.00		
1100	GNMA	2009 AB RMRB	8.18	9/4/1990	8/20/2020	84,445.80	84,326.39	97,498.59	(2,393.79)	81,932.60	95,130.56	25.76	0.00		
1100	GNMA	2009 AB RMRB	8.18	9/4/1990	7/20/2020	72,466.12	72,364.37	83,841.08	(2,294.23)	70,070.14	81,543.74	(3.11)	0.00		
1100	GNMA	2009 AB RMRB	8.18	11/1/1990	8/20/2020	58,612.99	58,529.64	66,758.93	(1,218.03)	57,311.61	65,351.93	(188.97)	0.00		
1100	GNMA	2009 AB RMRB	8.18	11/1/1990	9/20/2020	41,595.46	41,535.89	42,874.91	(934.28)	40,801.61	41,834.33	(106.30)	0.00		
1100	GNMA	2009 AB RMRB	7.18	11/1/1990	9/20/2020	62,548.75	62,459.18	70,558.64	(1,455.90)	61,003.28	68,874.40	(228.34)	0.00		
1100	GNMA	2009 AB RMRB	8.75	12/28/1989	9/20/2018	506,706.68	506,128.52	581,719.42	(37,713.92)	468,414.60	540,276.50	(3,729.00)	0.00		
1100	GNMA	2009 AB RMRB	8.75	11/30/1989	10/20/2018	64,506.84	64,432.72	72,799.22	(25,803.98)	38,628.74	39,740.81	(7,254.43)	0.00		
1100	GNMA	2009 AB RMRB	8.75	11/30/1989	9/20/2018	39,926.05	39,880.61	41,060.38	(1,510.73)	38,369.88	39,442.92	(106.73)	0.00		
1100	GNMA	2009 AB RMRB	8.75	1/1/1990	11/20/2018	139,434.37	139,272.06	160,900.28	(4,285.96)	134,286.10	155,547.25	(367.07)	0.00		
1100	GNMA	2009 AB RMRB	8.75	1/1/1990	12/20/2018	10,245.36	10,233.32	10,282.91	(810.78)	9,322.54	9,365.26	(6.87)	0.00		
1100	GNMA	2009 AB RMRB	8.75	2/27/1990	1/20/2019	63,201.43	63,126.09	70,580.83	(17,838.97)	45,287.12	47,039.90	(5,701.96)	0.00		
1100	GNMA	2009 AB RMRB	8.75	5/29/1990	4/20/2019	74,387.11	74,295.24	85,510.99	(8,185.27)	66,109.97	76,582.54	(743.18)	0.00		
1100	GNMA	2009 AB RMRB	8.75	6/28/1990	5/20/2019	34,570.20	34,52								

1100	GNMA	2009 AB RMRB	6.10	10/30/2000	10/20/2030	127,951.88	127,951.88	144,104.49	(892.32)	127,059.56	144,100.76	888.58	0.00
1100	GNMA	2009 AB RMRB	6.10	1/16/2001	12/20/2030	85,567.24	85,567.24	96,454.81	(1,931.93)	83,635.31	94,251.13	(271.75)	0.00
1100	GNMA	2009 AB RMRB	6.10	1/29/2001	12/20/2030	48,085.41	48,085.41	54,080.69	(521.23)	47,564.18	53,601.50	42.04	0.00
1100	GNMA	2009 AB RMRB	6.10	12/21/2000	11/20/2030	336,309.85	336,309.85	379,606.34	(3,572.62)	332,737.23	377,779.84	1,746.12	0.00
1100	GNMA	2009 AB RMRB	6.10	12/27/2000	12/20/2030	127,104.50	127,104.50	142,951.88	(1,973.99)	125,130.51	141,013.32	35.43	0.00
1100	GNMA	2009 AB RMRB	6.10	2/20/2001	1/20/2031	55,446.08	55,446.08	62,445.55	(397.60)	55,048.48	62,465.67	417.72	0.00
1100	GNMA	2009 AB RMRB	6.10	3/15/2001	3/20/2031	123,459.98	123,459.98	139,045.56	(639.25)	122,820.73	139,066.61	860.30	0.00
1100	GNMA	2009 AB RMRB	6.10	3/29/2001	3/20/2031	94,849.91	94,849.91	106,823.76	(643.45)	94,206.46	106,841.42	661.11	0.00
1100	GNMA	2009 AB RMRB	6.10	5/10/2001	4/20/2031	355,297.29	355,297.29	400,150.03	(3,558.24)	351,739.05	399,132.38	2,540.59	0.00
1100	GNMA	2009 AB RMRB	6.10	5/30/2001	5/20/2031	204,666.17	204,666.17	230,503.22	(1,561.89)	203,104.28	230,470.55	1,529.22	0.00
1100	GNMA	2009 AB RMRB	6.10	6/18/2001	4/20/2031	95,889.31	95,889.31	108,090.26	(1,416.40)	94,472.91	106,700.53	26.67	0.00
1100	GNMA	2009 AB RMRB	6.10	7/25/2001	6/20/2031	219,166.99	219,166.99	246,834.67	(2,798.39)	216,368.60	245,521.01	1,465.73	0.00
1100	GNMA	2009 AB RMRB	6.10	8/13/2001	8/20/2031	346,225.60	346,225.60	389,933.12	(2,320.18)	343,905.42	390,064.03	2,421.09	0.00
1100	GNMA	2009 AB RMRB	6.10	9/20/2001	8/20/2031	154,923.25	154,923.25	174,480.73	(1,063.62)	153,859.63	174,495.26	1,078.15	0.00
1100	GNMA	2009 AB RMRB	6.10	10/17/2001	9/20/2031	97,362.13	97,362.13	109,653.12	(641.62)	96,720.51	109,692.66	681.16	0.00
1100	GNMA	2009 AB RMRB	6.10	10/30/2001	5/20/2031	36,611.49	36,611.49	41,324.85	(322.23)	36,289.26	41,201.73	199.11	0.00
1100	GNMA	2009 AB RMRB	6.10	2/25/2002	2/20/2032	676,541.91	676,541.91	761,948.56	(5,129.13)	671,412.78	761,878.94	5,059.51	0.00
1100	GNMA	2009 AB RMRB	6.10	5/24/2002	5/20/2032	61,260.85	61,260.85	69,101.62	(547.79)	60,713.06	68,608.78	54.95	0.00
1100	GNMA	2009 AB RMRB	6.10	3/21/2002	3/20/2032	158,373.16	158,373.16	178,366.21	(1,105.48)	157,267.68	178,360.44	1,099.71	0.00
1100	GNMA	2009 AB RMRB	6.10	4/17/2002	3/20/2032	431,961.15	431,961.15	486,491.83	(3,511.86)	428,449.29	485,912.83	2,932.86	0.00
1100	GNMA	2009 AB RMRB	6.10	4/29/2002	4/20/2032	364,624.98	364,624.98	410,655.23	(2,484.07)	362,140.91	410,711.24	2,540.08	0.00
1100	GNMA	2009 AB RMRB	6.10	6/19/2002	4/20/2032	191,575.95	191,575.95	215,760.49	(1,749.97)	189,825.98	215,165.84	1,155.32	0.00
1100	GNMA	2009 AB RMRB	6.10	6/28/2002	6/20/2032	55,077.71	55,077.71	62,030.71	(327.90)	54,749.81	62,058.36	355.55	0.00
1100	GNMA	2009 AB RMRB	6.10	1/30/2003	1/20/2033	97,951.99	97,951.99	110,317.44	(548.65)	97,403.34	110,345.32	576.63	0.00
1100	GNMA	2009 AB RMRB	5.75	10/29/2009	9/20/2039	212,558.97	212,558.97	235,889.43	(706.78)	209,755.50	235,302.55	119.90	0.00
1100	GNMA	2009 AB RMRB	5.75	11/24/2009	11/20/2039	1,347,707.63	1,347,707.63	1,499,836.91	(4,822.12)	1,329,553.98	1,495,731.15	716.36	0.00
1100	GNMA	2009 AB RMRB	5.75	11/24/2009	9/20/2039	132,999.49	132,999.49	147,597.51	(439.45)	131,244.94	147,233.26	75.20	0.00
1100	GNMA	2009 AB RMRB	5.75	5/25/2010	4/20/2040	630,922.09	630,922.09	702,140.55	(2,011.07)	622,558.89	700,495.21	365.73	0.00
1100	GNMA	2009 AB RMRB	5.75	5/25/2010	4/20/2040	387,092.06	387,092.06	429,579.29	(1,831.59)	381,363.22	427,899.30	151.60	0.00
1100	GNMA	2009 AB RMRB	5.75	12/17/2009	11/20/2039	1,577,069.17	1,577,069.17	1,755,088.73	(6,143.82)	1,555,291.86	1,749,720.44	775.53	0.00
1100	GNMA	2009 AB RMRB	5.75	12/17/2009	10/20/2039	132,889.52	132,889.52	147,475.46	(436.14)	131,136.31	147,114.81	75.49	0.00
1100	GNMA	2009 AB RMRB	5.75	12/29/2009	12/20/2039	2,342,625.75	2,342,625.75	2,607,061.35	(8,111.31)	2,311,261.53	2,600,228.73	1,278.69	0.00
1100	GNMA	2009 AB RMRB	5.75	12/29/2009	12/20/2039	574,645.19	574,645.19	639,511.14	(1,938.16)	567,003.10	637,893.10	32.12	0.00
1100	GNMA	2009 AB RMRB	5.75	12/29/2009	11/20/2039	263,634.82	263,634.82	292,447.47	(1,038.06)	259,980.44	291,541.49	132.08	0.00
1100	GNMA	2009 AB RMRB	5.75	1/20/2010	12/20/2039	1,241,998.89	1,241,998.89	1,382,195.69	(4,092.01)	1,225,553.95	1,378,807.57	703.89	0.00
1100	GNMA	2009 AB RMRB	5.75	1/27/2010	12/20/2039	101,452.53	101,452.53	112,587.96	(330.31)	100,112.56	112,315.70	58.05	0.00
1100	GNMA	2009 AB RMRB	5.75	1/20/2010	12/20/2039	236,879.95	236,879.95	262,879.87	(965.80)	233,558.14	262,025.90	111.83	0.00
1100	GNMA	2009 AB RMRB	5.75	1/27/2010	1/20/2040	2,438,190.03	2,438,190.03	2,713,412.89	(8,704.29)	2,405,215.99	2,706,009.18	1,300.58	0.00
1100	GNMA	2009 AB RMRB	5.75	1/27/2010	12/20/2039	206,053.83	206,053.83	228,670.29	(698.32)	203,304.86	228,086.51	114.54	0.00
1100	GNMA	2009 AB RMRB	5.75	2/17/2010	1/20/2040	1,723,314.50	1,706,126.16	1,917,842.22	(5,726.88)	1,700,399.28	1,913,083.77	968.43	0.00
1100	GNMA	2009 AB RMRB	5.75	2/17/2010	12/20/2039	1,172,286.68	1,160,597.80	1,304,614.39	(1,156.93)	1,156,781.87	1,301,468.54	670.08	0.00
1100	GNMA	2009 AB RMRB	5.75	2/17/2010	12/20/2039	178,848.05	177,064.75	198,478.41	(599.55)	176,465.20	197,979.08	100.22	0.00
1100	GNMA	2009 AB RMRB	5.75	2/23/2010	2/20/2040	1,937,982.57	1,918,639.56	2,156,742.03	(7,190.68)	1,911,448.88	2,150,548.67	997.32	0.00
1100	GNMA	2009 AB RMRB	5.75	2/23/2010	1/20/2040	347,071.32	343,607.89	385,165.85	(1,187.91)	342,419.98	384,169.42	191.48	0.00
1100	GNMA	2009 AB RMRB	5.75	3/16/2010	2/20/2040	1,660,658.86	1,644,052.27	1,848,114.02	(5,430.49)	1,638,621.78	1,843,629.46	945.93	0.00
1100	GNMA	2009 AB RMRB	5.75	3/16/2010	2/20/2040	114,335.83	113,192.47	126,885.33	(366.70)	112,825.77	126,584.72	66.09	0.00
1100	GNMA	2009 AB RMRB	5.75	3/16/2010	12/20/2039	122,900.90	121,672.38	136,390.48	(398.27)	121,274.11	136,062.74	70.53	0.00
1100	GNMA	2009 AB RMRB	5.75	3/30/2010	1/20/2040	681,422.82	674,601.09	758,341.83	(2,208.13)	672,392.96	756,524.34	390.64	0.00
1100	GNMA	2009 AB RMRB	5.75	3/30/2010	2/20/2040	401,889.97	406,775.72	457,271.21	(1,324.69)	405,451.03	456,182.92	236.40	0.00
1100	GNMA	2009 AB RMRB	5.75	3/30/2010	12/20/2039	105,395.88	104,340.97	116,964.09	(342.25)	103,998.72	116,682.12	60.28	0.00
1100	GNMA	2009 AB RMRB	5.75	4/22/2010	3/20/2040	754,480.22	746,908.25	839,645.94	(2,537.70)	744,370.55	837,529.07	420.83	0.00
1100	GNMA	2009 AB RMRB	5.75	4/22/2010	4/20/2040	331,155.95	327,831.80	367,503.65	(1,167.49)	326,664.31	366,514.63	178.47	0.00
1100	GNMA	2009 AB RMRB	5.75	6/15/2010	4/20/2040	387,856.69	383,943.99	430,427.84	(1,225.15)	382,718.84	429,428.57	225.88	0.00
1100	GNMA	2009 AB RMRB	5.75	6/15/2010	3/20/2040	255,573.37	252,995.65	283,625.08	(826.34)	252,169.31	282,945.24	146.50	0.00
1100	GNMA	2009 AB RMRB	5.75	7/20/2010	7/20/2040	1,024,265.83	1,013,895.13	1,139,884.95	(4,674.08)	1,009,221.05	1,135,627.91	417.04	0.00
1100	GNMA	2009 AB RMRB	5.75	7/28/2010	7/20/2040	704,264.13	697,128.52	783,761.46	(2,233.95)	694,894.57	781,936.95	409.44	0.00
1100	GNMA	2009 AB RMRB	5.75	7/28/2010	6/20/2040	298,982.09	295,953.10	331,798.34	(1,399.91)	294,553.19	330,517.22	118.79	0.00
1100	GNMA	2009 AB RMRB	5.75	7/28/2010	7/20/2040	2,439,779.80	2,415,059.95	2,715,182.12	(8,773.31)	2,406,286.64	2,707,697.76	1,288.95	0.00
1100	GNMA	2009 AB RMRB	5.75	8/17/2010	8/20/2040	3,646,245.14	3,609,228.45	4,057,833.27	(13,526.08)	3,595,702.37	4,046,185.33	1,878.14	0.00
1100	GNMA	2009 AB RMRB	5.75	8/17/2010	6/20/2040	364,014.59	360,320.20	403,968.81	(1,203.05)	359,117.15	402,971.57	205.81	0.00
1100	GNMA	2009 AB RMRB	5.75	8/17/2010	5/20/2040	57,092.05	56,512.67	63,358.47	(189.76)	56,322.91	63,200.80	32.09	0.00
1100	GNMA	2009 AB RMRB	5.75	8/17/2010	5/20/2040	72,311.55	71,577.73	80,248.46	(226.81)	71,350.92	80,063.95	42.30	0.00
1100	GNMA	2009 AB RMRB	5.75	8/24/2010	8/20/2040	3,441,800.83	3,406,835.57	3,830,311.25	(11,519.77)	3,395,315.80	3,820,716.73	1,925.25	0.00
1100	GNMA	2009 AB RMRB	5.75	9/14/2010	8/20/2040	4,314,605.78	4,270,691.72	4,801,638.45	(13,458.08)	4,257,233.64	4,790,716.74	2,536.37	0.00
1100	GNMA	2009 AB RMRB	5.75	9/14/2010	5/20/2040	99,154.00	98,145.20	110,037.16	(312.87)	97,832.33	109,782.04	57.75	0.00
1100	GNMA	2009 AB RMRB	5.75	6/22/2010	6/20/2040	1,439,530.46	1,424,995.52	1,602,024.65	(4,747.65)	1,420,247.87	1,598,093.04	816.04	0.00
1100	GNMA	2009 AB RMRB	5.75	6/22/2010	5/20/2040	700,114.26	693,045.90	779,143.14	(2,528.25)	690,517.65	776,983.54	368.65	0.00
1100	GNMA	2009 AB RMRB	5.75	6/22/2010	5/20/2040	228,069.73	225,767.13	253,102.64	(728.70)	225,040.43	252,508.23	132.29	0.00
1100	GNMA	2009 AB RMRB	5.75	6/29/2010	4/20/2040	80,7							

1100	GNMA	2009C-1	5.10	8/11/2011	7/15/2041	1,237,320.57	1,237,320.57	1,371,112.02	(4,253.17)	2,233,067.40	1,367,360.75	501.90	0.00
1100	GNMA	2009C-1	5.10	8/30/2011	6/15/2041	76,225.33	76,225.33	84,138.28	(258.39)	75,966.94	83,752.79	(127.10)	0.00
1100	GNMA	2009C-1	5.24	8/24/2010	8/20/2040	2,653,027.11	2,653,027.11	2,934,672.44	(9,880.55)	2,643,146.56	2,935,610.68	10,818.79	0.00
1100	GNMA	2009C-1	5.24	9/14/2010	8/20/2040	2,156,329.80	2,156,329.80	2,385,245.75	(8,795.73)	2,147,534.07	2,385,158.69	8,708.67	0.00
1100	GNMA	2009C-1	5.24	9/21/2010	9/20/2040	1,956,335.53	1,956,335.53	2,164,020.06	(6,952.54)	1,949,382.99	2,165,082.17	8,014.65	0.00
1100	GNMA	2009C-1	5.00	9/21/2010	9/15/2040	2,364,211.61	2,364,211.61	2,619,120.87	(8,691.86)	2,355,519.75	2,611,305.60	876.59	0.00
1100	GNMA	2009C-1	5.00	9/28/2010	9/15/2040	812,303.64	812,303.64	900,138.05	(2,962.95)	809,340.69	897,485.99	310.89	0.00
1100	GNMA	2009C-1	5.00	10/19/2010	9/15/2040	2,364,009.57	2,364,009.57	2,619,629.90	(6,683.26)	2,355,326.31	2,611,844.87	898.23	0.00
1100	GNMA	2009C-1	5.24	10/19/2010	10/20/2040	2,476,550.70	2,476,550.70	2,739,461.32	(9,300.59)	2,467,250.11	2,740,695.44	10,534.71	0.00
1100	GNMA	2009C-1	5.00	10/28/2010	10/15/2040	1,578,010.59	1,578,010.59	1,748,151.67	(6,287.52)	1,571,723.07	1,742,396.47	532.32	0.00
1100	GNMA	2009C-1	5.75	10/28/2010	9/20/2040	889,660.44	889,660.44	990,085.78	(3,418.71)	886,241.73	977,238.30	571.23	0.00
1100	GNMA	2009C-1	4.25	10/28/2010	10/20/2040	72,376.13	72,376.13	78,094.56	(299.81)	72,076.32	78,542.30	1,147.55	0.00
1100	GNMA	2009C-1	4.90	10/28/2010	10/20/2040	5,087,541.76	5,087,541.76	5,563,277.79	(18,504.98)	5,068,636.78	5,558,207.94	53,835.13	0.00
1100	GNMA	2009C-1	5.24	10/28/2010	10/20/2040	980,918.17	980,918.17	1,085,052.44	(3,988.97)	976,929.20	1,085,026.42	3,962.95	0.00
1100	GNMA	2009C-1	4.90	11/18/2010	11/20/2040	2,729,044.91	2,729,044.91	2,984,237.87	(1,085.33)	2,718,959.58	3,003,036.43	28,883.99	0.00
1100	GNMA	2009C-1	4.85	11/18/2010	11/20/2040	2,402,995.58	2,402,995.58	2,627,699.68	(9,654.58)	2,393,341.00	2,643,397.26	25,352.16	0.00
1100	GNMA	2009C-1	4.90	11/18/2010	11/20/2040	2,402,096.67	2,402,096.67	2,626,716.71	(9,193.14)	2,392,903.53	2,642,914.08	25,390.51	0.00
1100	GNMA	2009C-1	4.85	11/18/2010	11/20/2040	2,493,591.36	2,493,591.36	2,726,767.04	(10,567.09)	2,483,024.27	2,742,450.61	26,250.66	0.00
1100	GNMA	2009C-1	5.00	12/7/2010	11/15/2040	1,169,236.94	1,169,236.94	1,299,326.24	(5,221.56)	1,164,015.38	1,294,420.02	315.34	0.00
1100	GNMA	2009C-1	4.49	12/21/2010	7/15/2040	139,931.95	139,931.95	152,531.42	(563.81)	139,368.14	152,969.07	1,001.46	0.00
1100	GNMA	2009C-1	4.25	12/21/2010	9/15/2040	68,792.13	68,792.13	74,684.86	(298.59)	68,493.54	74,822.34	436.07	0.00
1100	GNMA	2009C-1	4.90	12/21/2010	12/15/2040	1,715,410.12	1,715,410.12	1,875,011.86	(6,415.41)	1,708,994.71	1,881,158.82	12,562.37	0.00
1100	GNMA	2009C-1	4.85	12/21/2010	11/15/2040	3,692,354.48	3,692,354.48	4,035,411.12	(13,805.47)	3,678,549.01	4,048,684.60	27,078.95	0.00
1100	GNMA	2009C-1	4.90	12/21/2010	12/15/2040	1,854,479.77	1,854,479.77	2,027,020.55	(6,907.59)	1,847,572.18	2,033,696.58	13,583.62	0.00
1100	GNMA	2009C-1	4.85	12/21/2010	11/15/2040	2,225,302.00	2,225,302.00	2,432,054.80	(8,467.41)	2,216,834.59	2,439,892.47	16,305.08	0.00
1100	GNMA	2009C-1	4.49	12/21/2010	10/15/2040	85,977.57	85,977.57	93,721.56	(343.33)	85,634.24	93,993.85	615.62	0.00
1100	GNMA	2009C-1	4.15	12/21/2010	9/15/2040	29,299.51	29,299.51	31,598.93	(123.93)	29,175.58	31,974.68	499.68	0.00
1100	GNMA	2009C-1	5.75	12/21/2010	9/15/2040	473,260.09	473,260.09	529,048.24	(1,633.64)	471,626.45	526,599.47	(815.13)	0.00
1100	GNMA	2009C-1	5.00	12/29/2010	10/15/2040	664,225.75	664,225.75	736,048.47	(2,863.34)	661,362.41	733,391.39	206.26	0.00
1100	GNMA	2009C-1	4.80	2/15/2011	1/15/2041	1,307,068.70	1,307,068.70	1,428,351.60	(5,338.79)	1,301,729.91	1,432,540.75	9,527.94	0.00
1100	GNMA	2009C-1	4.80	2/15/2011	2/15/2041	2,001,669.02	2,001,669.02	2,187,403.86	(7,531.15)	1,994,137.87	2,194,528.77	14,656.06	0.00
1100	GNMA	2009C-1	4.45	2/15/2011	1/15/2041	3,028,573.93	3,028,573.93	3,269,951.28	(3,124.98)	3,014,924.95	3,304,176.85	47,874.55	0.00
1100	GNMA	2009C-1	4.90	2/24/2011	10/15/2040	87,154.56	87,154.56	96,070.47	(320.82)	86,833.74	95,775.87	26.22	0.00
1100	GNMA	2009C-1	4.85	2/24/2011	12/15/2040	584,015.91	584,015.91	638,276.82	(2,181.98)	581,833.93	640,378.05	4,283.21	0.00
1100	GNMA	2009C-1	4.90	2/24/2011	1/15/2041	158,896.24	158,896.24	175,156.09	(633.48)	158,262.76	174,565.40	42.79	0.00
1100	GNMA	2009C-1	4.85	2/24/2011	1/15/2041	971,121.28	971,121.28	1,061,348.13	(3,580.39)	967,540.89	1,064,894.83	7,127.09	0.00
1100	GNMA	2009C-1	4.05	2/24/2011	12/15/2040	297,737.57	297,737.57	320,758.63	(1,274.62)	296,462.95	321,202.78	1,718.77	0.00
1100	GNMA	2009C-1	3.70	2/24/2011	1/15/2041	66,764.20	66,764.20	70,094.39	(361.82)	66,402.38	70,988.12	1,255.55	0.00
1100	GNMA	2009C-1	4.80	2/24/2011	1/15/2041	1,030,606.24	1,030,606.24	1,126,236.18	(3,859.04)	1,026,747.20	1,129,925.02	7,547.88	0.00
1100	GNMA	2009C-1	4.45	2/24/2011	2/15/2041	3,018,275.37	3,018,275.37	3,258,831.92	(13,649.13)	3,004,626.24	3,292,890.08	47,707.29	0.00
1100	GNMA	2009C-1	4.85	1/20/2011	12/15/2040	1,949,192.87	1,949,192.87	2,130,292.36	(9,172.37)	1,940,020.50	2,135,225.35	14,105.36	0.00
1100	GNMA	2009C-1	4.85	1/20/2011	12/15/2040	3,607,924.04	3,607,924.04	3,943,136.23	(14,543.89)	3,593,380.15	3,954,946.00	26,353.66	0.00
1100	GNMA	2009C-1	4.15	1/20/2011	10/15/2040	355,969.36	355,969.36	384,510.98	(5,540.64)	350,428.72	385,169.25	2,653.83	0.00
1100	GNMA	2009C-1	5.24	1/20/2011	8/15/2040	115,901.83	115,901.83	128,324.18	(411.23)	115,490.60	127,715.27	(197.68)	0.00
1100	GNMA	2009C-1	4.80	1/20/2011	12/15/2040	3,199,642.71	3,199,642.71	3,496,537.55	(12,665.47)	3,186,976.97	3,507,236.27	23,364.46	0.00
1100	GNMA	2009C-1	4.90	1/26/2011	1/15/2041	597,166.01	597,166.01	652,726.33	(3,855.83)	593,310.18	653,080.24	4,209.74	0.00
1100	GNMA	2009C-1	4.90	1/26/2011	12/15/2040	603,971.38	603,971.38	660,164.86	(2,217.04)	601,754.34	662,375.06	4,427.24	0.00
1100	GNMA	2009C-1	5.00	1/26/2011	10/15/2040	79,443.22	79,443.22	87,791.11	(287.17)	79,156.05	87,532.34	28.40	0.00
1100	GNMA	2009C-1	4.05	1/26/2011	12/15/2040	177,525.13	177,525.13	191,249.59	(762.79)	176,762.34	191,509.62	1,022.82	0.00
1100	GNMA	2009C-1	4.80	1/26/2011	1/15/2041	4,877,550.24	4,877,550.24	5,330,138.11	(19,224.64)	4,858,325.60	5,346,538.72	35,625.25	0.00
1100	GNMA	2009C-1	4.45	1/26/2011	1/15/2041	2,333,434.12	2,333,434.12	2,519,408.81	(9,255.30)	2,324,178.82	2,547,160.53	37,007.02	0.00
1100	GNMA	2009C-1	4.10	1/26/2011	11/15/2040	162,516.53	162,516.53	175,313.08	(736.57)	161,779.96	175,534.49	957.98	0.00
1100	GNMA	2009C-1	4.45	2/24/2011	2/20/2041	270,929.40	270,929.40	294,280.80	(1,063.71)	269,865.69	295,068.44	1,851.35	0.00
1100	GNMA	2009C-1	4.80	3/16/2011	2/15/2041	547,368.35	547,368.35	598,158.66	(2,120.11)	545,248.24	600,040.23	4,001.68	0.00
1100	GNMA	2009C-1	4.45	3/16/2011	2/15/2041	2,430,769.51	2,430,769.51	2,624,501.83	(10,540.85)	2,420,228.66	2,652,425.40	38,464.42	0.00
1100	GNMA	2009C-1	4.85	3/29/2011	12/15/2040	406,066.85	406,066.85	447,047.11	(1,498.40)	404,568.45	445,660.46	111.75	0.00
1100	GNMA	2009C-1	5.00	3/29/2011	3/15/2041	6,518,485.56	6,518,485.56	7,221,308.63	(24,982.52)	6,493,503.04	7,198,632.53	2,306.42	0.00
1100	GNMA	2009C-1	3.70	3/29/2011	2/15/2041	660,545.83	660,545.83	693,744.85	(3,061.01)	657,484.82	703,140.55	12,456.71	0.00
1100	GNMA	2009C-1	4.45	3/29/2011	3/15/2041	1,104,715.89	1,104,715.89	1,192,761.74	(4,314.23)	1,100,401.66	1,205,974.19	17,526.68	0.00
1100	GNMA	2009C-1	4.45	3/29/2011	1/20/2041	297,926.35	297,926.35	323,604.62	(1,167.22)	296,759.13	324,473.46	2,036.06	0.00
1100	GNMA	2009C-1	3.70	3/29/2011	2/15/2041	150,489.40	150,489.40	157,995.81	(681.30)	149,808.10	160,153.84	2,839.33	0.00
1100	GNMA	2009C-1	4.45	4/14/2011	3/15/2041	1,437,907.27	1,437,907.27	1,552,508.47	(5,744.42)	1,432,162.85	1,569,564.55	22,800.50	0.00
1100	GNMA	2009C-1	5.00	4/14/2011	4/15/2041	3,217,935.57	3,217,935.57	3,564,893.36	(11,469.95)	3,206,465.62	3,554,655.71	1,232.30	0.00
1100	GNMA	2009C-1	5.10	4/14/2011	4/15/2041	2,929,069.65	2,929,069.65	3,245,789.93	(10,669.72)	2,918,399.93	3,256,242.83	1,122.62	0.00
1100	GNMA	2009C-1	4.80	4/14/2011	3/15/2041	301,130.92	301,130.92	331,117.53	(1,105.13)	300,025.79	330,091.37	78.97	0.00
1100	GNMA	2009C-1	5.00	4/28/2011	4/15/2041	1,831,517.03	1,831,517.03	2,035,291.60	(6,963.24)	1,824,553.79	2,028,958.53	630.17	0.00
1100	GNMA	2009C-1	5.00	4/28/2011	3/20/2041	187,559.42	187,559.42	206,748.62	(658.75)	186,900.67			

1100	GNMA	2009C-1	4.85	6/28/2011	6/15/2041	2,758,079.35	2,758,079.35	3,014,332.47	(10,344.18)	2,747,735.17	3,024,212.26	20,223.97	0.00			
1100	GNMA	2009C-1	4.45	11/30/2011	11/15/2041	1,131,524.04	1,131,524.04	1,221,706.49	(4,672.46)	1,126,851.58	1,234,927.89	17,893.86	0.00			
1100	GNMA	2009C-1	4.45	11/14/2011	10/15/2041	3,198,506.70	3,198,506.70	3,453,427.65	(12,148.51)	3,186,358.19	3,491,961.76	50,682.62	0.00			
1100	GNMA	2009C-1	4.45	11/30/2011	10/15/2041	2,828,943.20	2,828,943.20	3,054,409.96	(11,825.82)	2,817,017.38	3,087,197.49	44,713.35	0.00			
1100	GNMA	2009C-1	4.60	11/14/2011	9/15/2041	369,006.32	369,006.32	402,508.40	(1,349.45)	367,656.87	404,440.93	3,281.98	0.00			
1100	GNMA	2009C-1	4.45	11/28/2011	10/15/2041	2,171,203.20	2,171,203.20	2,344,248.06	(9,342.75)	2,161,860.45	2,369,204.46	34,299.15	0.00			
1100	GNMA	2009C-1	4.45	11/28/2011	10/15/2041	265,713.25	265,713.25	286,566.42	(998.40)	264,714.85	290,029.52	4,461.50	0.00			
1100	GNMA	2009C-1	3.85	11/28/2011	10/15/2041	67,237.11	67,237.11	70,590.89	(306.72)	66,930.39	71,552.60	1,268.43	0.00			
1100	GNMA	2009C-1	4.45	11/28/2011	10/15/2041	831,780.97	831,780.97	898,073.90	(3,521.52)	828,259.45	907,697.80	13,145.42	0.00			
1170	Repo Agmt	2009C-1	0.14	5/31/2012	6/1/2012	148,521.93	148,521.93	148,521.93	(73,944.88)	74,577.05	74,577.05	-	0.00			
		<b>2009C-1 Total</b>				149,490,647.32	163,577,236.68	1,881,322.90	(133,939.06)	(593,471.25)	0.00	150,644,559.91	165,746,802.51	1,015,653.24	0.00	
1136	Repo Agmt	1999 B-D RMRB	0.14	5/31/2012	6/1/2012	0.80	0.80	0.80		6.45	6.45	-	0.00			
1158	Repo Agmt	1999 B-D RMRB	0.14	5/31/2012	6/1/2012	6,108.80	6,108.80	6,108.80		19,313.56	25,422.36	25,422.36	-	0.00		
		<b>1999 B-D RMRB Total</b>				6,109.60	6,109.60	19,319.21	0.00	0.00	0.00	25,428.81	25,428.81	0.00	0.00	
1136	Repo Agmt	2000 A RMRB	0.14	5/31/2012	6/1/2012	0.02	0.02	0.02		0.04	0.04	-	0.00			
1158	Repo Agmt	2000 A RMRB	0.14	5/31/2012	6/1/2012	0.13	0.13	0.00		0.13	0.13	-	0.00			
1170	Repo Agmt	2000 A RMRB	0.14	5/31/2012	6/1/2012	401.93	401.93	401.93		401.93	401.93	-	0.00			
		<b>2000 A RMRB Total</b>				402.08	402.08	402.08	0.02	0.00	0.00	0.00	402.10	402.10	0.00	0.00
1136	Repo Agmt	2003A RMRB	0.14	5/31/2012	6/1/2012	435,426.26	435,426.26	435,426.26	560,582.62	996,008.88	996,008.88	-	0.00			
1158	Repo Agmt	2003A RMRB	0.14	5/31/2012	6/1/2012	387,248.52	387,248.52	387,248.52	100.07	387,348.59	387,348.59	-	0.00			
1100	FNMA	2003A RMRB	4.49	3/25/2004	2/1/2034	181,266.19	180,633.93	194,456.92	(1,257.80)	179,376.13	194,308.29	1,109.17	0.00			
1100	FNMA	2003A RMRB	4.49	7/29/2004	7/1/2034	69,473.51	69,227.15	74,529.09	(437.03)	68,790.12	74,520.89	428.83	0.00			
1100	FNMA	2003A RMRB	4.49	8/26/2004	8/1/2034	93,612.36	93,279.28	100,480.69	(919.58)	92,459.70	100,194.17	533.06	0.00			
1100	FNMA	2003A RMRB	5.49	9/23/2004	8/1/2034	184,821.45	184,162.59	202,628.99	(1,157.29)	183,004.90	201,575.31	103.61	0.00			
1100	FNMA	2003A RMRB	4.49	9/29/2004	9/1/2034	218,917.70	218,135.50	234,640.36	(1,308.39)	216,827.11	234,694.56	1,362.59	0.00			
1100	FNMA	2003A RMRB	4.49	11/10/2004	10/1/2034	147,973.79	147,442.56	158,676.73	(907.81)	146,534.75	158,693.41	924.49	0.00			
1100	FNMA	2003A RMRB	4.49	3/29/2005	1/20/2035	90,500.06	90,500.06	97,451.13	(568.69)	96,881.37	97,425.13	562.69	0.00			
1100	FNMA	2003A RMRB	5.49	6/23/2005	6/1/2035	239,464.58	238,581.19	262,400.49	(76,277.26)	162,303.93	178,663.65	(7,459.68)	0.00			
1100	FNMA	2003A RMRB	5.49	8/18/2005	6/1/2035	277,653.45	276,623.91	305,851.93	(2,556.35)	274,067.56	304,372.19	1,076.81	0.00			
1100	FNMA	2003A RMRB	5.49	9/8/2005	8/1/2035	101,858.01	111,478.99	111,596.65	(498.83)	100,980.16	111,151.06	53.24	0.00			
1100	FNMA	2003A RMRB	5.49	10/6/2005	10/1/2035	139,806.72	139,284.40	153,351.19	(1,044.32)	138,240.08	152,355.02	48.15	0.00			
1100	FNMA	2003A RMRB	5.49	10/20/2005	10/1/2035	166,186.46	166,561.01	183,373.44	(96,507.41)	70,053.60	77,126.54	(9,739.49)	0.00			
1100	FNMA	2003A RMRB	5.49	12/29/2005	12/1/2035	238,577.09	237,677.41	261,251.45	(1,145.09)	236,532.32	260,238.75	132.39	0.00			
1100	FNMA	2003A RMRB	4.49	11/2/2006	12/1/2035	67,672.87	67,417.33	72,380.87	(556.71)	66,860.62	72,245.36	421.20	0.00			
1100	FNMA	2003A RMRB	5.49	2/2/2006	1/1/2036	105,269.18	104,870.63	115,252.90	(502.40)	104,368.23	114,811.40	60.90	0.00			
1100	GNMA	2003A RMRB	4.49	3/25/2004	3/20/2034	6,514,460.69	6,467,745.49	7,063,759.93	(159,973.97)	6,307,771.52	6,981,797.89	78,011.93	0.00			
1100	GNMA	2003A RMRB	4.49	3/30/2004	3/20/2034	1,414,713.22	1,404,564.06	1,534,001.81	(10,022.56)	1,394,541.50	1,543,561.97	19,582.72	0.00			
1100	GNMA	2003A RMRB	4.49	7/8/2004	7/20/2034	1,061,526.30	606,088.99	663,263.52	(4,939.05)	601,149.94	666,590.71	8,662.24	0.00			
1100	GNMA	2003A RMRB	5.49	7/8/2004	6/20/2034	106,421.08	105,648.35	118,070.99	(5,175.64)	100,472.71	112,984.88	89.53	0.00			
1100	GNMA	2003A RMRB	4.49	7/8/2004	7/20/2034	108,585.95	107,796.74	117,555.14	(650.21)	107,146.53	118,421.91	1,516.98	0.00			
1100	GNMA	2003A RMRB	4.49	4/8/2004	4/20/2034	948,345.30	941,529.54	1,028,309.73	(6,553.93)	934,975.61	1,034,901.53	13,145.73	0.00			
1100	GNMA	2003A RMRB	4.49	4/15/2004	4/20/2034	885,975.29	879,603.35	960,680.68	(6,035.97)	873,567.38	966,934.16	12,289.45	0.00			
1100	GNMA	2003A RMRB	4.49	4/22/2004	4/20/2034	863,258.41	857,045.53	936,048.35	(5,536.67)	851,508.86	942,522.80	12,011.12	0.00			
1100	GNMA	2003A RMRB	4.49	4/29/2004	4/20/2034	851,036.06	844,907.74	922,795.38	(5,418.14)	839,489.60	929,222.57	11,845.33	0.00			
1100	GNMA	2003A RMRB	5.49	4/29/2004	4/20/2034	54,995.02	54,599.00	61,015.32	(298.03)	54,300.97	60,974.23	256.94	0.00			
1100	GNMA	2003A RMRB	4.49	5/6/2004	5/20/2034	489,030.94	485,503.55	530,266.03	(3,039.85)	482,463.70	534,040.68	6,814.50	0.00			
1100	GNMA	2003A RMRB	4.49	5/13/2004	5/20/2034	383,318.27	380,551.86	416,429.29	(3,480.49)	377,071.37	418,097.65	5,148.85	0.00			
1100	GNMA	2003A RMRB	5.49	5/1/2004	4/20/2034	28,321.03	28,117.06	31,016.34	(653.35)	27,463.71	30,423.99	61.00	0.00			
1100	GNMA	2003A RMRB	4.49	5/20/2004	5/20/2034	676,829.62	671,941.55	733,899.90	(4,304.75)	667,636.80	739,016.11	9,420.96	0.00			
1100	GNMA	2003A RMRB	4.49	5/27/2004	5/20/2034	478,509.02	475,050.83	518,856.95	(2,973.04)	472,077.79	522,551.89	6,667.98	0.00			
1100	GNMA	2003A RMRB	4.49	6/3/2004	6/20/2034	812,301.25	806,421.81	880,794.44	(4,973.53)	801,448.28	887,148.97	11,328.06	0.00			
1100	GNMA	2003A RMRB	4.49	6/10/2004	6/20/2034	393,938.55	391,085.25	427,155.45	(9,620.08)	381,465.17	422,257.84	4,722.47	0.00			
1100	GNMA	2003A RMRB	4.49	6/17/2004	6/20/2034	957,268.25	950,329.96	1,037,985.09	(5,866.70)	944,463.26	1,045,466.37	13,347.98	0.00			
1100	GNMA	2003A RMRB	4.49	6/24/2004	6/20/2034	895,247.61	888,755.27	970,734.86	(5,885.86)	882,869.41	977,289.46	12,440.46	0.00			
1100	GNMA	2003A RMRB	5.49	6/24/2004	6/20/2034	584,325.77	580,088.23	648,291.86	(3,129.77)	576,958.46	647,896.36	2,734.27	0.00			
1100	GNMA	2003A RMRB	4.49	9/2/2004	8/20/2034	121,200.71	120,314.36	132,043.32	(740.39)	119,573.97	132,049.77	746.84	0.00			
1100	GNMA	2003A RMRB	5.49	9/9/2004	9/20/2034	70,555.43	70,038.68	78,576.87	(619.25)	69,419.43	78,178.48	220.86	0.00			
1100	GNMA	2003A RMRB	4.49	9/9/2004	9/20/2034	140,611.98	139,582.13	153,191.12	(853.17)	138,728.96	153,206.40	868.45	0.00			
1100	GNMA	2003A RMRB	5.49	9/16/2004	9/20/2034	154,926.79	153,791.33	171,886.62	(1,128.22)	152,663.11	171,446.57	688.17	0.00			
1100	GNMA	2003A RMRB	4.49	9/16/2004	9/20/2034	696,281.69	691,178.64	754,992.15	(4,436.25)	686,742.39	760,246.26	9,690.36	0.00			
1100	GNMA	2003A RMRB	5.49	9/23/2004	9/20/2034	69,634.28	69,123.65	77,170.10	(398.99)	68,724.66	77,180.84	409.73	0.00			
1100	GNMA	2003A RMRB	4.49	9/23/2004	9/20/2034	177,445.02	176,143.81	192,407.18	(1,110.90)	175,032.91	193,768.13	2,471.85	0.00			
1100	GNMA	2003A RMRB	4.49	9/29/2004	9/20/2034	404,252.72	401,286.71	438,339.32	(2,505.39)	398,781.32	441,467.96	5,634.03	0.00			
1100	GNMA	2003A RMRB	5.49	9/29/2004	9/20/2034	134,699.16	133,710.87	149,987.51	(898.22)	132,812.65	148,781.84	(307.45)	0.00			
1100	GNMA	2003A RMRB	5.49	10/7/2004	9/20/2034	44,913.54	44,583.73	49,774.08	(231.44)	44,352.29	49,726.04	183.40	0.00			
1100	GNMA	2003A RMRB	4.49	10/7/2004	10/20/2034	295,224.84	293,055.23	321,727.17	(2,097.81)	290,957.42	321,411.57	1,782.21	0.00			
1100	GNMA	2003A RMRB	4.49	7/15/2004	7/20/2034	199,502.17	198,051.19	217,347.63	(1,199.95)	196,851.24	217,383.03	1,235.35	0.00			
1100	GNMA	2003A RMRB	5.49	7/22/2004	7/20/2034	57,429.41	57,011.43	63,644.42	(301.69)	56,709.74	63,576.58	233.85	0.00			
1100	GNMA	2003A RMRB	4.49	7/22/2004	7/20/2034	317,558.63	315,247.43	345,967.41	(1,945.43)	313,302.00	345,978.29	1,956.31	0.00			
1100	GNMA	2003A RMRB	4.49	7/29/2004	7/20/2034	404,513.74	401,568.07	438,622.32	(2,452.55)	399,115.52	441,812.9					

1100	GNMA	2003A RMRB	4.49	11/10/2004	10/20/2034	104,776.81	104,004.39	113,611.59	(699.91)	103,304.48	114,366.38	1,454.70	0.00			
1100	GNMA	2003A RMRB	5.49	11/18/2004	11/20/2034	98,130.01	97,405.41	108,749.63	(514.69)	96,890.72	108,634.56	399.62	0.00			
1100	GNMA	2003A RMRB	4.49	11/18/2004	10/20/2034	218,850.82	217,236.13	236,927.89	(1,289.90)	215,946.23	238,697.18	3,059.19	0.00			
1100	GNMA	2003A RMRB	5.49	11/23/2004	11/20/2034	244,877.82	243,068.66	271,684.59	(1,285.46)	241,783.20	271,548.01	1,148.88	0.00			
1100	GNMA	2003A RMRB	4.49	11/1/2004	11/20/2034	43,332.02	43,012.53	47,209.36	(271.22)	42,741.31	47,205.32	267.18	0.00			
1100	GNMA	2003A RMRB	5.49	12/29/2004	12/20/2034	242,293.68	240,496.34	268,817.56	(5,953.48)	234,542.86	263,202.49	338.41	0.00			
1100	GNMA	2003A RMRB	4.49	12/29/2004	12/20/2034	141,468.43	140,419.01	154,217.56	(956.23)	139,462.78	154,107.41	846.08	0.00			
1100	GNMA	2003A RMRB	4.49	3/30/2005	1/20/2035	155,406.44	154,242.91	169,438.26	(10,032.75)	144,210.16	159,624.46	218.95	0.00			
1100	GNMA	2003A RMRB	5.49	1/13/2005	1/20/2035	155,060.56	153,907.68	172,035.03	(846.77)	153,060.91	171,911.68	723.42	0.00			
1100	GNMA	2003A RMRB	4.49	1/19/2005	1/20/2035	95,902.55	95,189.13	103,989.05	(628.31)	94,360.82	104,472.08	1,311.34	0.00			
1100	GNMA	2003A RMRB	5.49	1/27/2005	1/20/2035	450,047.30	446,696.69	487,221.19	(2,696.04)	444,000.65	490,011.30	6,286.15	0.00			
1100	GNMA	2003A RMRB	5.49	2/3/2005	1/20/2035	49,729.16	49,358.72	55,398.58	(273.67)	49,085.05	55,011.41	(108.20)	0.00			
1100	GNMA	2003A RMRB	4.49	2/3/2005	2/20/2035	476,967.02	473,410.76	517,184.86	(3,052.32)	470,358.43	520,768.74	6,636.20	0.00			
1100	GNMA	2003A RMRB	5.49	3/10/2005	2/20/2035	96,502.86	95,781.01	106,946.39	(483.15)	95,297.86	106,858.96	395.72	0.00			
1100	GNMA	2003A RMRB	4.49	3/17/2005	1/20/2035	25,118.35	24,930.51	27,193.12	(146.26)	24,784.25	27,398.15	311.29	0.00			
1100	GNMA	2003A RMRB	5.49	3/17/2005	3/20/2035	58,426.51	57,988.99	64,822.46	(337.38)	57,651.51	64,755.44	270.36	0.00			
1100	GNMA	2003A RMRB	5.49	4/7/2005	4/20/2035	141,013.93	139,954.77	156,450.72	(847.34)	139,107.43	156,119.93	516.55	0.00			
1100	GNMA	2003A RMRB	5.49	4/21/2005	4/20/2035	206,352.08	204,800.10	228,683.50	(1,077.59)	203,722.51	228,446.64	840.73	0.00			
1100	GNMA	2003A RMRB	4.49	4/28/2005	3/20/2035	56,042.45	55,621.06	60,671.55	(330.94)	55,290.12	61,123.88	783.27	0.00			
1100	GNMA	2003A RMRB	5.49	4/28/2005	4/20/2035	101,536.46	100,772.29	112,524.73	(543.04)	100,229.25	112,393.82	412.13	0.00			
1100	GNMA	2003A RMRB	5.49	5/12/2005	5/20/2035	4,624.27	4,589.99	4,678.78	(1,401.85)	3,187.54	3,245.99	(30.94)	0.00			
1100	GNMA	2003A RMRB	4.49	5/19/2005	5/20/2035	879,707.65	873,069.37	952,371.51	(5,575.20)	867,494.17	959,051.05	12,254.74	0.00			
1100	GNMA	2003A RMRB	5.49	7/7/2005	7/20/2035	351,544.13	348,875.20	389,588.25	(1,737.88)	347,137.32	389,294.40	1,444.03	0.00			
1100	GNMA	2003A RMRB	5.49	7/14/2005	7/20/2035	331,172.87	328,656.94	367,012.39	(1,615.06)	327,041.88	366,760.35	1,363.02	0.00			
1100	GNMA	2003A RMRB	4.49	5/26/2005	4/20/2035	115,634.77	114,762.30	125,186.20	(657.71)	114,104.59	126,147.26	1,618.77	0.00			
1100	GNMA	2003A RMRB	5.49	5/26/2005	5/20/2035	298,426.98	296,173.55	330,722.74	(1,579.42)	294,594.13	330,356.60	1,213.28	0.00			
1100	GNMA	2003A RMRB	5.49	6/9/2005	5/20/2035	156,276.14	156,276.14	174,507.80	(782.16)	155,493.98	174,372.04	646.40	0.00			
1100	GNMA	2003A RMRB	5.49	6/15/2005	6/20/2035	257,992.23	256,038.97	285,912.14	(1,839.90)	254,199.07	285,063.50	991.26	0.00			
1100	GNMA	2003A RMRB	5.49	6/23/2005	6/20/2035	101,849.64	101,078.02	113,312.81	(498.41)	100,579.61	112,624.27	(190.13)	0.00			
1100	GNMA	2003A RMRB	5.49	9/8/2005	9/20/2035	140,982.14	139,903.90	156,239.22	(712.75)	139,191.15	156,103.61	577.14	0.00			
1100	GNMA	2003A RMRB	5.49	9/15/2005	9/20/2035	225,174.58	223,451.31	249,261.47	(1,328.02)	222,132.29	248,695.12	761.67	0.00			
1100	GNMA	2003A RMRB	5.49	9/22/2005	9/20/2035	124,889.89	123,933.48	138,405.47	(611.80)	123,321.68	138,307.31	513.64	0.00			
1100	GNMA	2003A RMRB	4.49	7/28/2005	7/20/2035	78,356.54	77,760.48	84,963.56	(479.97)	77,280.51	85,576.01	1,092.42	0.00			
1100	GNMA	2003A RMRB	5.49	7/21/2005	7/20/2035	243,521.47	241,670.21	270,179.75	(2,431.21)	239,239.00	268,748.53	999.99	0.00			
1100	GNMA	2003A RMRB	5.49	7/28/2005	7/20/2035	142,585.77	142,585.77	159,227.65	(735.48)	141,850.29	159,079.28	587.11	0.00			
1100	GNMA	2003A RMRB	5.49	8/4/2005	7/20/2035	187,744.86	186,315.93	208,297.29	(80,722.68)	105,593.25	118,518.99	(9,055.62)	0.00			
1100	GNMA	2003A RMRB	5.49	8/11/2005	8/20/2035	56,638.89	56,207.18	62,697.55	(272.63)	55,934.55	62,623.92	199.00	0.00			
1100	GNMA	2003A RMRB	5.49	8/18/2005	7/20/2035	286,742.79	284,557.52	317,774.09	(2,397.41)	282,160.11	316,435.45	1,058.77	0.00			
1100	GNMA	2003A RMRB	5.49	8/30/2005	8/20/2035	420,537.37	417,326.14	466,573.53	(3,457.70)	413,868.44	464,933.96	1,818.13	0.00			
1100	GNMA	2003A RMRB	5.49	8/30/2005	8/20/2035	74,560.86	73,991.51	82,723.03	(417.94)	73,573.57	82,651.52	346.43	0.00			
1100	GNMA	2003A RMRB	5.49	10/27/2005	10/20/2035	243,329.24	241,458.52	269,662.32	(1,220.20)	240,238.32	269,439.41	997.29	0.00			
1100	GNMA	2003A RMRB	5.49	9/29/2005	9/20/2035	446,222.09	442,803.13	494,512.21	(2,214.90)	440,588.23	494,129.48	1,832.17	0.00			
1100	GNMA	2003A RMRB	5.49	10/6/2005	9/20/2035	147,157.54	146,029.28	162,898.97	(704.27)	145,325.01	162,712.06	517.36	0.00			
1100	GNMA	2003A RMRB	5.49	10/13/2005	10/20/2035	300,397.38	298,090.92	332,906.38	(1,478.93)	296,611.99	332,661.97	1,234.52	0.00			
1100	GNMA	2003A RMRB	5.49	10/20/2005	10/20/2035	212,580.81	210,947.55	235,586.30	(1,058.00)	209,889.55	235,400.54	872.24	0.00			
1100	GNMA	2003A RMRB	5.49	10/20/2005	10/20/2035	193,664.70	192,176.77	214,865.17	(1,189.48)	190,987.29	214,562.62	886.93	0.00			
1100	GNMA	2003A RMRB	5.49	12/15/2005	12/20/2035	141,667.88	140,572.22	156,999.17	(738.90)	139,833.32	156,837.40	577.13	0.00			
1100	GNMA	2003A RMRB	5.49	11/3/2005	9/20/2035	190,416.99	188,953.25	210,785.89	(912.47)	188,040.78	210,542.68	669.26	0.00			
1100	GNMA	2003A RMRB	5.49	11/3/2005	10/20/2035	195,354.90	193,852.03	216,252.01	(925.46)	192,926.57	216,014.44	687.89	0.00			
1100	GNMA	2003A RMRB	5.49	11/10/2005	11/20/2035	149,653.36	148,500.58	165,661.78	(77,727.43)	70,773.15	79,243.58	(8,690.77)	0.00			
1100	GNMA	2003A RMRB	5.49	11/17/2005	7/20/2035	112,986.34	112,118.03	125,072.48	(543.58)	111,574.45	124,925.63	396.73	0.00			
1100	GNMA	2003A RMRB	5.49	11/17/2005	10/20/2035	148,353.99	147,211.21	164,408.85	(769.76)	146,441.45	164,243.97	604.88	0.00			
1100	GNMA	2003A RMRB	5.49	11/22/2005	11/20/2035	108,022.32	107,189.25	119,712.49	(528.49)	106,660.76	119,628.32	444.32	0.00			
1100	GNMA	2003A RMRB	5.49	12/29/2005	12/20/2035	225,711.42	223,963.51	251,354.48	(1,162.04)	222,801.47	249,722.07	(470.37)	0.00			
1100	GNMA	2003A RMRB	5.49	1/12/2006	1/20/2036	121,304.75	120,363.54	134,280.71	(560.69)	119,802.85	134,148.80	428.78	0.00			
1100	GNMA	2003A RMRB	5.49	1/12/2006	12/20/2035	73,545.72	72,975.52	81,412.90	(342.24)	72,633.28	81,330.35	259.69	0.00			
1100	GNMA	2003A RMRB	5.49	3/9/2006	2/20/2036	294,843.24	292,542.28	327,839.14	(1,420.79)	291,121.49	325,873.77	(544.58)	0.00			
1100	GNMA	2003A RMRB	5.49	3/9/2006	2/20/2036	101,946.58	101,150.98	112,851.80	(478.19)	100,672.79	112,733.09	359.48	0.00			
1100	GNMA	2003A RMRB	5.49	2/9/2006	1/20/2036	66,039.15	65,525.43	73,103.35	(306.10)	65,219.33	73,030.57	233.32	0.00			
1100	GNMA	2003A RMRB	5.49	2/23/2006	1/20/2036	87,089.27	86,410.93	96,405.20	(402.55)	86,008.38	96,310.47	307.82	0.00			
1100	GNMA	2003A RMRB	5.49	3/9/2006	2/20/2036	340,114.44	337,460.18	376,496.48	(1,586.71)	335,873.47	376,204.90	1,295.13	0.00			
1100	GNMA	2003A RMRB	5.49	3/30/2006	3/20/2036	206,940.29	205,320.98	229,076.69	(943.79)	204,377.19	228,865.83	732.93	0.00			
1100	GNMA	2003A RMRB	5.49	4/27/2006	3/20/2036	130,501.72	129,477.93	144,461.48	(616.72)	128,861.21	144,304.37	459.61	0.00			
1100	GNMA	2003A RMRB	4.49	4/27/2006	3/20/2036	111,684.82	110,808.65	121,664.97	(589.86)	110,218.79	121,793.78	718.67	0.00			
1170	Repo Agmt	2003A RMRB	0.14	5/31/2012	6/1/2012	107,457.46	107,457.46	107,457.46	(49,326.58)	58,130.88	58,130.88	-	0.00			
		<b>2003A RMRB Total</b>					39,649,898.27	43,520,627.32	560,682.69	(49,326.58)	(848,052.52)	0.00	39,313,201.86	43,494,506.38	310,575.47	0.00
1165	Repo Agmt	1999 A RMRB	0.14	5/31/2012	6/1/2012	16,199.23	16,199.23	16,199.23	0.00	16,199.23	16,199.23	-	0.00			
		<b>1999 A RMRB Total</b>					16,199.23	16,199.23	0.00	16,199.23	16,199.23	0.00	16,199.23	16,199.23	0.00	0.00
1136	Repo Agmt	2009 C-2 2011B RMRB	0.14	5/31/2012	6/1/2012	1,656,993.24	1,656,993.24	1,656,993.24	1,628,054.13	3,285,047.37	3,285,047.37	-	0.00			
1156	Repo Agmt	2009 C-2 2011B RMRB	0.14	5/31/2012	6/1/2012	900,										

1100	GNMA	2009 C-2 2011B RMRB	4.70	9/22/2011	8/15/2041	748,489.08	748,489.08	817,754.25	(2,745.45)	745,743.63	820,496.96	5,488.16	0.00		
1100	GNMA	2009 C-2 2011B RMRB	3.85	9/22/2011	9/15/2041	323,182.08	323,182.08	339,302.39	(1,358.24)	321,823.84	344,048.99	6,104.84	0.00		
1100	GNMA	2009 C-2 2011B RMRB	4.60	10/18/2011	10/15/2041	1,011,153.32	1,011,153.32	1,104,472.65	(3,880.63)	1,007,272.69	1,108,050.33	7,458.31	0.00		
1100	GNMA	2009 C-2 2011B RMRB	4.45	10/18/2011	9/15/2041	2,993,716.01	2,993,716.01	3,232,315.16	(11,719.39)	2,981,996.62	3,267,999.90	47,404.13	0.00		
1100	GNMA	2009 C-2 2011B RMRB	4.45	10/18/2011	9/15/2041	6,016,711.95	6,016,711.95	6,496,243.86	(30,668.28)	5,986,043.67	6,560,165.12	94,589.54	0.00		
1100	GNMA	2009 C-2 2011B RMRB	4.45	10/18/2011	10/15/2041	3,132,414.69	3,132,414.69	3,382,068.13	(12,213.68)	3,120,201.01	3,419,459.46	49,605.01	0.00		
1100	GNMA	2009 C-2 2011B RMRB	4.85	10/18/2011	7/15/2041	77,298.42	77,298.42	85,107.10	(301.28)	76,997.14	84,826.97	21.15	0.00		
1100	GNMA	2009 C-2 2011B RMRB	4.70	10/18/2011	9/15/2041	290,201.00	290,201.00	318,315.67	(1,129.54)	289,071.46	317,241.47	55.34	0.00		
1100	GNMA	2009 C-2 2011B RMRB	4.45	12/22/2011	11/15/2041	403,036.20	403,036.20	464,310.08	(1,895.05)	428,141.15	469,204.16	6,789.13	0.00		
1100	GNMA	2009 C-2 2011B RMRB	3.50	12/22/2011	11/15/2041	225,141.33	225,141.33	236,371.37	(990.59)	224,150.74	239,630.58	4,249.80	0.00		
1100	GNMA	2009 C-2 2011B RMRB	4.45	12/22/2011	11/15/2041	865,753.68	865,753.68	934,754.25	(3,140.20)	862,613.48	945,346.75	13,732.70	0.00		
1100	GNMA	2009 C-2 2011B RMRB	4.45	2/15/2011	1/15/2041	3,554,338.56	3,554,338.56	3,837,619.31	(13,996.68)	3,540,341.88	3,880,002.23	56,379.60	0.00		
1100	GNMA	2009 C-2 2011B RMRB	4.45	2/15/2011	2/15/2041	5,515,221.81	5,515,221.81	5,954,784.96	(21,839.74)	5,493,382.07	6,020,307.50	87,462.28	0.00		
1100	GNMA	2009 C-2 2011B RMRB	4.45	1/28/2011	1/15/2041	2,325,637.92	2,325,637.92	2,510,991.23	(9,416.51)	2,316,221.41	2,538,439.66	36,864.94	0.00		
1100	GNMA	2009 C-2 2011B RMRB	4.45	3/16/2011	2/15/2041	3,421,160.00	3,421,160.00	3,693,826.41	(13,828.91)	3,407,331.09	3,734,230.41	54,232.91	0.00		
1100	GNMA	2009 C-2 2011B RMRB	4.45	3/29/2011	3/15/2041	2,574,365.72	2,574,365.72	2,779,542.65	(11,815.16)	2,562,550.56	2,808,401.64	40,674.15	0.00		
1100	GNMA	2009 C-2 2011B RMRB	4.60	9/15/2011	8/15/2041	1,909,228.13	1,909,228.13	2,085,430.80	(10,638.26)	1,898,589.87	2,089,151.33	14,358.79	0.00		
1100	GNMA	2009 C-2 2011B RMRB	4.45	9/15/2011	9/15/2041	5,087,213.10	5,087,213.10	5,492,663.98	(20,441.17)	5,066,771.93	5,552,725.99	80,503.18	0.00		
1100	GNMA	2009 C-2 2011B RMRB	4.45	9/15/2011	9/15/2041	3,303,163.44	3,303,163.44	3,566,425.53	(12,747.30)	3,290,416.14	3,605,999.91	52,321.68	0.00		
1100	GNMA	2009 C-2 2011B RMRB	4.70	6/28/2011	6/15/2041	5,214,190.01	5,214,190.01	5,696,711.12	(24,719.97)	5,189,470.04	5,710,337.10	38,345.95	0.00		
1100	GNMA	2009 C-2 2011B RMRB	4.25	6/28/2011	5/15/2041	139,579.38	139,579.38	151,197.96	(568.53)	139,020.85	151,539.67	900.24	0.00		
1100	GNMA	2009 C-2 2011B RMRB	5.00	7/14/2011	4/15/2041	101,194.51	101,194.51	111,836.12	(353.37)	100,841.14	111,523.24	40.49	0.00		
1100	GNMA	2009 C-2 2011B RMRB	4.85	7/14/2011	6/15/2041	1,730,885.62	1,730,885.62	1,891,702.20	(6,723.80)	1,724,161.82	1,897,646.97	12,668.57	0.00		
1100	GNMA	2009 C-2 2011B RMRB	4.70	7/14/2011	6/15/2041	3,583,233.43	3,583,233.43	3,914,825.85	(14,722.67)	3,568,510.76	3,926,682.16	26,578.98	0.00		
1100	GNMA	2009 C-2 2011B RMRB	4.60	7/14/2011	7/15/2041	2,173,681.29	2,173,681.29	2,374,290.32	(9,696.83)	2,163,984.46	2,381,183.56	16,590.07	0.00		
1100	GNMA	2009 C-2 2011B RMRB	2.50	1/17/2012	12/15/2041	1,103,525.89	1,103,525.89	1,092,391.30	(6,259.68)	1,097,266.21	1,112,869.33	26,737.71	0.00		
1100	GNMA	2009 C-2 2011B RMRB	4.10	12/7/2011	11/15/2041	4,255,553.43	4,255,553.43	4,593,784.77	(18,536.87)	4,237,016.56	4,642,456.63	67,208.73	0.00		
1100	GNMA	2009 C-2 2011B RMRB	4.45	12/7/2011	11/15/2041	1,054,588.56	1,054,588.56	1,138,639.26	(3,981.74)	1,050,606.82	1,151,370.51	16,712.99	0.00		
1100	GNMA	2009 C-2 2011B RMRB	4.60	12/7/2011	6/15/2041	45,750.36	45,750.36	49,904.03	(177.51)	45,572.85	50,132.41	405.89	0.00		
1100	GNMA	2009 C-2 2011B RMRB	4.45	12/7/2011	11/15/2041	715,770.76	715,770.76	772,817.68	(2,836.49)	712,934.27	781,311.79	11,330.60	0.00		
1100	GNMA	2009 C-2 2011B RMRB	4.45	12/7/2011	10/15/2041	298,062.89	298,062.89	321,454.86	(1,117.79)	296,945.10	325,341.95	5,004.88	0.00		
1100	GNMA	2009 C-2 2011B RMRB	3.85	12/7/2011	10/15/2041	69,059.11	69,059.11	72,503.77	(287.03)	68,772.08	73,521.47	1,304.73	0.00		
1100	GNMA	2009 C-2 2011B RMRB	4.45	1/17/2012	9/15/2041	79,737.52	79,737.52	85,995.32	(299.15)	79,438.37	87,035.06	1,338.89	0.00		
1100	GNMA	2009 C-2 2011B RMRB	4.45	1/17/2012	12/15/2041	470,686.27	470,686.27	508,199.96	(1,860.38)	468,825.89	513,790.97	7,451.39	0.00		
1100	GNMA	2009 C-2 2011B RMRB	4.45	1/17/2012	12/15/2041	568,411.93	568,411.93	613,714.36	(2,112.21)	566,299.72	620,613.52	9,011.37	0.00		
1100	GNMA	2009 C-2 2011B RMRB	4.60	1/17/2012	9/15/2041	70,659.74	70,659.74	77,074.93	(5,198.39)	65,461.35	72,010.75	134.21	0.00		
1100	GNMA	2009 C-2 2011B RMRB	4.10	1/17/2012	1/15/2042	10,917,184.21	10,917,184.21	11,784,881.96	(44,158.37)	10,873,025.84	11,913,465.62	172,742.03	0.00		
1100	GNMA	2009 C-2 2011B RMRB	3.50	1/17/2012	11/15/2041	126,004.16	126,004.16	132,289.24	(564.34)	125,449.82	134,113.38	2,378.48	0.00		
1100	GNMA	2009 C-2 2011B RMRB	3.85	10/27/2011	9/15/2041	125,868.32	125,868.32	132,146.63	(526.35)	125,341.97	133,998.08	2,377.80	0.00		
1100	GNMA	2009 C-2 2011B RMRB	4.45	10/27/2011	10/15/2041	4,627,968.09	4,627,968.09	4,996,817.11	(18,193.31)	4,609,774.78	5,051,898.28	73,274.48	0.00		
1100	GNMA	2009 C-2 2011B RMRB	3.85	10/27/2011	9/15/2041	54,198.98	54,198.98	56,902.42	(749.60)	53,449.38	57,140.59	987.77	0.00		
1100	GNMA	2009 C-2 2011B RMRB	4.45	10/27/2011	10/15/2041	3,414,160.01	3,414,160.01	3,686,268.54	(13,043.56)	3,401,116.45	3,727,317.51	54,092.53	0.00		
1100	GNMA	2009 C-2 2011B RMRB	4.10	11/14/2011	10/15/2041	3,467,030.23	3,467,030.23	3,742,589.78	(15,824.03)	3,451,206.20	3,781,452.12	54,686.37	0.00		
1100	GNMA	2009 C-2 2011B RMRB	4.10	11/28/2011	11/15/2041	6,634,629.37	6,634,629.37	7,161,949.68	(27,799.03)	6,606,830.34	7,239,037.91	104,887.26	0.00		
1100	GNMA	2009 C-2 2011B RMRB	3.50	11/28/2011	10/15/2041	116,561.91	116,561.91	122,376.01	(515.28)	116,046.63	124,060.80	2,200.07	0.00		
1100	GNMA	2009 C-2 2011B RMRB	3.45	2/10/2012	2/15/2042	1,645,798.00	1,645,798.00	1,669,991.23	(7,623.82)	1,638,174.18	1,702,423.37	40,055.96	0.00		
1100	GNMA	2009 C-2 2011B RMRB	4.45	1/26/2012	12/15/2041	170,003.13	170,003.13	183,344.97	(629.27)	169,373.86	185,571.08	2,855.38	0.00		
1100	GNMA	2009 C-2 2011B RMRB	4.10	1/26/2012	1/15/2042	4,583,463.10	4,583,463.10	4,947,756.72	(18,888.29)	4,564,574.81	5,001,358.97	72,490.54	0.00		
1100	GNMA	2009 C-2 2011B RMRB	2.50	1/26/2012	1/15/2042	525,776.30	525,776.30	520,323.99	(3,691.97)	522,084.33	529,346.51	12,714.49	0.00		
1100	GNMA	2009 C-2 2011B RMRB	4.45	1/26/2012	11/15/2041	136,500.08	136,500.08	147,212.60	(606.71)	135,993.37	148,998.41	2,292.52	0.00		
1100	GNMA	2009 C-2 2011B RMRB	4.10	2/14/2012	1/15/2042	1,339,369.00	1,339,369.00	1,444,482.67	(6,745.57)	1,332,623.43	1,460,142.15	22,405.05	0.00		
1100	GNMA	2009 C-2 2011B RMRB	4.10	2/23/2012	1/15/2042	1,070,252.00	1,070,252.00	1,154,245.37	(5,228.57)	1,065,023.43	1,166,935.50	17,918.70	0.00		
1100	GNMA	2009 C-2 2011B RMRB	2.50	2/23/2012	1/15/2042	675,314.00	675,314.00	668,310.99	(3,519.10)	671,794.90	681,139.56	16,347.67	0.00		
1160	Repo Agmt	2009 C-2 2011B RMRB	0.14	5/31/2012	6/1/2012	2,179.99	2,179.99	2,179.99	-	2,179.99	2,179.99	-	0.00		
1170	Repo Agmt	2009 C-2 2011B RMRB	0.14	5/31/2012	6/1/2012	63,071.78	63,071.78	63,071.78	16.45	63,088.23	63,088.23	-	0.00		
1198	Repo Agmt	2009 C-2 2011B RMRB	0.14	5/31/2012	6/1/2012	35,271.52	35,271.52	35,271.52	(35,270.67)	0.85	0.85	-	0.00		
		<b>2009 C-2 2011B RMRB Total</b>				<b>151,833,230.64</b>	<b>163,880,126.24</b>	<b>1,628,070.58</b>	<b>(35,270.67)</b>	<b>(634,287.10)</b>	<b>0.00</b>	<b>152,791,743.45</b>	<b>166,898,253.03</b>	<b>2,059,613.98</b>	<b>0.00</b>
1136	Repo Agmt	2009 C-3 RMRB	0.14	5/31/2012	6/1/2012	8,116.31	8,116.31	8,116.31	438,456.37	-	446,572.68	446,572.68	-	0.00	
1156	Repo Agmt	2009 C-3 RMRB	0.14	5/31/2012	6/1/2012	833,700.52	833,700.52	833,700.52	(359,639.29)	474,061.23	474,061.23	-	0.00		
1100	GNMA	2009 C-3 RMRB	3.45	2/10/2012	2/15/2042	7,141,828.00	7,141,828.00	7,246,812.87	(32,659.23)	7,109,168.77	7,387,990.31	173,836.67	0.00		
1100	GNMA	2009 C-3 RMRB	2.85	3/16/2012	3/15/2042	-	-	1,187,362.45	-	1,187,362.45	1,223,173.30	35,810.85	0.00		
1100	GNMA	2009 C-3 RMRB	3.45	3/16/2012	3/15/2042	-	-	14,567,069.05	-	14,567,069.05	15,138,389.41	571,320.36	0.00		
1100	GNMA	2009 C-3 RMRB	2.50	3/28/2012	1/15/2042	-	-	96,163.31	-	96,163.31	97,500.94	1,337.63	0.00		
1100	GNMA	2009 C-3 RMRB	2.85	3/28/2012	2/15/2042	-	-	50,958.12	-	50,958.12	52,495.01	1,536.89	0.00		
1100	GNMA	2009 C-3 RMRB	2.85	3/28/2012	3/15/2042	-	-	133,094.98							

**Collateralized Home Mortgage Revenue Bonds Investment Summary**  
For Period Ending May 31, 2012

Account Number	Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 02/29/12	Beginning Market Value 02/29/12	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 5/31/12	Ending Market Value 5/31/12	Change In Market Value	Recognized Gain
1199	GIC's	1992 A-C CHMRB	6.09	6/29/1992	7/2/2024	98,414.54	98,414.54					534,855.81	534,855.81	-	0.00
1136	Repo Agmt	1992 A-C CHMRB	0.14	5/31/2012	6/1/2012	172,466.58	172,466.58		(146,302.06)			26,164.52	26,164.52	-	0.00
1100	FNMA	1992 A-C CHMRB	6.91	6/30/1995	12/1/2023	24,284.02	24,227.77			(370.11)		23,857.66	27,139.27	(176.36)	0.00
1100	FNMA	1992 A-C CHMRB	6.91	6/30/1995	5/1/2023	42,490.83	42,395.35			(843.57)		41,551.78	47,263.81	(335.55)	0.00
1100	FNMA	1992 A-C CHMRB	6.91	6/30/1995	6/1/2023	110,961.66	110,711.21			(4,349.28)		106,361.93	121,565.00	(1,168.55)	0.00
1100	FNMA	1992 A-C CHMRB	6.91	6/30/1995	2/1/2025	673,515.54	671,868.12			(44,309.23)		627,558.89	720,571.51	(9,695.80)	0.00
1100	FNMA	1992 A-C CHMRB	6.91	6/30/1995	3/1/2025	266,476.42	265,822.48			(6,344.97)		259,477.51	297,937.87	(2,178.28)	0.00
1100	FNMA	1992 A-C CHMRB	6.91	6/30/1995	3/1/2025	81,558.01	81,357.86			(1,650.81)		79,707.05	91,521.44	(623.55)	0.00
1100	FNMA	1992 A-C CHMRB	6.91	6/30/1995	5/1/2025	380,091.19	379,151.60			(7,082.89)		372,068.71	427,225.40	(2,815.54)	0.00
1100	FNMA	1992 A-C CHMRB	6.91	6/30/1995	5/1/2025	451,115.55	450,000.39			(7,161.38)		442,839.01	510,435.68	(3,057.89)	0.00
1100	GNMA	1992 A-C CHMRB	6.91	6/30/1996	12/20/2022	82,840.65	82,544.74			(1,409.44)		81,135.30	93,238.26	586.27	0.00
1100	GNMA	1992 A-C CHMRB	6.91	6/30/1995	1/20/2023	122,521.71	122,098.02			(3,963.00)		118,134.72	137,000.52	74.93	0.00
1100	GNMA	1992 A-C CHMRB	6.91	6/30/1995	4/20/2023	72,324.34	72,070.84			(3,167.59)		68,903.25	79,910.78	(88.09)	0.00
1100	GNMA	1992 A-C CHMRB	6.91	6/30/1995	7/20/2023	254,707.42	253,802.95			(4,797.00)		249,005.95	288,799.13	705.52	0.00
1100	GNMA	1992 A-C CHMRB	6.91	6/30/1995	8/20/2023	64,046.23	63,817.77			(1,180.39)		62,637.38	72,648.53	181.49	0.00
1100	GNMA	1992 A-C CHMRB	6.91	6/30/1995	9/20/2023	6,124.96	6,103.01			(674.55)		5,428.46	6,296.20	(72.42)	0.00
1100	GNMA	1992 A-C CHMRB	6.91	6/30/1995	12/20/2023	170,471.18	169,852.71			(3,841.67)		166,011.04	192,555.77	370.97	0.00
1100	GNMA	1992 A-C CHMRB	6.91	6/30/1995	5/20/2023	32,387.01	32,273.00			(476.84)		31,796.16	36,876.25	110.95	0.00
1100	GNMA	1992 A-C CHMRB	6.91	6/30/1995	4/20/2025	316,267.32	315,047.47			(5,322.10)		309,725.37	363,704.89	2,883.55	0.00
1100	GNMA	1992 A-C CHMRB	6.91	6/30/1995	5/20/2025	221,654.54	221,552.68			(6,101.94)		215,552.60	253,123.23	1,195.99	0.00
1100	GNMA	1992 A-C CHMRB	6.91	6/30/1995	6/20/2025	219,080.94	218,230.02			(4,252.97)		213,977.05	251,276.47	1,483.24	0.00
1199	GIC's	1992 A-C CHMRB	6.09	6/29/1992	7/2/2024	100,000.00	100,000.00					100,000.00	100,000.00	-	0.00
1199	GIC's	1992 A-C CHMRB	6.09	6/29/1992	7/2/2024	75,442.07	75,442.07					75,442.07	75,442.07	-	0.00
1100	FNMA	1992 A-C CHMRB	6.91	4/28/1995	6/1/2023	80,631.24	80,450.38			(2,263.17)		78,187.21	88,935.21	(727.70)	0.00
1100	GNMA	1992 A-C CHMRB	6.91	4/28/1995	3/20/2023	398,280.05	396,899.21			(32,190.65)		364,708.56	422,955.80	(2,839.68)	0.00
1100	GNMA	1992 A-C CHMRB	6.91	4/28/1995	1/20/2025	1,035,191.63	1,031,284.11			(27,928.36)		1,003,335.75	1,178,124.79	5,645.09	0.00
1100	GNMA	1992 A-C CHMRB	6.91	4/28/1995	2/20/2025	855,575.52	852,317.48			(13,665.42)		838,652.06	984,765.77	6,305.98	0.00
1100	GNMA	1992 A-C CHMRB	6.91	4/28/1995	3/20/2025	913,863.01	910,371.13			(64,648.31)		845,722.82	993,081.50	(1,985.76)	0.00
1170	Repo Agmt	1992 A-C CHMRB	0.14	5/31/2012	6/1/2012	13,075.21	13,075.21	3.45				13,078.66	13,078.66	-	0.00
		<b>1992 A-C CHMRB Total</b>				7,313,730.56	8,401,169.11	436,444.72	(146,302.06)	(247,995.94)	0.00	7,355,877.28	8,436,494.54	(6,821.29)	0.00
		<b>Total CHMRB Investment Summary</b>				7,313,730.56	8,401,169.11	436,444.72	(146,302.06)	(247,995.94)	0.00	7,355,877.28	8,436,494.54	(6,821.29)	0.00

**Texas Department of Housing and Community Affairs**  
**Multi Family Investment Summary**  
For Period Ending May 31, 2012

Account Number	Investment Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 02/29/12	Beginning Market Value 02/29/12	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 5/31/12	Ending Market Value 5/31/12	Change In Market Value	Recognized Gain
1136	Mutual Fund	1996 A&B MF (Brighton/LasColi)	0.00	5/1/2012	6/1/2012	42,074.98	42,074.98	2,749.98				44,824.96	44,824.96	-	0.00
1170	Mutual Fund	1996 A&B MF (Brighton/LasColi)	0.00	5/1/2012	6/1/2012	45,701.91	45,701.91	6,258.45				51,960.36	51,960.36	-	0.00
		<b>1996 A&amp;B MF (Brighton/LasColi) Total</b>				87,776.89	87,776.89	9,008.43	0.00	0.00	0.00	96,785.32	96,785.32	0.00	0.00
1150	Repo Agmt	1987 South Tx. Rental Housing	0.14	5/31/2012	6/1/2012	523,779.30	523,779.30	135.27				523,914.57	523,914.57	-	0.00
		<b>1987 South Tx. Rental Housing Total</b>				523,779.30	523,779.30	135.27	0.00	0.00	0.00	523,914.57	523,914.57	0.00	0.00
1199	Inv Agmt	1998 M/F (Pebble Brook)	5.20	4/30/1998	12/1/2030	240,485.42	240,485.42		(186,312.92)			54,172.50	54,172.50	-	0.00
1136	Mutual Fund	1998 M/F (Pebble Brook)	0.00	5/1/2012	6/1/2012	59,872.00	59,872.00	16,999.00				76,871.00	76,871.00	-	0.00
1199	GIC's	1998 M/F (Pebble Brook)	5.20	1/3/2011	12/1/2030	27,104.21	27,104.21					27,104.21	27,104.21	-	0.00
		<b>1998 M/F (Pebble Brook) Total</b>				327,461.63	327,461.63	16,999.00	(186,312.92)	0.00	0.00	158,147.71	158,147.71	0.00	0.00
1136	Mutual Fund	1998 M/F (Residence Oaks Proj)	0.00	5/1/2012	6/1/2012	70,159.67	70,159.67		(824.40)			69,335.27	69,335.27	-	0.00
1140	Mutual Fund	1998 M/F (Residence Oaks Proj)	0.00	5/1/2012	6/1/2012	115,923.60	115,923.60	15,900.00				131,823.60	131,823.60	-	0.00
1141	Money Market	1998 M/F (Residence Oaks Proj)	0.00	5/1/2012	6/1/2012	2,533.53	2,533.53		(1,906.07)			627.46	627.46	-	0.00
1153	Mutual Fund	1998 M/F (Residence Oaks Proj)	0.00	5/1/2012	6/1/2012	63,333.32	63,333.32		(46,999.99)			16,333.33	16,333.33	-	0.00
1156	Mutual Fund	1998 M/F (Residence Oaks Proj)	0.00	5/1/2012	6/1/2012	131,121.51	131,121.51		(98,814.54)			32,306.97	32,306.97	-	0.00
1170	Mutual Fund	1998 M/F (Residence Oaks Proj)	0.00	5/1/2012	6/1/2012	27,589.85	27,589.85	10,200.00				37,789.85	37,789.85	-	0.00
		<b>1998 M/F (Residence Oaks Proj) Total</b>				410,661.48	410,661.48	26,100.00	(148,545.00)	0.00	0.00	288,216.48	288,216.48	0.00	0.00
1119	Mutual Fund	1998 M/F (Greens-Hickory Trail)	0.00	5/1/2012	6/1/2012	53,326.85	53,326.85	13,425.78				66,752.63	66,752.63	-	0.00
1120	Mutual Fund	1998 M/F (Greens-Hickory Trail)	0.00	5/1/2012	6/1/2012	66,379.46	66,379.46	48,150.24				114,529.70	114,529.70	-	0.00
1136	Mutual Fund	1998 M/F (Greens-Hickory Trail)	0.00	5/1/2012	6/1/2012	0.06	0.06		(0.03)			0.03	0.03	-	0.00
1154	Mutual Fund	1998 M/F (Greens-Hickory Trail)	0.00	5/1/2012	6/1/2012	155,000.01	155,000.01		(72,500.00)			82,500.01	82,500.01	-	0.00
1156	Mutual Fund	1998 M/F (Greens-Hickory Trail)	0.00	5/1/2012	6/1/2012	293,226.47	293,226.47		(148,610.61)			144,615.86	144,615.86	-	0.00
1170	Mutual Fund	1998 M/F (Greens-Hickory Trail)	0.00	5/1/2012	6/1/2012	39,937.97	39,937.97		(3,047.23)			36,890.74	36,890.74	-	0.00
		<b>1998 M/F (Greens-Hickory Trail) Total</b>				607,870.82	607,870.82	61,576.02	(224,157.87)	0.00	0.00	445,288.97	445,288.97	0.00	0.00
1114	Mutual Fund	1999 M/F (Mayfield Apartments)	0.00	5/1/2012	6/1/2012	47,690.50	47,690.50	54,198.00				101,888.50	101,888.50	-	0.00
1136	Mutual Fund	1999 M/F (Mayfield Apartments)	0.00	5/1/2012	6/1/2012	18,321.39	18,321.39		(14,059.10)			4,262.29	4,262.29	-	0.00
1150	Mutual Fund	1999 M/F (Mayfield Apartments)	0.00	5/1/2012	6/1/2012	88,472.59	88,472.59	18,000.00				106,472.59	106,472.59	-	0.00
1154	Mutual Fund	1999 M/F (Mayfield Apartments)	0.00	5/1/2012	6/1/2012	88,666.66	88,666.66		(65,833.33)			22,833.33	22,833.33	-	0.00
1156	Mutual Fund	1999 M/F (Mayfield Apartments)	0.00	5/1/2012	6/1/2012	179,553.75	179,553.75		(134,054.26)			45,499.49	45,499.49	-	0.00
		<b>1999 M/F (Mayfield Apartments) Total</b>				422,704.89	422,704.89	72,198.00	(213,946.69)	0.00	0.00	280,956.20	280,956.20	0.00	0.00
1114	Mutual Fund	2000 M/F (Timber Point Apts)	0.00	5/1/2012	6/1/2012	28,476.65	28,476.65		(11,708.72)			16,767.93	16,767.93	-	0.00
1136	Mutual Fund	2000 M/F (Timber Point Apts)	0.00	5/1/2012	6/1/2012	31,037.25	31,037.25	221.00				31,258.25	31,258.25	-	0.00





1114	Mutual Fund	2001ABC MF Fallbrook Apts	0.00	5/1/2012	6/1/2012	18,664.01	18,664.01	18,664.01	7,743.65				26,407.66	26,407.66	-	0.00
1136	Mutual Fund	2001ABC MF Fallbrook Apts	0.00	5/1/2012	6/1/2012	35,591.59	35,591.59	35,591.59	3,317.56				38,909.15	38,909.15	-	0.00
1141	Mutual Fund	2001ABC MF Fallbrook Apts	0.00	5/1/2012	6/1/2012	0.12	0.12	0.12	0.00				0.12	0.12	-	0.00
1150	Mutual Fund	2001ABC MF Fallbrook Apts	0.00	5/1/2012	6/1/2012	156,088.71	156,088.71	156,088.71	32,665.39				188,754.10	188,754.10	-	0.00
1154	Mutual Fund	2001ABC MF Fallbrook Apts	0.00	5/1/2012	6/1/2012	71,344.22	71,344.22	71,344.22	68,001.81				139,346.03	139,346.03	-	0.00
1156	Mutual Fund	2001ABC MF Fallbrook Apts	0.00	5/1/2012	6/1/2012	200,617.26	200,617.26	200,617.26	199,939.61				400,556.87	400,556.87	-	0.00
		<b>2001ABC MF Fallbrook Apts Total</b>					512,095.55	512,095.55	371,264.23	0.00	0.00	0.00	883,359.78	883,359.78	0.00	0.00
1114	Mutual Fund	2001 MF Oak Hollow Apts	0.00	5/1/2012	6/1/2012	38,852.28	38,852.28	38,852.28	5,233.00				44,375.28	44,375.28	-	0.00
1119	Mutual Fund	2001 MF Oak Hollow Apts	0.00	5/1/2012	6/1/2012	36,291.30	36,291.30	36,291.30	11,891.24				48,182.54	48,182.54	-	0.00
1136	Mutual Fund	2001 MF Oak Hollow Apts	0.00	5/1/2012	6/1/2012	74,098.44	74,098.44	74,098.44		(13,405.36)			60,693.08	60,693.08	-	0.00
1141	Mutual Fund	2001 MF Oak Hollow Apts	0.00	5/1/2012	6/1/2012	64,834.10	64,834.10	64,834.10		(4,614.32)			60,219.78	60,219.78	-	0.00
		<b>2001 MF Oak Hollow Apts Total</b>					214,076.12	214,076.12	17,414.24	(18,019.68)	0.00	0.00	213,470.68	213,470.68	0.00	0.00
1114	Mutual Fund	2001AB MF Hillside Apts	0.00	5/1/2012	6/1/2012	25,143.29	25,143.29	25,143.29	7,589.02				32,732.31	32,732.31	-	0.00
1119	Mutual Fund	2001AB MF Hillside Apts	0.00	5/1/2012	6/1/2012	73,587.72	73,587.72	73,587.72	17,992.92				91,580.64	91,580.64	-	0.00
1136	Mutual Fund	2001AB MF Hillside Apts	0.00	5/1/2012	6/1/2012	128,583.65	128,583.65	128,583.65		(25,602.49)			102,981.16	102,981.16	-	0.00
1141	Mutual Fund	2001AB MF Hillside Apts	0.00	5/1/2012	6/1/2012	92,612.98	92,612.98	92,612.98		(6,963.24)			85,649.74	85,649.74	-	0.00
		<b>2001AB MF Hillside Apts Total</b>					319,927.64	319,927.64	25,581.94	(32,566.73)	0.00	0.00	312,943.85	312,943.85	0.00	0.00
1114	Mutual Fund	2002A MF Millstone Apts	0.01	5/1/2012	6/1/2012	8,863.04	8,863.04	8,863.04	24,822.35				33,685.39	33,685.39	-	0.00
1119	Mutual Fund	2002A MF Millstone Apts	0.01	5/1/2012	6/1/2012	329,660.81	329,660.81	329,660.81	15,508.17				345,168.98	345,168.98	-	0.00
1136	Mutual Fund	2002A MF Millstone Apts	0.01	5/1/2012	6/1/2012	678.10	678.10	678.10	219.82				897.92	897.92	-	0.00
1153	Mutual Fund	2002A MF Millstone Apts	0.01	5/1/2012	6/1/2012	111,279.03	111,279.03	111,279.03		(43,711.14)			67,567.89	67,567.89	-	0.00
1154	Mutual Fund	2002A MF Millstone Apts	0.01	5/1/2012	6/1/2012	47,504.93	47,504.93	47,504.93	42,501.37				90,006.30	90,006.30	-	0.00
1156	Mutual Fund	2002A MF Millstone Apts	0.01	5/1/2012	6/1/2012	164,826.76	164,826.76	164,826.76	112,610.93				277,437.69	277,437.69	-	0.00
1162	Mutual Fund	2002A MF Millstone Apts	0.01	5/1/2012	6/1/2012	91,242.23	91,242.23	91,242.23	52,703.51				143,945.74	143,945.74	-	0.00
		<b>2002A MF Millstone Apts Total</b>					754,054.90	754,054.90	248,366.15	(43,711.14)	0.00	0.00	958,709.91	958,709.91	0.00	0.00
1136	Mutual Fund	2002 MF Clarkridge Villas Apts	0.00	5/1/2012	6/1/2012	105,959.94	105,959.94	105,959.94	90,762.00				196,721.94	196,721.94	-	0.00
1114	Mutual Fund	2002 MF Clarkridge Villas Apts	0.00	5/1/2012	6/1/2012	39,711.42	39,711.42	39,711.42	8,500.00				48,211.42	48,211.42	-	0.00
1119	Mutual Fund	2002 MF Clarkridge Villas Apts	0.00	5/1/2012	6/1/2012	209,582.59	209,582.59	209,582.59		(22,553.69)			187,028.90	187,028.90	-	0.00
1136	Mutual Fund	2002 MF Clarkridge Villas Apts	0.00	5/1/2012	6/1/2012	158,556.84	158,556.84	158,556.84		(38,859.91)			119,696.93	119,696.93	-	0.00
1141	Money Market	2002 MF Clarkridge Villas Apts	0.00	5/1/2012	6/1/2012	2,402.84	2,402.84	2,402.84	18,792.08				21,194.92	21,194.92	-	0.00
1153	Money Market	2002 MF Clarkridge Villas Apts	0.00	5/1/2012	6/1/2012	97,516.92	97,516.92	97,516.92	18,611.65				116,128.57	116,128.57	-	0.00
		<b>2002 MF Clarkridge Villas Apts Total</b>					613,730.55	613,730.55	136,665.73	(61,413.60)	0.00	0.00	688,982.68	688,982.68	0.00	0.00
1114	Mutual Fund	2002 MF Hickory Trace Apts	0.00	5/1/2012	6/1/2012	6,040.61	6,040.61	6,040.61	6,806.36				12,846.97	12,846.97	-	0.00
1119	Mutual Fund	2002 MF Hickory Trace Apts	0.00	5/1/2012	6/1/2012	72,937.66	72,937.66	72,937.66		(6,235.15)			66,702.51	66,702.51	-	0.00
1136	Money Market	2002 MF Hickory Trace Apts	0.00	5/1/2012	6/1/2012	117,903.79	117,903.79	117,903.79		(22,497.69)			95,406.10	95,406.10	-	0.00
1141	Money Market	2002 MF Hickory Trace Apts	0.00	5/1/2012	6/1/2012	998.09	998.09	998.09					998.09	998.09	-	0.00
1170	Mutual Fund	2002 MF Hickory Trace Apts	0.00	5/1/2012	6/1/2012	68,964.94	68,964.94	68,964.94	1,845.48				70,810.42	70,810.42	-	0.00
		<b>2002 MF Hickory Trace Apts Total</b>					266,845.09	266,845.09	8,651.84	(28,732.84)	0.00	0.00	246,764.09	246,764.09	0.00	0.00
1114	Mutual Fund	2002 MF Green Crest Apts	0.00	5/1/2012	6/1/2012	84,950.32	84,950.32	84,950.32	7,730.82				92,681.14	92,681.14	-	0.00
1119	Mutual Fund	2002 MF Green Crest Apts	0.00	5/1/2012	6/1/2012	92,586.21	92,586.21	92,586.21	10,508.52				103,094.73	103,094.73	-	0.00
1136	Mutual Fund	2002 MF Green Crest Apts	0.00	5/1/2012	6/1/2012	0.38	0.38	0.38	0.00				0.38	0.38	-	0.00
1170	Mutual Fund	2002 MF Green Crest Apts	0.00	5/1/2012	6/1/2012	1,231.52	1,231.52	1,231.52	6,195.00				7,426.52	7,426.52	-	0.00
		<b>2002 MF Green Crest Apts Total</b>					178,768.43	178,768.43	24,434.34	0.00	0.00	0.00	203,202.77	203,202.77	0.00	0.00
1113	Mutual Fund	2002 MF Ironwood Crossing Apts	0.00	5/1/2012	6/1/2012	68,936.92	68,936.92	68,936.92	85,953.48				154,890.40	154,890.40	-	0.00
1136	Mutual Fund	2002 MF Ironwood Crossing Apts	0.00	5/1/2012	6/1/2012	16,110.09	16,110.09	16,110.09		(11,162.09)			4,948.00	4,948.00	-	0.00
1150	Mutual Fund	2002 MF Ironwood Crossing Apts	0.00	5/1/2012	6/1/2012	52,427.83	52,427.83	52,427.83		(4,533.34)			47,894.49	47,894.49	-	0.00
		<b>2002 MF Ironwood Crossing Apts Total</b>					137,474.84	137,474.84	85,953.48	(15,695.43)	0.00	0.00	207,732.89	207,732.89	0.00	0.00
1114	Mutual Fund	2002 MF Woodway Village	0.00	5/1/2012	6/1/2012	7,464.38	7,464.38	7,464.38	0.00				7,464.38	7,464.38	-	0.00
1136	Mutual Fund	2002 MF Woodway Village	0.00	5/1/2012	6/1/2012	97,564.04	97,564.04	97,564.04	131,398.67				228,962.71	228,962.71	-	0.00
1157	Mutual Fund	2002 MF Woodway Village	0.00	5/1/2012	6/1/2012	4,678.51	4,678.51	4,678.51					4,678.51	4,678.51	-	0.00
		<b>2002 MF Woodway Village Total</b>					109,706.93	109,706.93	131,398.67	0.00	0.00	0.00	241,105.60	241,105.60	0.00	0.00
1118	Money Market	2003 AB MF Reading Road	0.00	5/1/2012	6/1/2012	18,563.60	18,563.60	18,563.60		(17,866.60)			697.00	697.00	-	0.00
1136	Mutual Fund	2003 AB MF Reading Road	0.00	5/1/2012	6/1/2012	25,860.32	25,860.32	25,860.32	38,128.14				63,988.46	63,988.46	-	0.00
1140	Mutual Fund	2003 AB MF Reading Road	0.00	5/1/2012	6/1/2012	7,649.54	7,649.54	7,649.54		(389.29)			7,260.25	7,260.25	-	0.00
1141	Money Market	2003 AB MF Reading Road	0.00	5/1/2012	6/1/2012	7.96	7.96	7.96					7.96	7.96	-	0.00
1153	Mutual Fund	2003 AB MF Reading Road	0.00	5/1/2012	6/1/2012	7.96	7.96	7.96					7.96	7.96	-	0.00
1154	Mutual Fund	2003 AB MF Reading Road	0.00	5/1/2012	6/1/2012	58,626.88	58,626.88	58,626.88	45,541.58				104,168.46	104,168.46	-	0.00
1198	Mutual Fund	2003 AB MF Reading Road	0.00	5/1/2012	6/1/2012	0.16	0.16	0.16					0.16	0.16	-	0.00
		<b>2003 AB MF Reading Road Total</b>					110,716.42	110,716.42	83,669.72	(18,255.89)	0.00	0.00	176,130.25	176,130.25	0.00	0.00
1120	Money Market	2003 AB MF North Vista Apts	0.01	5/1/2012	6/1/2012	35,521.66	35,521.66	35,521.66	71,604.99				107,126.65	107,126.65	-	0.00
1131	Mutual Fund	2003 AB MF North Vista Apts	0.01	5/1/2012	6/1/2012	398.66	398.66	398.66	0.00				398.66	398.66	-	0.00
1136	Mutual Fund	2003 AB MF North Vista Apts	0.01	5/1/2012	6/1/2012	11,509.63	11,509.63	11,509.63	7,570.43				19,080.06	19,080.06	-	0.00
1141	Mutual Fund	2003 AB MF North Vista Apts	0.01	5/1/2012	6/1/2012	254,914.33	254,914.33	254,914.33	15,750.00				270,664.33	270,664.33	-	0.00
1153	Mutual Fund	2003 AB MF North Vista Apts	0.01	5/1/2012	6/1/2012	59,426.35	59,426.35	59,426.35		(44,618.91)			14,807.44	14,807.44	-	0.00
1154	Money Market	2003 AB MF North Vista Apts	0.00	5/1/2012	6/1/2012	57,499.89	57,499.89	57,499.89	47,499.99				104,999.88	104,999.88	-	0.00
1156	Mutual Fund	2003 AB MF North Vista Apts	0.01	5/1/2012	6/1/2012	166,676.16	166,676.16	166,676.16	119,511.24				286,187.40	286,187.40	-	0.00
1162	Mutual Fund	2003 AB MF North Vista Apts	0.01	5/1/2012	6/1/2012	7,385.01	7,385.01	7,385.01	26,972.76				34,357.77	34,357.77	-	0.00
		<b>2003 AB MF North Vista Apts Total</b>					593,331.69	593,331.69	288,909.41	(44,618.91)	0.00	0.00	837,622.19	837,622.19	0.00	0.00
1114	Mutual Fund	2003 AB MF West Virginia Apts	0.01	5/1/2012	6/1/2012	36,581.76	36,581.76	36,581.76	13,650.48				50,232.24	50,232.24	-	0.00
1119	Money Market	2003 AB MF West Virginia Apts	0.01	5/1/2012	6/1/2012	131,242.65	131,242.65	131,242.65	12,750.00				143,992.65	143,99		

1114	Mutual Fund	2003 AB MF Timber Oaks Apts	0.00	5/1/2012	6/1/2012	56,235.79	56,235.79	56,235.79	9,372.00		65,607.79	65,607.79	-	0.00
1119	Mutual Fund	2003 AB MF Timber Oaks Apts	0.00	5/1/2012	6/1/2012	72,410.96	72,410.96	72,410.96	15,055.50		87,466.46	87,466.46	-	0.00
1136	Mutual Fund	2003 AB MF Timber Oaks Apts	0.00	5/1/2012	6/1/2012	3,165.67	3,165.67	3,165.67	0.00		3,165.67	3,165.67	-	0.00
1170	Mutual Fund	2003 AB MF Timber Oaks Apts	0.00	5/1/2012	6/1/2012	13,718.84	13,718.84	13,718.84	5,986.68		19,705.52	19,705.52	-	0.00
		<b>2003 AB MF Timber Oaks Apts Total</b>					145,531.26	145,531.26	30,414.18	0.00	175,945.44	175,945.44	0.00	0.00
1153	Mutual Fund	2003 AB MF Ash Creek	0.00	5/1/2012	6/1/2012	99,271.25	99,271.25	99,271.25			99,271.25	99,271.25	-	0.00
1170	Money Market	2003 AB MF Ash Creek	0.00	5/1/2012	6/1/2012	15,418.97	15,418.97	15,418.97	5,464.21		20,883.18	20,883.18	-	0.00
		<b>2003 AB MF Ash Creek Total</b>					114,690.22	114,690.22	5,464.21	0.00	120,154.43	120,154.43	0.00	0.00
1117	Mutual Fund	2003 AB MF Peninsula	0.00	5/1/2012	6/1/2012	5,160.01	5,160.01	5,160.01	11,679.06		16,839.07	16,839.07	-	0.00
1136	Mutual Fund	2003 AB MF Peninsula	0.00	5/1/2012	6/1/2012	352,248.76	352,248.76	352,248.76		(198,641.86)	153,606.90	153,606.90	-	0.00
1157	Mutual Fund	2003 AB MF Peninsula	0.00	5/1/2012	6/1/2012	4,409.36	4,409.36	4,409.36	0.12		4,409.48	4,409.48	-	0.00
		<b>2003 AB MF Peninsula Total</b>					361,818.13	361,818.13	11,679.18	(198,641.86)	174,855.45	174,855.45	0.00	0.00
1156	Mutual Fund	2003 AB Arlington Villas	0.00	5/1/2012	6/1/2012	108,710.82	108,710.82	108,710.82	42.25		108,753.07	108,753.07	-	0.00
1170	Mutual Fund	2003 AB Arlington Villas	0.00	5/1/2012	6/1/2012	13,529.47	13,529.47	13,529.47	5,789.62		19,319.09	19,319.09	-	0.00
		<b>2003 AB Arlington Villas Total</b>					122,240.29	122,240.29	5,831.87	0.00	128,072.16	128,072.16	0.00	0.00
1114	Mutual Fund	2003 AB Parkview Twnhms	0.00	5/1/2012	6/1/2012	12,627.76	12,627.76	12,627.76		(8,766.08)	3,861.68	3,861.68	-	0.00
1119	Mutual Fund	2003 AB Parkview Twnhms	0.00	5/1/2012	6/1/2012	242,872.19	242,872.19	242,872.19		(128,502.92)	114,369.27	114,369.27	-	0.00
1131	Mutual Fund	2003 AB Parkview Twnhms	0.00	5/1/2012	6/1/2012				71,051.28		71,051.28	71,051.28	-	0.00
1136	Mutual Fund	2003 AB Parkview Twnhms	0.00	5/1/2012	6/1/2012	2.23	2.23	2.23			2.23	2.23	-	0.00
1141	Mutual Fund	2003 AB Parkview Twnhms	0.00	5/1/2012	6/1/2012	27,560.00	27,560.00	27,560.00	70,830.52		98,390.52	98,390.52	-	0.00
1153	Mutual Fund	2003 AB Parkview Twnhms	0.00	5/1/2012	6/1/2012	221,239.88	221,239.88	221,239.88		0.03	221,239.91	221,239.91	-	0.00
		<b>2003 AB Parkview Twnhms Total</b>					504,302.06	504,302.06	141,881.80	(137,268.97)	508,914.89	508,914.89	0.00	0.00
1108	Money Market	2003 MF NHP-Asmara-Refunding	0.00	5/1/2012	6/1/2012	268,138.87	268,138.87	268,138.87	113,933.94		382,072.81	382,072.81	-	0.00
1114	Money Market	2003 MF NHP-Asmara-Refunding	0.00	5/1/2012	6/1/2012	24,152.40	24,152.40	24,152.40	11,753.03		35,905.43	35,905.43	-	0.00
1153	Money Market	2003 MF NHP-Asmara-Refunding	0.00	5/1/2012	6/1/2012	683.70	683.70	683.70	0.00		683.70	683.70	-	0.00
		<b>2003 MF NHP-Asmara-Refunding Total</b>					292,974.97	292,974.97	125,686.97	0.00	418,661.94	418,661.94	0.00	0.00
1114	Money Market	2004 A&B Timber Ridge	0.00	5/1/2012	6/1/2012	8,673.49	8,673.49	8,673.49		(2,002.51)	6,670.98	6,670.98	-	0.00
1153	Money Market	2004 A&B Timber Ridge	0.00	5/1/2012	6/1/2012	61,060.79	61,060.79	61,060.79	571.52		61,632.31	61,632.31	-	0.00
		<b>2004 A&amp;B Timber Ridge Total</b>					69,734.28	69,734.28	571.52	(2,002.51)	68,303.29	68,303.29	0.00	0.00
1114	Money Market	2004 A&B Century Park	0.00	5/1/2012	6/1/2012	39,495.49	39,495.49	39,495.49	15,898.63		55,394.12	55,394.12	-	0.00
1118	Money Market	2004 A&B Century Park	0.00	5/1/2012	6/1/2012	67,623.25	67,623.25	67,623.25		(43,302.05)	24,321.20	24,321.20	-	0.00
1120	Money Market	2004 A&B Century Park	0.00	5/1/2012	6/1/2012	1,628.37	1,628.37	1,628.37	0.00		1,628.37	1,628.37	-	0.00
1136	Money Market	2004 A&B Century Park	0.00	5/1/2012	6/1/2012	1,697.46	1,697.46	1,697.46	0.02		1,697.48	1,697.48	-	0.00
1140	Money Market	2004 A&B Century Park	0.00	5/1/2012	6/1/2012	56,713.72	56,713.72	56,713.72	41,666.68		98,380.40	98,380.40	-	0.00
1141	Money Market	2004 A&B Century Park	0.00	5/1/2012	6/1/2012	181,753.82	181,753.82	181,753.82		(17,672.79)	164,081.03	164,081.03	-	0.00
1156	Money Market	2004 A&B Century Park	0.00	5/1/2012	6/1/2012	163,461.02	163,461.02	163,461.02	127,774.18		291,235.20	291,235.20	-	0.00
		<b>2004 A&amp;B Century Park Total</b>					512,373.13	512,373.13	185,339.51	(60,974.84)	636,737.80	636,737.80	0.00	0.00
1113	Money Market	2004 A&B MF Veterans Memorial	0.00	5/1/2012	6/1/2012	0.17	0.17	0.17	0.00		0.17	0.17	-	0.00
1118	Money Market	2004 A&B MF Veterans Memorial	0.00	5/1/2012	6/1/2012	145,246.96	145,246.96	145,246.96	44,643.18		189,890.14	189,890.14	-	0.00
1119	Money Market	2004 A&B MF Veterans Memorial	0.00	5/1/2012	6/1/2012	186,941.91	186,941.91	186,941.91		(42,652.70)	144,289.21	144,289.21	-	0.00
1136	Money Market	2004 A&B MF Veterans Memorial	0.00	5/1/2012	6/1/2012	5,846.30	5,846.30	5,846.30	0.00		5,846.30	5,846.30	-	0.00
1170	Money Market	2004 A&B MF Veterans Memorial	0.00	5/1/2012	6/1/2012	7,398.19	7,398.19	7,398.19	1,700.00		9,098.19	9,098.19	-	0.00
		<b>2004 A&amp;B MF Veterans Memorial Total</b>					345,433.53	345,433.53	46,343.18	(42,652.70)	349,124.01	349,124.01	0.00	0.00
1119	Money Market	2004 MF Rush Creek Apts	0.00	5/1/2012	6/1/2012	136,449.94	136,449.94	136,449.94	8,350.03		144,799.97	144,799.97	-	0.00
1136	Money Market	2004 MF Rush Creek Apts	0.00	5/1/2012	6/1/2012	70,065.62	70,065.62	70,065.62	204.17		70,269.79	70,269.79	-	0.00
1141	Money Market	2004 MF Rush Creek Apts	0.00	5/1/2012	6/1/2012	20,285.84	20,285.84	20,285.84	0.50		20,286.34	20,286.34	-	0.00
1154	Money Market	2004 MF Rush Creek Apts	0.00	5/1/2012	6/1/2012	9,401.86	9,401.86	9,401.86	3,303.96		12,705.82	12,705.82	-	0.00
1158	Money Market	2004 MF Rush Creek Apts	0.00	5/1/2012	6/1/2012	60,044.15	60,044.15	60,044.15	4,394.09		64,438.24	64,438.24	-	0.00
1170	Money Market	2004 MF Rush Creek Apts	0.00	5/1/2012	6/1/2012	0.09	0.09	0.09	0.01		0.10	0.10	-	0.00
		<b>2004 MF Rush Creek Apts Total</b>					296,247.50	296,247.50	16,252.76	0.00	312,500.26	312,500.26	0.00	0.00
1119	Money Market	2004 MF Humble Parkway	0.00	5/1/2012	6/1/2012	146,053.15	146,053.15	146,053.15		(16,874.53)	129,178.62	129,178.62	-	0.00
1120	Money Market	2004 MF Humble Parkway	0.00	5/1/2012	6/1/2012	39,233.46	39,233.46	39,233.46	46,545.15		85,778.61	85,778.61	-	0.00
1153	Money Market	2004 MF Humble Parkway	0.00	5/1/2012	6/1/2012	183,025.88	183,025.88	183,025.88	245,983.05		429,008.93	429,008.93	-	0.00
1170	Money Market	2004 MF Humble Parkway	0.00	5/1/2012	6/1/2012	30,137.84	30,137.84	30,137.84	1,917.52		32,055.36	32,055.36	-	0.00
		<b>2004 MF Humble Parkway Total</b>					398,450.33	398,450.33	294,445.72	(16,874.53)	676,021.52	676,021.52	0.00	0.00
1140	Money Market	2004 MF Chisholm Trail Apts	0.00	5/1/2012	6/1/2012	105,425.58	105,425.58	105,425.58		(53,557.83)	51,867.75	51,867.75	-	0.00
1156	Money Market	2004 MF Chisholm Trail Apts	0.00	5/1/2012	6/1/2012	2,283.42	2,283.42	2,283.42			2,283.42	2,283.42	-	0.00
1157	Money Market	2004 MF Chisholm Trail Apts	0.00	5/1/2012	6/1/2012	21,770.11	21,770.11	21,770.11		(14,066.30)	7,703.81	7,703.81	-	0.00
		<b>2004 MF Chisholm Trail Apts Total</b>					129,479.11	129,479.11	0.00	(67,624.13)	61,854.98	61,854.98	0.00	0.00
1120	Money Market	2004 MF Evergreen @ Plano Pkw	0.00	5/1/2012	6/1/2012	44,345.08	44,345.08	44,345.08		(18,004.10)	26,340.98	26,340.98	-	0.00
1136	Money Market	2004 MF Evergreen @ Plano Pkw	0.00	5/1/2012	6/1/2012	11,952.35	11,952.35	11,952.35		(10,960.70)	991.65	991.65	-	0.00
1153	Money Market	2004 MF Evergreen @ Plano Pkw	0.00	5/1/2012	6/1/2012	8,640.81	8,640.81	8,640.81	142.27		8,783.08	8,783.08	-	0.00
1156	Money Market	2004 MF Evergreen @ Plano Pkw	0.00	5/1/2012	6/1/2012	78,240.00	78,240.00	78,240.00		(142.27)	78,097.73	78,097.73	-	0.00
1158	Money Market	2004 MF Evergreen @ Plano Pkw	0.00	5/1/2012	6/1/2012	1,527.32	1,527.32	1,527.32			1,527.32	1,527.32	-	0.00
		<b>2004 MF Evergreen @ Plano Pkw Total</b>					144,705.56	144,705.56	142.27	(29,107.07)	115,740.76	115,740.76	0.00	0.00
1170	Money Market	2004 MF Montgomery Pines Apts	0.00	5/1/2012	6/1/2012	334,888.17	334,888.17	334,888.17	14,068.92		348,957.09	348,957.09	-	0.00
1140	Money Market	2004 MF Montgomery Pines Apts	0.00	5/1/2012	6/1/2012	12,056.55	12,056.55	12,056.55		(7,498.22)	4,558.33	4,558.33	-	0.00
1148	Money Market	2004 MF Montgomery Pines Apts	0.00	5/1/2012	6/1/2012	75,966.88	75,966.88	75,966.88		(50,280.80)	25,686.08	25,686.08	-	0.00
1161	Money Market	2004 MF Montgomery Pines Apts	0.00	5/1/2012	6/1/2012	1,087.29	1,087.29	1,087.29			1,087.29	1,087.29	-	0.00
		<b>2004 MF Montgomery Pines Apts Total</b>					423,998.89	423,998.89	14,068.92	(57,779.02)	380,288.79	380,288.79	0.00	0.00
1114	Money Market	2004 MF Bristol Apts	0.00	5/1/2012	6/1/2012	392.77	392.77	392.77	0.00		392.77	392.77	-	0.00
1136	Money Market	2004 MF Bristol Apts	0.00	5/1/2012	6/1/2012	0.11	0.11	0.11			0.11	0.11	-	0.00
1141	Money Market	2004 MF Bristol Apts	0.00	5/1/2012	6/1/2012	23,009.84	23,009.84	23,009.84		(11,150.70)	11,859.14	11,859.14	-	0.00
1154	Money Market	2004 MF Bristol Apts	0.00	5/1/2012	6/1/2012	41,765.67	41,765.67	41,765.67	29,134.02		70,899.69	70,899.69	-	0.00
		<b>2004 MF Bristol Apts Total</b>					65,168.39							

1113	Money Market	2004 MF Pinnacle Apts	0.00	5/1/2012	6/1/2012	14,743.63	14,743.63	14,743.63		(12,503.08)		2,240.55	2,240.55	-	0.00	
1114	Money Market	2004 MF Pinnacle Apts	0.00	5/1/2012	6/1/2012	111,711.13	111,711.13	111,711.13		(65,067.99)		46,643.14	46,643.14	-	0.00	
1118	Money Market	2004 MF Pinnacle Apts				1,124.18	1,124.18	1,124.18		(1,124.18)		0.00	0.00	-	0.00	
1141	Money Market	2004 MF Pinnacle Apts	0.00	5/1/2012	6/1/2012	0.21	0.21	0.21				0.21	0.21	-	0.00	
		<b>2004 MF Pinnacle Apts Total</b>					127,579.15	127,579.15	0.00	(78,695.25)	0.00	0.00	48,883.90	48,883.90	0.00	0.00
1119	Money Market	2004 MF Tranquility Bay Apts	0.00	5/1/2012	6/1/2012	136,784.53	136,784.53	136,784.53	12,300.00			149,084.53	149,084.53	-	0.00	
1136	Money Market	2004 MF Tranquility Bay Apts	0.00	5/1/2012	6/1/2012	74,890.68	74,890.68	74,890.68		(149.04)		74,741.64	74,741.64	-	0.00	
1157	Money Market	2004 MF Tranquility Bay Apts	0.00	5/1/2012	6/1/2012	1,450.97	1,450.97	1,450.97				1,450.97	1,450.97	-	0.00	
1161	Money Market	2004 MF Tranquility Bay Apts	0.00	5/1/2012	6/1/2012	166,168.22	166,168.22	166,168.22			(22,843.70)	143,324.52	143,324.52	-	0.00	
1170	Money Market	2004 MF Tranquility Bay Apts	0.00	5/1/2012	6/1/2012	30,626.18	30,626.18	30,626.18			(650.75)	29,975.43	29,975.43	-	0.00	
1180	Money Market	2004 MF Tranquility Bay Apts	0.00	5/1/2012	6/1/2012	9,122.37	9,122.37	9,122.37		149.04		9,271.41	9,271.41	-	0.00	
		<b>2004 MF Tranquility Bay Apts Total</b>					419,042.95	419,042.95	12,449.04	(23,643.49)	0.00	0.00	407,848.50	407,848.50	0.00	0.00
1119	Money Market	2004 MF Churchill @ Pinnacle	0.00	5/1/2012	6/1/2012	78,294.03	78,294.03	78,294.03	16,876.91			95,170.94	95,170.94	-	0.00	
1148	Money Market	2004 MF Churchill @ Pinnacle	0.00	5/1/2012	6/1/2012	214,538.23	214,538.23	214,538.23	10,927.26			225,465.49	225,465.49	-	0.00	
1154	Money Market	2004 MF Churchill @ Pinnacle	0.00	5/1/2012	6/1/2012	7,283.34	7,283.34	7,283.34	119.92			7,403.26	7,403.26	-	0.00	
1156	Money Market	2004 MF Churchill @ Pinnacle	0.00	5/1/2012	6/1/2012	53,244.74	53,244.74	53,244.74		(119.91)		53,124.83	53,124.83	-	0.00	
1170	Money Market	2004 MF Churchill @ Pinnacle	0.00	5/1/2012	6/1/2012	9,230.78	9,230.78	9,230.78		4,654.50		13,885.28	13,885.28	-	0.00	
		<b>2004 MF Churchill @ Pinnacle Total</b>					362,591.12	362,591.12	32,578.59	(119.91)	0.00	0.00	395,049.80	395,049.80	0.00	0.00
1108	Money Market	2004 MF Village Fair	0.00	5/1/2012	6/1/2012	74,217.02	74,217.02	74,217.02	55,779.06			129,996.08	129,996.08	-	0.00	
1119	Money Market	2004 MF Village Fair	0.00	5/1/2012	6/1/2012	68,781.51	68,781.51	68,781.51		(3,078.55)		65,702.96	65,702.96	-	0.00	
1136	Money Market	2004 MF Village Fair	0.00	5/1/2012	6/1/2012	107,386.54	107,386.54	107,386.54	0.12			107,386.66	107,386.66	-	0.00	
1170	Money Market	2004 MF Village Fair	0.00	5/1/2012	6/1/2012	10,143.52	10,143.52	10,143.52		6,054.12		16,197.64	16,197.64	-	0.00	
		<b>2004 MF Village Fair Total</b>					260,528.59	260,528.59	61,833.30	(3,078.55)	0.00	0.00	319,283.34	319,283.34	0.00	0.00
1114	Money Market	2005 MF Pecan Grove	0.00	5/1/2012	6/1/2012	14,183.32	14,183.32	14,183.32	4,305.00			18,488.32	18,488.32	-	0.00	
1136	Money Market	2005 MF Pecan Grove	0.00	5/1/2012	6/1/2012	1,129,150.83	1,129,150.83	1,129,150.83	0.10			1,129,150.93	1,129,150.93	-	0.00	
		<b>2005 MF Pecan Grove Total</b>					1,143,334.15	1,143,334.15	4,305.10	0.00	0.00	0.00	1,147,639.25	1,147,639.25	0.00	0.00
1114	Money Market	2005 MF Prairie Oaks	0.00	5/1/2012	6/1/2012	36,501.57	36,501.57	36,501.57	910.93			37,412.50	37,412.50	-	0.00	
1119	Money Market	2005 MF Prairie Oaks	0.00	5/1/2012	6/1/2012	33,134.50	33,134.50	33,134.50		(1,827.60)		31,306.90	31,306.90	-	0.00	
1131	Money Market	2005 MF Prairie Oaks	0.00	5/1/2012	6/1/2012	25,589.11	25,589.11	25,589.11	0.00			25,589.11	25,589.11	-	0.00	
1136	Money Market	2005 MF Prairie Oaks	0.00	5/1/2012	6/1/2012	86,880.11	86,880.11	86,880.11	0.35			86,880.46	86,880.46	-	0.00	
1141	Money Market	2005 MF Prairie Oaks	0.00	5/1/2012	6/1/2012	18,005.67	18,005.67	18,005.67	50,085.96			68,091.63	68,091.63	-	0.00	
		<b>2005 MF Prairie Oaks Total</b>					200,110.96	200,110.96	50,997.24	(1,827.60)	0.00	0.00	249,280.60	249,280.60	0.00	0.00
1136	Money Market	2005 MF Port Royal	0.00	5/1/2012	6/1/2012	849,485.06	849,485.06	849,485.06	0.08			849,485.14	849,485.14	-	0.00	
1141	Money Market	2005 MF Port Royal	0.00	5/1/2012	6/1/2012				2,351.00			2,351.00	2,351.00	-	0.00	
		<b>2005 MF Port Royal Total</b>					849,485.06	849,485.06	2,351.08	0.00	0.00	0.00	851,836.14	851,836.14	0.00	0.00
1117	Mutual Fund	2005 MF Mission Del Rio	0.00	5/1/2012	6/1/2012	10,001.13	10,001.13	10,001.13	10,001.13			20,002.26	20,002.26	-	0.00	
1136	Money Market	2005 MF Mission Del Rio	0.00	5/1/2012	6/1/2012	284,768.73	284,768.73	284,768.73	0.03			284,768.76	284,768.76	-	0.00	
1170	Money Market	2005 MF Mission Del Rio	0.00	5/1/2012	6/1/2012	0.20	0.20	0.20	1,411.50			1,411.70	1,411.70	-	0.00	
		<b>2005 MF Mission Del Rio Total</b>					294,770.06	294,770.06	11,412.66	0.00	0.00	0.00	306,182.72	306,182.72	0.00	0.00
1118	Money Market	2005 MF Atascocita Apts	0.00	5/1/2012	6/1/2012	35,950.95	35,950.95	35,950.95		(24,087.89)		11,863.06	11,863.06	-	0.00	
1141	Money Market	2005 MF Atascocita Apts	0.00	5/1/2012	6/1/2012	6.45	6.45	6.45	0.72			7.17	7.17	-	0.00	
1143	Money Market	2005 MF Atascocita Apts	0.00	5/1/2012	6/1/2012	27.55	27.55	27.55	0.00			27.55	27.55	-	0.00	
1153	Money Market	2005 MF Atascocita Apts	0.00	5/1/2012	6/1/2012	35,963.05	35,963.05	35,963.05	34,079.01			70,042.06	70,042.06	-	0.00	
		<b>2005 MF Atascocita Apts Total</b>					71,948.00	71,948.00	34,079.73	(24,087.89)	0.00	0.00	81,939.84	81,939.84	0.00	0.00
1131	Money Market	2005 MF Tower Ridge	0.00	5/1/2012	6/1/2012	21,263.32	21,263.32	21,263.32		(58.93)		21,204.39	21,204.39	-	0.00	
1136	Money Market	2005 MF Tower Ridge	0.00	5/1/2012	6/1/2012	916.53	916.53	916.53	0.00			916.53	916.53	-	0.00	
1141	Money Market	2005 MF Tower Ridge	0.00	5/1/2012	6/1/2012	86.21	86.21	86.21	0.00			86.21	86.21	-	0.00	
1156	Money Market	2005 MF Tower Ridge	0.00	5/1/2012	6/1/2012	1,826.66	1,826.66	1,826.66				1,826.66	1,826.66	-	0.00	
		<b>2005 MF Tower Ridge Total</b>					24,092.72	24,092.72	0.00	(58.93)	0.00	0.00	24,033.79	24,033.79	0.00	0.00
1100	GNMA	2005 MF Prairie Ranch	4.99	3/28/2006	1/15/2045	11,609,727.15	11,609,727.15	11,609,727.15			(33,275.34)	11,576,451.81	11,576,451.81	-	0.00	
1199	Inv Agmt	2005 MF Prairie Ranch	3.25	12/6/2005	1/20/2045	79,286.66	79,286.66	79,286.66	237,287.10			316,573.76	316,573.76	-	0.00	
1118	Money Market	2005 MF Prairie Ranch				59,318.38	59,318.38	59,318.38		(59,318.38)		0.00	0.00	-	0.00	
1141	Money Market	2005 MF Prairie Ranch	0.00	5/1/2012	6/1/2012	3,587.06	3,587.06	3,587.06	0.00			3,587.06	3,587.06	-	0.00	
1170	Money Market	2005 MF Prairie Ranch	0.00	5/1/2012	6/1/2012	4,426.39	4,426.39	4,426.39				4,426.39	4,426.39	-	0.00	
		<b>2005 MF Prairie Ranch Total</b>					11,756,345.64	11,756,345.64	237,287.10	(59,318.38)	(33,275.34)	0.00	11,901,039.02	11,901,039.02	0.00	0.00
1118	Money Market	2005 MF St. Augustine	0.00	5/1/2012	6/1/2012	0.05	0.05	0.05				0.05	0.05	-	0.00	
1150	Money Market	2005 MF St. Augustine	0.00	5/1/2012	6/1/2012	35,291.77	35,291.77	35,291.77				57,903.96	57,903.96	-	0.00	
1154	Money Market	2005 MF St. Augustine	0.00	5/1/2012	6/1/2012	8,262.68	8,262.68	8,262.68				13,000.21	13,000.21	-	0.00	
1170	Money Market	2005 MF St. Augustine	0.00	5/1/2012	6/1/2012	12.66	12.66	12.66				12.66	12.66	-	0.00	
		<b>2005 MF St. Augustine Total</b>					43,567.16	43,567.16	27,349.72	0.00	0.00	0.00	70,916.88	70,916.88	0.00	0.00
1131	Mutual Fund	2005 MF Park Manor	0.00	5/1/2012	6/1/2012	11,320.28	11,320.28	11,320.28	27,880.60			39,200.88	39,200.88	-	0.00	
1136	Money Market	2005 MF Park Manor	0.00	5/1/2012	6/1/2012	33,588.57	33,588.57	33,588.57		(4,886.29)		28,702.28	28,702.28	-	0.00	
1141	Money Market	2005 MF Park Manor	0.01	5/1/2012	6/1/2012	69,560.95	69,560.95	69,560.95	4.52			69,565.47	69,565.47	-	0.00	
1170	Money Market	2005 MF Park Manor	0.00	5/1/2012	6/1/2012	1,668.08	1,668.08	1,668.08	3,334.20			5,002.28	5,002.28	-	0.00	
		<b>2005 MF Park Manor Total</b>					116,137.88	116,137.88	31,219.32	(4,886.29)	0.00	0.00	142,470.91	142,470.91	0.00	0.00
1114	Money Market	2005 MF Pr Mockingbird	0.00	5/1/2012	6/1/2012	28,448.26	28,448.26	28,448.26		(6,960.78)		21,487.48	21,487.48	-	0.00	
1118	Money Market	2005 MF Pr Mockingbird	0.00	5/1/2012	6/1/2012	45,173.62	45,173.62	45,173.62	38,711.76			83,885.38	83,885.38	-	0.00	
1136	Money Market	2005 MF Pr Mockingbird	0.00	5/1/2012	6/1/2012	102,948.72	102,948.72	102,948.72	0.00			102,948.72	102,948.72	-	0.00	
1170	Money Market	2005 MF Pr Mockingbird	0.00	5/1/2012	6/1/2012	24,110.32	24,110.32	24,110.32	6,035.73			30,146.05	30,146.05	-	0.00	
		<b>2005 MF Pr Mockingbird Total</b>					200,680.92	200,680.92	44,747.49	(6,960.78)	0.00	0.00	238,467.63	238,467.63	0.00	0.00
1131	Money Market	2005 MF Pl @ Chase Oaks	0.00	5/1/2012	6/1/2012	411.19	411.19	411.19	0.00			411.19	411.19	-	0.00	
1141	Money Market	2005 MF Pl @ Chase Oaks	0.00	5/1/2012	6/1/2012	120.07	120.07	120.07	0.00			120.07	120.07	-	0.00	
		<b>2005 MF Pl @ Chase Oaks Total</b>					531.26	531.26	0.00	0.00	0.00	0.00	531.26	531.26	0.00	0.00
1114	Money Market	2005 MF Canal Place	0.00	5/1/2012	6/1/2012	16,994.29	16,994.29	16,994.29								

1136	Money Market	2005 MF Canal Place	0.00	5/1/2012	6/1/2012	188,556.97	188,556.97	188,556.97	5,907.66				194,464.63	194,464.63	-	0.00
1156	Money Market	2005 MF Canal Place	0.00	5/1/2012	6/1/2012	3,995.81	3,995.81	3,995.81	0.09				3,995.90	3,995.90	-	0.00
		<b>2005 MF Canal Place Total</b>					209,547.07	209,547.07	10,058.20	0.00	0.00	0.00	219,605.27	219,605.27	0.00	0.00
1136	Money Market	2006 MF Coral Hills	0.00	5/1/2012	6/1/2012	63,350.16	63,350.16	63,350.16	85,734.42				149,084.58	149,084.58	-	0.00
1157	Money Market	2006 MF Coral Hills	0.00	5/1/2012	6/1/2012	504.95	504.95	504.95				504.95	504.95	-	0.00	
		<b>2006 MF Coral Hills Total</b>					63,855.11	63,855.11	85,734.42	0.00	0.00	0.00	149,589.53	149,589.53	0.00	0.00
1113	Money Market	2006 MF Harris Branch	0.00	5/1/2012	6/1/2012	83,968.37	83,968.37	83,968.37		(43,569.08)		40,399.29	40,399.29	-	0.00	
1120	Money Market	2006 MF Harris Branch	0.00	5/1/2012	6/1/2012	4,736.19	4,736.19	4,736.19	0.00			4,736.19	4,736.19	-	0.00	
1141	Money Market	2006 MF Harris Branch	0.00	5/1/2012	6/1/2012	44,491.04	44,491.04	44,491.04		(28,702.67)		15,788.37	15,788.37	-	0.00	
1153	Money Market	2006 MF Harris Branch	0.00	5/1/2012	6/1/2012	3,557.99	3,557.99	3,557.99	0.00			3,557.99	3,557.99	-	0.00	
1156	Money Market	2006 MF Harris Branch	0.00	5/1/2012	6/1/2012	17,350.64	17,350.64	17,350.64				17,350.64	17,350.64	-	0.00	
		<b>2006 MF Harris Branch Total</b>				154,104.23	154,104.23	154,104.23	0.00	(72,271.75)	0.00	81,832.48	81,832.48	0.00	0.00	
1118	Money Market	2006 MF Bella Vista	0.00	5/1/2012	6/1/2012	27,326.34	27,326.34	27,326.34	21,188.52			48,514.86	48,514.86	-	0.00	
1141	Money Market	2006 MF Bella Vista	0.00	5/1/2012	6/1/2012	51,014.11	51,014.11	51,014.11		(51,014.11)		0.00	0.00	-	0.00	
1150	Money Market	2006 MF Bella Vista	0.00	5/1/2012	6/1/2012	240,530.37	240,530.37	240,530.37	22.54			240,552.91	240,552.91	-	0.00	
1154	Money Market	2006 MF Bella Vista	0.00	5/1/2012	6/1/2012	41,672.46	41,672.46	41,672.46				8,333.34	8,333.34	-	0.00	
1156	Money Market	2006 MF Bella Vista	0.00	5/1/2012	6/1/2012	136,341.63	136,341.63	136,341.63				68,162.50	68,162.50	-	0.00	
1170	Money Market	2006 MF Bella Vista	0.00	5/1/2012	6/1/2012	30,384.11	30,384.11	30,384.11	3,125.96			33,510.07	33,510.07	-	0.00	
		<b>2006 MF Bella Vista Total</b>				527,269.02	527,269.02	527,269.02	24,337.02	(152,532.36)	0.00	399,073.68	399,073.68	0.00	0.00	
1114	Money Market	2006 MF Village Park	0.00	5/1/2012	6/1/2012	17,230.23	17,230.23	17,230.23		(12,995.86)		4,234.37	4,234.37	-	0.00	
1136	Money Market	2006 MF Village Park	0.00	5/1/2012	6/1/2012	188,495.64	188,495.64	188,495.64	170,974.05			359,469.69	359,469.69	-	0.00	
		<b>2006 MF Village Park Total</b>				205,725.87	205,725.87	205,725.87	170,974.05	(12,995.86)	0.00	363,704.06	363,704.06	0.00	0.00	
1114	Money Market	2006 MF Oakmoor	0.00	5/1/2012	6/1/2012	24,956.60	24,956.60	24,956.60		(18,573.00)		6,383.60	6,383.60	-	0.00	
1119	Money Market	2006 MF Oakmoor	0.00	5/1/2012	6/1/2012	169,480.14	169,480.14	169,480.14	12,399.99			181,880.13	181,880.13	-	0.00	
1136	Money Market	2006 MF Oakmoor	0.00	5/1/2012	6/1/2012	83,636.91	83,636.91	83,636.91		(3,000.00)		80,636.91	80,636.91	-	0.00	
1143	Money Market	2006 MF Oakmoor	0.00	5/1/2012	6/1/2012	105,025.81	105,025.81	105,025.81	66,695.76			171,721.57	171,721.57	-	0.00	
		<b>2006 MF Oakmoor Total</b>				383,099.46	383,099.46	383,099.46	79,095.75	(21,573.00)	0.00	440,622.21	440,622.21	0.00	0.00	
1136	Money Market	2006 MF Hillcrest	0.00	5/1/2012	6/1/2012	335,670.23	335,670.23	335,670.23		(174,620.76)		161,049.47	161,049.47	-	0.00	
		<b>2006 MF Hillcrest Total</b>				335,670.23	335,670.23	335,670.23	0.00	(174,620.76)	0.00	161,049.47	161,049.47	0.00	0.00	
1114	Money Market	2006 MF Pleasant Village	0.00	5/1/2012	6/1/2012	133,133.47	133,133.47	133,133.47	4,259.51			137,392.98	137,392.98	-	0.00	
1120	Mutual Fund	2006 MF Pleasant Village	0.00	5/1/2012	6/1/2012	45,863.27	45,863.27	45,863.27	13,792.88			59,656.15	59,656.15	-	0.00	
1141	Money Market	2006 MF Pleasant Village	0.00	5/1/2012	6/1/2012	25,141.90	25,141.90	25,141.90	0.00			25,141.90	25,141.90	-	0.00	
1175	Money Market	2006 MF Pleasant Village	0.00	5/1/2012	6/1/2012	36,295.12	36,295.12	36,295.12	0.00			36,295.12	36,295.12	-	0.00	
		<b>2006 MF Pleasant Village Total</b>				240,433.76	240,433.76	240,433.76	18,052.39	0.00	0.00	258,486.15	258,486.15	0.00	0.00	
1120	Money Market	2006 MF Grove Village	0.00	5/1/2012	6/1/2012	177,228.29	177,228.29	177,228.29	6,835.33			184,063.62	184,063.62	-	0.00	
1141	Money Market	2006 MF Grove Village	0.00	5/1/2012	6/1/2012	26,614.84	26,614.84	26,614.84	0.00			26,614.84	26,614.84	-	0.00	
1153	Money Market	2006 MF Grove Village	0.00	5/1/2012	6/1/2012	37,383.97	37,383.97	37,383.97	0.00			37,383.97	37,383.97	-	0.00	
1170	Money Market	2006 MF Grove Village	0.00	5/1/2012	6/1/2012	27,364.92	27,364.92	27,364.92	4,621.11			31,986.03	31,986.03	-	0.00	
1175	Money Market	2006 MF Grove Village	0.00	5/1/2012	6/1/2012	2.61	2.61	2.61	0.00			2.61	2.61	-	0.00	
		<b>2006 MF Grove Village Total</b>				268,594.63	268,594.63	268,594.63	11,456.44	0.00	0.00	280,051.07	280,051.07	0.00	0.00	
1136	Money Market	2006 MF Red Hills	0.00	5/1/2012	6/1/2012	19,642.01	19,642.01	19,642.01	2,085.01			21,727.02	21,727.02	-	0.00	
1141	Money Market	2006 MF Red Hills	0.00	5/1/2012	6/1/2012	48.48	48.48	48.48	1,477.19			1,525.67	1,525.67	-	0.00	
1154	Money Market	2006 MF Red Hills	0.00	5/1/2012	6/1/2012	26,249.52	26,249.52	26,249.52	13,466.00			39,715.52	39,715.52	-	0.00	
1156	Money Market	2006 MF Red Hills	0.00	5/1/2012	6/1/2012	12.88	12.88	12.88				12.88	12.88	-	0.00	
		<b>2006 MF Red Hills Total</b>				45,952.89	45,952.89	45,952.89	17,028.20	0.00	0.00	62,981.09	62,981.09	0.00	0.00	
1114	Money Market	2006 MF Champion Crossing	0.00	5/1/2012	6/1/2012	10,098.93	10,098.93	10,098.93	0.00			10,098.93	10,098.93	-	0.00	
1136	Money Market	2006 MF Champion Crossing	0.00	5/1/2012	6/1/2012	22,030.70	22,030.70	22,030.70	2,418.38			24,449.08	24,449.08	-	0.00	
1141	Money Market	2006 MF Champion Crossing	0.00	5/1/2012	6/1/2012	96.85	96.85	96.85	0.00			96.85	96.85	-	0.00	
1154	Money Market	2006 MF Champion Crossing	0.00	5/1/2012	6/1/2012	28,372.08	28,372.08	28,372.08	20,527.00			48,899.08	48,899.08	-	0.00	
1156	Money Market	2006 MF Champion Crossing	0.00	5/1/2012	6/1/2012	12.57	12.57	12.57				12.57	12.57	-	0.00	
		<b>2006 MF Champion Crossing Total</b>				60,611.13	60,611.13	60,611.13	22,945.38	0.00	0.00	83,556.51	83,556.51	0.00	0.00	
1136	Money Market	2006 MF Stonehaven	0.00	5/1/2012	6/1/2012	32,905.14	32,905.14	32,905.14	5,877.00			38,782.14	38,782.14	-	0.00	
		<b>2006 MF Stonehaven Total</b>				32,905.14	32,905.14	32,905.14	5,877.00	0.00	0.00	38,782.14	38,782.14	0.00	0.00	
1120	Money Market	2006 MF Center Ridge	0.00	5/1/2012	6/1/2012	79.60	79.60	79.60	0.00			79.60	79.60	-	0.00	
1136	Money Market	2006 MF Center Ridge	0.00	5/1/2012	6/1/2012	34,003.33	34,003.33	34,003.33				34,003.33	34,003.33	-	0.00	
		<b>2006 MF Center Ridge Total</b>				34,082.93	34,082.93	34,082.93	0.00	0.00	0.00	34,082.93	34,082.93	0.00	0.00	
1108	Money Market	2006 MF Meadowlands	0.01	5/1/2012	6/1/2012	462,946.34	462,946.34	462,946.34	0.01			462,946.35	462,946.35	-	0.00	
1114	Money Market	2006 MF Meadowlands	0.01	5/1/2012	6/1/2012	36,838.58	36,838.58	36,838.58	6,208.20			43,046.78	43,046.78	-	0.00	
1117	Money Market	2006 MF Meadowlands	0.01	5/1/2012	6/1/2012	101,737.05	101,737.05	101,737.05		(141.06)		101,595.99	101,595.99	-	0.00	
1118	Money Market	2006 MF Meadowlands	0.01	5/1/2012	6/1/2012	74,249.01	74,249.01	74,249.01	61,956.93			136,205.94	136,205.94	-	0.00	
1119	Money Market	2006 MF Meadowlands	0.01	5/1/2012	6/1/2012	141,717.50	141,717.50	141,717.50	12,768.97			154,486.47	154,486.47	-	0.00	
1156	Money Market	2006 MF Meadowlands	0.01	5/1/2012	6/1/2012	0.01	0.01	0.01				0.01	0.01	-	0.00	
		<b>2006 MF Meadowlands Total</b>				817,488.49	817,488.49	817,488.49	80,934.11	(141.06)	0.00	898,281.54	898,281.54	0.00	0.00	
1114	Money Market	2006 MF East Texas Pines	0.00	5/1/2012	6/1/2012	20,655.18	20,655.18	20,655.18	1,595.84			22,251.02	22,251.02	-	0.00	
1117	Money Market	2006 MF East Texas Pines	0.00	5/1/2012	6/1/2012	131,748.47	131,748.47	131,748.47		(88,307.88)		43,440.59	43,440.59	-	0.00	
1136	Money Market	2006 MF East Texas Pines	0.00	5/1/2012	6/1/2012	389,072.61	389,072.61	389,072.61		(135,305.16)		253,767.45	253,767.45	-	0.00	
1148	Money Market	2006 MF East Texas Pines	0.00	5/1/2012	6/1/2012	229,302.11	229,302.11	229,302.11	10,416.69			239,718.80	239,718.80	-	0.00	
		<b>2006 MF East Texas Pines Total</b>				770,778.37	770,778.37	770,778.37	12,012.53	(223,613.04)	0.00	559,177.86	559,177.86	0.00	0.00	
1114	Money Market	2006 MF Villas at Henderson	0.00	5/1/2012	6/1/2012	41.67	41.67	41.67	0.00			41.67	41.67	-	0.00	
1117	Money Market	2006 MF Villas at Henderson	0.00	5/1/2012	6/1/2012	18,240.53	18,240.53	18,240.53	24,726.00			42,966.53	42,966.53	-	0.00	
1118	Money Market	2006 MF Villas at Henderson	0.00	5/1/2012	6/1/2012	13,355.47	13,355.47	13,355.47	22,665.00			36,020.47	36,020.47	-	0.00	
1119	Money Market	2006 MF Villas at Henderson	0.00	5/1/2012	6/1/2012	11,667.12	11,667.12	11,667.12	6,999.99			18,667.11	18,667.11	-	0.00	
1131	Money Market	2006 MF Villas at Henderson	0.00	5/1/2012	6/1/2012	19.00	19.00	19.00	0.00			19.00				

1170	Money Market	2006 MF Villas at Henderson	0.00	5/1/2012	6/1/2012	13,373.23	13,373.23	13,373.23	3,274.72				16,647.95	16,647.95	-	0.00
		<b>2006 MF Villas at Henderson Total</b>					57,100.17	57,100.17	57,665.71	0.00	0.00	0.00	114,765.88	114,765.88	0.00	0.00
1118	Money Market	2006 MF Aspen Parks Apts	0.00	5/1/2012	6/1/2012	112,872.28	112,872.28	112,872.28	147,451.26				260,323.54	260,323.54	-	0.00
1119	Money Market	2006 MF Aspen Parks Apts	0.00	5/1/2012	6/1/2012	6,550.33	6,550.33	6,550.33	0.00				6,550.33	6,550.33	-	0.00
1157	Money Market	2006 MF Aspen Parks Apts	0.00	5/1/2012	6/1/2012	5,650.19	5,650.19	5,650.19					5,650.19	5,650.19	-	0.00
		<b>2006 MF Aspen Parks Apts Total</b>					125,072.80	125,072.80	147,451.26	0.00	0.00	0.00	272,524.06	272,524.06	0.00	0.00
1114	Money Market	2006 MF Idlewilde Apts	0.00	5/1/2012	6/1/2012	11,751.19	11,751.19	11,751.19	6,297.17				18,048.36	18,048.36	-	0.00
1154	Money Market	2006 MF Idlewilde Apts	0.00	5/1/2012	6/1/2012	95,198.56	95,198.56	95,198.56		(69,714.60)			25,483.96	25,483.96	-	0.00
1156	Money Market	2006 MF Idlewilde Apts	0.00	5/1/2012	6/1/2012	11,585.23	11,585.23	11,585.23					11,585.23	11,585.23	-	0.00
1157	Money Market	2006 MF Idlewilde Apts	0.00	5/1/2012	6/1/2012	0.97	0.97	0.97					0.97	0.97	-	0.00
		<b>2006 MF Idlewilde Apts Total</b>					118,535.95	118,535.95	6,297.17	(69,714.60)	0.00	0.00	55,118.52	55,118.52	0.00	0.00
1114	Money Market	2007 MF Landcaster Apts	0.00	5/1/2012	6/1/2012	7,957.85	7,957.85	7,957.85		(779.24)			7,178.61	7,178.61	-	0.00
1136	Money Market	2007 MF Landcaster Apts	0.00	5/1/2012	6/1/2012	888.02	888.02	888.02					888.02	888.02	-	0.00
1154	Money Market	2007 MF Landcaster Apts	0.00	5/1/2012	6/1/2012	106,779.39	106,779.39	106,779.39		(69,774.88)			37,004.51	37,004.51	-	0.00
1156	Money Market	2007 MF Landcaster Apts	0.00	5/1/2012	6/1/2012	1,707.64	1,707.64	1,707.64					1,707.64	1,707.64	-	0.00
1157	Money Market	2007 MF Landcaster Apts	0.00	5/1/2012	6/1/2012	0.97	0.97	0.97					0.97	0.97	-	0.00
		<b>2007 MF Landcaster Apts Total</b>					117,333.87	117,333.87	0.00	(70,554.12)	0.00	0.00	46,779.75	46,779.75	0.00	0.00
1119	Money Market	2007 MF Park Place	0.01	5/1/2012	6/1/2012	28,846.35	28,846.35	28,846.35	12,600.86				41,447.21	41,447.21	-	0.00
1148	Money Market	2007 MF Park Place	0.01	5/1/2012	6/1/2012	46,538.69	46,538.69	46,538.69	62,884.22				109,422.91	109,422.91	-	0.00
1170	Money Market	2007 MF Park Place	0.01	5/1/2012	6/1/2012	1,965.30	1,965.30	1,965.30	5,862.80				7,828.10	7,828.10	-	0.00
		<b>2007 MF Park Place Total</b>					77,350.34	77,350.34	81,347.88	0.00	0.00	0.00	158,698.22	158,698.22	0.00	0.00
1118	Money Market	2007 MF Terrace @ Cibolo	0.00	5/1/2012	6/1/2012	38,808.10	38,808.10	38,808.10	41,884.00				80,692.10	80,692.10	-	0.00
1136	Money Market	2007 MF Terrace @ Cibolo	0.00	5/1/2012	6/1/2012	26,066.86	26,066.86	26,066.86		(21,052.80)			5,014.06	5,014.06	-	0.00
1170	Money Market	2007 MF Terrace @ Cibolo	0.00	5/1/2012	6/1/2012	14,073.98	14,073.98	14,073.98		(4,647.08)			9,426.90	9,426.90	-	0.00
		<b>2007 MF Terrace @ Cibolo Total</b>					78,948.94	78,948.94	41,884.00	(25,699.88)	0.00	0.00	95,133.06	95,133.06	0.00	0.00
1118	Money Market	2007 MF Santora Villas	0.01	5/1/2012	6/1/2012	20,508.65	20,508.65	20,508.65	55,058.40				75,567.05	75,567.05	-	0.00
1119	Money Market	2007 MF Santora Villas	0.01	5/1/2012	6/1/2012	63,305.75	63,305.75	63,305.75	9,601.72				72,907.47	72,907.47	-	0.00
1136	Money Market	2007 MF Santora Villas	0.01	5/1/2012	6/1/2012				0.05				0.05	0.05	-	0.00
1156	Money Market	2007 MF Santora Villas	0.01	5/1/2012	6/1/2012	88,296.14	88,296.14	88,296.14	0.93				88,297.07	88,297.07	-	0.00
1170	Money Market	2007 MF Santora Villas	0.01	5/1/2012	6/1/2012	19,407.26	19,407.26	19,407.26		(11,650.25)			7,757.01	7,757.01	-	0.00
		<b>2007 MF Santora Villas Total</b>					191,517.80	191,517.80	64,661.10	(11,650.25)	0.00	0.00	244,528.65	244,528.65	0.00	0.00
1100	GNMA	2007 A/B MF Villas @ Mesquite	5.17	4/29/2010	7/20/2047	16,589,536.72	16,589,536.72	16,589,536.72		(40,267.61)			16,549,269.11	16,549,269.11	-	0.00
1199	GIC's	2007 A/B MF Villas @ Mesquite	4.78	8/23/2007	7/20/2047	29,897.42	29,897.42	29,897.42	346,407.49				376,304.91	376,304.91	-	0.00
1153	Money Market	2007 A/B MF Villas @ Mesquite				94,639.08	94,639.08	94,639.08		(94,639.08)			0.00	0.00	-	0.00
1170	Money Market	2007 A/B MF Villas @ Mesquite	0.00	5/1/2012	6/1/2012	17,996.76	17,996.76	17,996.76		(2,474.25)			15,522.51	15,522.51	-	0.00
		<b>2007 A/B MF Villas @ Mesquite Total</b>					16,732,069.98	16,732,069.98	346,407.49	(97,113.33)	(40,267.61)	0.00	16,941,096.53	16,941,096.53	0.00	0.00
1100	GNMA	2007 MF Summit Point	5.32	10/1/2010	6/15/2047	9,336,369.61	9,336,369.61	9,336,369.61		(21,326.98)			9,315,042.63	9,315,042.63	-	0.00
1117	Money Market	2007 MF Summit Point	0.00	5/1/2012	6/1/2012	254,385.05	254,385.05	254,385.05	145,406.44				399,791.49	399,791.49	-	0.00
1118	Money Market	2007 MF Summit Point	0.00	5/1/2012	6/1/2012	4,116.87	4,116.87	4,116.87					4,116.87	4,116.87	-	0.00
		<b>2007 MF Summit Point Total</b>					9,594,871.53	9,594,871.53	145,406.44	0.00	(21,326.98)	0.00	9,718,950.99	9,718,950.99	0.00	0.00
1113	Money Market	2007 MF Costa Rialto	0.00	5/1/2012	6/1/2012	3,361.11	3,361.11	3,361.11	14,611.16				17,972.27	17,972.27	-	0.00
1136	Money Market	2007 MF Costa Rialto	0.00	5/1/2012	6/1/2012	49.02	49.02	49.02	0.02				49.04	49.04	-	0.00
		<b>2007 MF Costa Rialto Total</b>					3,410.13	3,410.13	14,611.18	0.00	0.00	0.00	18,021.31	18,021.31	0.00	0.00
1108	Money Market	2007 MF Windshire Apts	0.00	5/1/2012	6/1/2012	19,721.94	19,721.94	19,721.94	6,471.16				26,193.10	26,193.10	-	0.00
1136	Money Market	2007 MF Windshire Apts	0.00	5/1/2012	6/1/2012	4.59	4.59	4.59	0.00				4.59	4.59	-	0.00
1148	Money Market	2007 MF Windshire Apts	0.00	5/1/2012	6/1/2012	70,867.47	70,867.47	70,867.47	29,662.57				100,530.04	100,530.04	-	0.00
1156	Money Market	2007 MF Windshire Apts	0.00	5/1/2012	6/1/2012	569.64	569.64	569.64					569.64	569.64	-	0.00
		<b>2007 MF Windshire Apts Total</b>					91,163.64	91,163.64	36,133.73	0.00	0.00	0.00	127,297.37	127,297.37	0.00	0.00
1141	Money Market	2007 MF Residences @ Onion Crk	0.00	5/1/2012	6/1/2012	3,605.60	3,605.60	3,605.60	668.56				4,274.16	4,274.16	-	0.00
		<b>2007 MF Residences @ Onion Crk Total</b>					3,605.60	3,605.60	668.56	0.00	0.00	0.00	4,274.16	4,274.16	0.00	0.00
1136	Money Market	2008 MF West Oaks Apts	0.00	5/1/2012	6/1/2012		0.28	0.28	14,268.62				14,268.90	14,268.90	-	0.00
1162	Money Market	2008 MF West Oaks Apts	0.00	5/1/2012	6/1/2012	17,702.44	17,702.44	17,702.44	5,591.68				23,294.12	23,294.12	-	0.00
		<b>2008 MF West Oaks Apts Total</b>					17,702.72	17,702.72	19,860.30	0.00	0.00	0.00	37,563.02	37,563.02	0.00	0.00
1118	Money Market	2008 MF Costa Ibiza Apts	0.00	5/1/2012	6/1/2012	7,472.50	7,472.50	7,472.50		(7,468.26)			4.24	4.24	-	0.00
1136	Money Market	2008 MF Costa Ibiza Apts	0.00	5/1/2012	6/1/2012	34,877.71	34,877.71	34,877.71		(34,877.66)			0.05	0.05	-	0.00
1162	Money Market	2008 MF Costa Ibiza Apts	0.00	5/1/2012	6/1/2012	30,908.18	30,908.18	30,908.18		(12,194.38)			18,713.80	18,713.80	-	0.00
1180	Money Market	2008 MF Costa Ibiza Apts	0.00	5/1/2012	6/1/2012				91,249.53				91,249.53	91,249.53	-	0.00
		<b>2008 MF Costa Ibiza Apts Total</b>					73,258.39	73,258.39	91,249.53	(54,540.30)	0.00	0.00	109,967.62	109,967.62	0.00	0.00
1136	Money Market	2008 MF Addison Park Apts	0.00	5/1/2012	6/1/2012	30,069.86	30,069.86	30,069.86	1.23				30,071.09	30,071.09	-	0.00
1153	Mutual Fund	2008 MF Addison Park Apts	0.00	5/1/2012	6/1/2012	115,239.11	115,239.11	115,239.11		(110,681.84)			4,557.27	4,557.27	-	0.00
1162	Money Market	2008 MF Addison Park Apts	0.00	5/1/2012	6/1/2012	15,906.62	15,906.62	15,906.62	10,236.24				26,142.86	26,142.86	-	0.00
		<b>2008 MF Addison Park Apts Total</b>					161,215.59	161,215.59	10,237.47	(110,681.84)	0.00	0.00	60,771.22	60,771.22	0.00	0.00
1131	Money Market	2008 MF Alta Cullen Ref	0.00	5/1/2012	6/1/2012			1.67					1.67	1.67	-	0.00
1141	Money Market	2008 MF Alta Cullen Ref	0.00	5/1/2012	6/1/2012	51,299.41	51,299.41	51,299.41	6,399.99				57,699.40	57,699.40	-	0.00
1150	Money Market	2008 MF Alta Cullen Ref	0.00	5/1/2012	6/1/2012	61,923.21	61,923.21	61,923.21	35,203.69				97,126.90	97,126.90	-	0.00
11																



R4

**BOARD REPORT ITEM**  
**LEGAL SERVICES DIVISION**  
**JULY 26, 2012**

Presentation and Discussion of the Department's selection of McCall, Parkhurst & Horton as disclosure outside counsel on single family issues and Andrews Kurth on multifamily issues.

**REPORT ITEM**

Report to the Board on the selection of bond/securities disclosure outside counsel.

**BACKGROUND**

The Department's current bond/securities disclosure counsel is McCall, Parkhurst & Horton L.L.P. Their contract expires by its terms and therefore terminates on August 31, 2012. In June 2012 the Department issued a new request for qualifications for bond/securities disclosure counsel. There were four responders: Haynes and Boone, LLP, Andrews Kurth LLP, Darrick W. Eugene PC, and a response by McCall, Parkhurst & Horton LLP including a subcontracting arrangement with Mahomes Bolden PC. The evaluation team met and voted to award single family disclosure counsel duties to McCall, Parkhurst & Horton (subcontracting with Mahomes Bolden PC) and multifamily disclosure counsel duties to Andrews Kurth LLP, subject to the approval of the Attorney General.

Among other duties, bond/securities disclosure counsel is responsible for the preparation of all official statements of the Department in connection with bond issues sold, including issuances sold into the public market. They will also appropriately respond on behalf of the Department in connection with ongoing compliance of any and all trust indentures and other documents integral to the issuance of such bonds.

The Department will now proceed to negotiate contracts with the successful responders and seek approval of the Attorney General. These new agreements must be in place by August 31, 2012, to assure continuity of such services to the Department.



2

**BOARD ACTION REQUEST**  
**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**

Timely Filed Appeals under any of the Department's Program or Underwriting Rules

**RECOMMENDED ACTION**

**WHEREAS**, a 2012 competitive housing tax credit scoring notice was provided to the applicant of Hawk Ridge Apartments (#12025), in which staff identified seven (7) points that the applicant elected but has found and provided notice that the application does not qualify to receive; and

**WHEREAS**, the applicant appealed the scoring notice and requested that the Board award three (3) points under §§50.9(b)(13) and (22);

**RESOLVED**, the applicant's appeal of the scoring notice for Hawk Ridge Apartments (#12025) is hereby denied.

**BACKGROUND**

On June 22, 2012, staff sent a scoring notice to the applicant of Hawk Ridge Apartments, a 2012 competitive housing tax credit application submitted in Urban Region 3. After a complete staff review of both the application and a challenge to the application, it was determined by staff that the application did not qualify to receive seven (7) of the points elected by the applicant. The applicant concedes that they are not eligible for four (4) of those points but are requesting the remaining three (3) points be awarded. It is the award of those three points that form the subject of this appeal summarized below.

§50.9(b)(13) Community Input other than Quantifiable Community Participation

Applications can receive up to six (6) points by submitting letters of support from community and civic organizations that serve the community in which the development site is located. Each letter is worth two (2) points. These points are only awarded to applications that did not receive an eligible letter (of support or opposition) from a Neighborhood Organization as defined under §50.9(b)(2) Quantifiable Community Participation (QCP). In order to receive points, the letters must identify the specific development and must state support of the specific development at the proposed location. Staff initially awarded two (2) points for a letter from Naval Air Station Fort Worth, Joint Reserve Base (NAS Fort Worth, JRB) Regional Coordination Committee that was submitted with the application. On June 1, the Department received a challenge to the application that included, among many other claims, an assertion that the letter did not explicitly express support for the development. Staff, upon a second review, found this to be true and revised the application score, deducting the two (2) points initially awarded. While the letter does identify

the development, it states that “it has been determined that the proposed project is consistent with JLUS recommendations,” not that the organization actually supports the development.

The Applicant, in the appeal, claims that this statement suggests support because this form letter from NAS Fort Worth JRB can only be obtained after a review of a project submittal to the organization’s website. Staff disagrees and contends that the letter must actually state support (*i.e.*, use the word “support”) in order to qualify for points. Instead of support, this letter has a meaning similar to zoning, voicing consistency with a land use policy (JLUS is an acronym for Joint Land Use Study) rather than support for a specific project. The Applicant also claims that a letter submitted with the intent of an award of points under QCP, which was found to be ineligible under that scoring item, should count for two (2) points under this scoring item. Again, staff disagrees. The point of the two separate scoring criteria is to distinguish between Neighborhood Organization and community or civic organizations. While the letter did not qualify under QCP because the organization did not meet all of the specific requirements of the QAP to be accorded points as a Neighborhood Organization as defined in the QAP at §50.9(b)(2), it is clear that the organization was intended to be a neighborhood organization and should not qualify under this separate scoring item that specifically excludes neighborhood organizations (lower case, not Neighborhood Organizations as defined in §50.9(b)(2), representing local neighborhood based views rather than broader community oriented perspectives) from consideration.

#### §50.7(b)(22) Economic Development Initiatives

Applications may qualify to receive one (1) point for this scoring item if the development site is located within an area that has adopted initiatives to promote economic development. The QAP includes another scoring criterion that awards one (1) point for applications that are located in an area covered by a community revitalization plan. The Applicant submitted one resolution from the City of White Settlement for both scoring criteria. Staff determined that, while it appears that the City of White Settlement did adopt a community revitalization plan, it was unclear that the local government had any economic initiatives in place. The resolution alluded to their established community revitalization area supporting an initiative developed by the North Central Texas COG, but this did not meet the requirements of the QAP, which calls for a letter from the appropriate local official certifying the date the initiative was adopted by the Unit of General Local Government.

The Applicant, in the appeal, states that the City of White Settlement adopted a boundary that supports the COG’s economic development initiative and that this should be enough to be eligible for the points. Staff disagrees on two points. First, it appears that the economic development initiative was not adopted by the local government, the City of White Settlement, but by the COG. Secondly, if staff could come to the conclusion that the resolution in fact did adopt an economic development plan, then the application would not be eligible for the one (1)

point for community revitalization since the QAP requires that the community revitalization plan cannot be an economic development plan.

The appeal of the issues addressed herein were considered by the Board at the July 10, 2012, Board meeting. The Board tabled the appeal item and requested that additional information from the City regarding the Community Revitalization Plan and Economic Development Incentive be obtained. On July 13, 2012, Department staff sent a letter requesting that the City clarify whether the plan and initiative are distinct and separate from one another such that they would meet the requirements of the rule. Staff has not received any additional information as of July 17, 2012, but may receive additional clarifying information prior to the July 26, 2012 meeting.

Based on the information currently available, staff recommends denial of the appeal.



**SAN JACINTO**  
REALTY SERVICES, LLC

June 26, 2012

Mr. Tim Irvine  
Executive Director  
TDHCA  
221 E. 11<sup>th</sup> Street  
Austin, Texas 78701

Re: Hawk Ridge Apartments – TDHCA #12025  
50.9(b)(13) Community Input Other than QCP (22) Economic Development Initiative

Dear Mr. Irvine:

Please allow this letter along with other attached exhibits to represent evidence that the subject application should have its 2 Point Score reinstated in for Community Input Other than QCP under 50.9(b) (13) consistent with the Scoring Notice dated May 22, 2012. In addition the 1 Point Score should also be reinstated for Economic Development Initiative under 50.9(b)(22) of the 2012 QAP for reasons set forth below.

**50.9 (b) (13) Community Input Other than QCP: 2 Points**

**Original Community Input:**

The support letter in the application dated January 31, 2012 addressed to Mr. Jim Ryan (Economic Development Director of the city of White Settlement) is the result of Mr. Ryan uploading the Hawk Ridge development profile to the Naval Air Stations Fort Worth (NAS) for review and approval under its “Joint Land Use Study” (JLUS) Guidelines. As a result of this submittal, Hawk Ridge development was found to be consistent with the pre-determined criteria and objectives of the JLUS. By meeting these stringent requirements Hawk Ridge qualified to receive the form letter generally reserved for existing properties. The NAS letter states that Hawk Ridge is “consistent with JLUS recommendations.” If Hawk Ridge is being recommended then it would be clear that NAS is also supporting the development as was the opinion of TDHCA staff on May 22, 2012 when the original Scoring Notice was sent to the sponsors.

**Additional Community Input:**

Application #12025 received a Support QCP packet from the White Settlement SunView Home Owners Association that complied with all QCP requirements with only one exception. That exception was the failure to post a notice of consideration of the support for Hawk Ridge application within 72 hours of the meeting. Failure of this one task disqualified the WSSVHOA from receiving the QCP points. The 72 hour notice is not a criteria for Community Support other than QCP. No other staff deficiencies were noted and therefore White Settlement Sun View Home Owners Association should qualify for an additional 2 points for Community Input Other than QCP.

As a result of the above please reinstate the 2 points for 50.9(b) (13) as noticed by the original Scoring Notice of May 22, 2012.

**50.9(b)(22) Economic Development Initiative: 1 Point**

The City of White Settlement has issued Resolution No. 998-12 (attached) to confirm that the proposed site for the Hawk Ridge Apartments is located in an area that has been adopted to initiate and promote economic development. This area bounded by Loop 820 to the West, White Settlement Road to the north, Dale Lane to the east and Interstate 30 to the south shall (Map Attached) serve as the City of White Settlement's area specifically directed to be targeted to enhance the development of multi-family housing in support of the "Planning for a Livable Military Communities" initiative currently underway by communities within the Naval Air Station Fort Worth service area. The Naval Air Station has expressed a concern for the lack of rental housing in the area and this initiative is an effort by the City of White Settlement to assist in the effort to provide additional rental units to the area.

HUD awarded the North Central Texas Council of Governments (of which White Settlement is a Local Government Member) \$640,000 for the "Planning for a Livable Military Communities" (PLMC) project. In addition, the City of White Settlement has designated the area within the aforementioned boundary to benefit the PLMC as its contribution to this Economic Development Initiative. The City of White Settlement also sent the Hawk Ridge Development proposal to the Naval Air Station Fort Worth, Joint Reserve Base Committee for its conceptual approval. Upon receipt of the NAS Fort Worth JRB approval, the City of White Settlement passed Resolution No. 998-12 on February 28, 2012 creating the Boundary for this Economic Development Initiative Area that included the existing multi-family zoned property which is anticipated to be improved with the Hawk Ridge Apartments. All of these items were enclosed in the Selection Criteria Section 22 of the original application #12025.

The Deficiency Notice from the Department dated April 13, 2012 requested a letter from the entity which adopted the initiative or plan and stated it should contain the applicable language prescribed by the QAP for that particular scoring item. The City of White Settlement is the local government that adopted the Economic Development Initiative boundary in support of the NAS Fort Worth JRB which is being supported by the North Central Texas COG with the HUD funding. All of this is tied to the Economic Initiative to support "Planning for a Livable Military Communities" and one of the driving forces behind the support of Application #12025. The City of White Settlement letter (attached) confirming the Resolution was sent to the department as supplemental evidence as requested. No notice of this letter not being adequate was ever delivered to the Applicant. Sufficient evidence has been submitted to the department to support the Economic Development Initiative points and therefore the 1 point award should be reinstated to Application #12025.

Thank you in advance for your consideration.

Sincerely,



Albert E. Magill

Hawk Ridge Partners, L.P. – General Partner

**50.9 (b) (13) Community Input Other than QCP: 2 Points**

**Original Community Input:**



**MULTIFAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2012 Application Round**  
**Scoring Notice - Competitive Housing Tax Credit Application**

Hawk Ridge Partners, LP  
 Bert Magill  
 5851 San Felipe - Suite 700  
 Houston, TX 77057  
 Phone #: (713) 785-6006  
 Fax #: (713) 785-6004  
 Email: [aem3@att.net](mailto:aem3@att.net)

Date Issued: May 22, 2012

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

Second Email:

**RE: 2012 Competitive Housing Tax Credit (HTC) Application for Hawk Ridge Apartments, TDHCA  
 Number: 12025**

Attention: Bert Magill

The Texas Department of Housing and Community Affairs (the "Department") has completed its Eligibility Threshold and Selection Criteria Review of the Application referenced above as further described in the 2012 Qualified Allocation Plan ("QAP"). Below, a summary is provided of the score requested, by the Applicant, followed by the score awarded to the Application by the Department, followed by the difference between the score requested 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 three categories for which points could not be requested by the applicant: §50.9(b)(2) Quantifiable Community Participation (QCP); §50.9(b)(6) Community Support from State Representative or State Senator; §50.9(b)(13) Community Input 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 §50.9(b)(5) of the 2012 QAP, 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 funding commitment approved by the governing body of unit of general local government. If you were awarded points under §50.9(b)(12), at the time of Carryover Documentation Delivery Date, the Applicant or Development Owner must provide evidence of commitment approved by the qualifying private, state, or federal source to the Department. Qualifying sources other than those submitted in the Application may be submitted to the Department pursuant to §50.9(b)(5) and (12) of the 2012 QAP.

Allocation: Urban

Set Asides:  USDA  Non Profit  At Risk

Score Requested by Applicant (Does not include points for §§50.9(b)(2), (6) or (13) of the 2012 QAP):

Score Awarded by Department (Does not include points for §§50.9(b)(2), (6) or (13) of the 2012 QAP):

Difference between Requested and Awarded (Does not include points for §§50.9(b)(2), (6) or (13) of the 2012 QAP):

Points Awarded for §50.9(b)(2), Quantifiable Community Participation:

Points Awarded for §50.9(b)(6), Input from State Senator or Representative:

Points Awarded for §50.9(b)(13), Community Input Other than QCP:

**Final Score Awarded to Application by Department:**

179
174
5
18
16
6
214







**MULTIFAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2012 Application Round**  
**Revised Scoring Notice - Competitive Housing Tax Credit Application**

Hawk Ridge Partners, LP  
 Bert Magill  
 5851 San Felipe - Suite 700  
 Houston, TX 77057  
 Phone #: (713) 785-6006  
 Fax #: (713) 785-6004  
 Email: [aem3@att.net](mailto:aem3@att.net)

Date Issued: June 22, 2012

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

Second Email:

**RE: 2012 Competitive Housing Tax Credit (HTC) Application for Hawk Ridge Apartments, TDHCA Number: 12025**

Attention: Bert Magill

The Texas Department of Housing and Community Affairs (the "Department") has completed its Eligibility Threshold and Selection Criteria Review of the Application referenced above as further described in the 2012 Qualified Allocation Plan ("QAP"). Below, a summary is provided of the score requested, by the Applicant, followed by the score awarded to the Application by the Department, followed by the difference between the score requested 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 three categories for which points could not be requested by the applicant: §50.9(b)(2) Quantifiable Community Participation (QCP); §50.9(b)(6) Community Support from State Representative or State Senator; §50.9(b)(13) Community Input 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 §50.9(b)(5) of the 2012 QAP, 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 funding commitment approved by the governing body of unit of general local government. If you were awarded points under §50.9(b)(12), at the time of Carryover Documentation Delivery Date, the Applicant or Development Owner must provide evidence of commitment approved by the qualifying private, state, or federal source to the Department. Qualifying sources other than those submitted in the Application may be submitted to the Department pursuant to §50.9(b)(5) and (12) of the 2012 QAP.

Allocation: Urban

Set Asides:  USDA  Non Profit  At Risk

Score Requested by Applicant (Does not include points for §§50.9(b)(2), (6) or (13) of the 2012 QAP):

Score Awarded by Department (Does not include points for §§50.9(b)(2), (6) or (13) of the 2012 QAP):

Difference between Requested and Awarded (Does not include points for §§50.9(b)(2), (6) or (13) of the 2012 QAP):

Points Awarded for §50.9(b)(2), Quantifiable Community Participation:

Points Awarded for §50.9(b)(6), Input from State Senator or Representative:

Points Awarded for §50.9(b)(13), Community Input Other than QCP:

**Final Score Awarded to Application by Department:**

*Request: 6*

179
174
5
18
16
4
<b>212</b>

X



Naval Air Station Fort Worth, Joint Reserve Base (NAS Fort Worth, JRB)  
Regional Coordination Committee (RCC)

January 31, 2012

Mr. Jim Ryan  
Economic Development Director  
City of White Settlement  
214 Meadow Park Drive  
White Settlement, Texas 76108

Dear Mr. Ryan:

The City of White Settlement has recently uploaded a project on the Naval Air Station Fort Worth, Joint Reserve Base (NAS Fort Worth, JRB) Regional Coordination Committee (RCC) Development Review Website. The project will construct a 144 unit multi-family complex at 9220 Dale Lane.

After review by members of the RCC and their designated staff members, **it has been determined that the proposed project is consistent with JLUS recommendations provided that sound attenuation measures are taken.** A copy of the comments regarding the proposed project is enclosed for your reference. The recommended land uses are listed in the 2007 Joint Land Use Study Report and in the Air Installation Compatible Use Zone Study, both of which are available online at [www.nctcog.org/rcc](http://www.nctcog.org/rcc).

On behalf of the RCC, thank you for your involvement in the preservation of the military training mission at NAS Fort Worth, JRB. We appreciate your contributions and participation in the Development Review Web Tool. If you have any questions or concerns, please feel free to contact Elizabeth Beck-Johnson at (817) 704-5638 or me at (817) 923-1649.

Sincerely,

Paul F. Paine, Chair  
Regional Coordination Committee

EBJ:bw  
Enclosure

cc: Garry Wilson, Councilmember, City of White Settlement  
Rachel Wiggins, Community Planning Liaison Officer, NAS Fort Worth, JRB

**Voting Entities**

City of Benbrook

City of Fort Worth

City of Lake Worth

City of River Oaks

City of Westworth Village

City of White Settlement

Tarrant County

**Non-Voting Entities**

Benbrook Area  
Chamber of Commerce

DOD Office of Economic  
Adjustment

Fort Worth Chamber  
of Commerce

Lockheed Martin

Naval Air Station Fort Worth,  
Joint Reserve Base

North Central Texas  
Council of Governments

Northwest Tarrant  
Chamber of Commerce

Tri-City Area  
Chamber of Commerce

White Settlement Area  
Chamber of Commerce

[www.nctcog.org/rcc](http://www.nctcog.org/rcc)

Local governments surrounding the Naval Air Station Fort Worth, Joint Reserve Base have voluntarily formed the Regional Coordination Committee to promote and preserve the military mission at the installation. The Committee is responsible for encouraging compatible land use planning, conducting community outreach, and participating in military affairs surrounding NAS Fort Worth, JRB.

**Additional Community Input:**

# 2012 Quantifiable Community Participation Results

(In Order by Application Number)

TDHCA#	Region#	Organization Name	Development Name	Development City	Support or Opposition	QCP Score	Eligibility	Final Determination
12020	6	Greater Inwood Partnership	Palisades of Inwood	Houston	S	24	Letter Eligible Post-Deficiency	
12020	6	Near Northwest Community Improvement Corporation	Palisades of Inwood	Houston	S	18	Letter Ineligible	During the review of the documentation, staff determined the management district to be a broader based community organization rather than a neighborhood organization as indicated by the documentation submitted for request. Therefore, this letter is ineligible for purposes of scoring; however, it would be eligible for support other than QCP should the application not have any other qualified neighborhood organizations submit information to the Department.
12022	6	Galveston Alliance of Island Neighborhoods	Galveston Initiative I	Galveston	O	0	Letter Eligible Initially	
12022	6	Strand-UTMB Corridor Neighborhood Association	Galveston Initiative I	Galveston	O	0	Letter Eligible Post-Deficiency	
12022	6	East End Historical District Association	Galveston Initiative I	Galveston	O	18	Letter Ineligible	During the review of the documentation, staff verified that the proposed development is not located within the boundaries of the organization. Therefore, in accordance with §50.9(b)(2)(A)(iv) of the Qualified Allocation Plan, the organization does not qualify to provide comment for QCP and the letter is ineligible for the purposes of scoring.
12025	3	White Settlement Sun View HOA	Hawk Ridge Apartments	White Settlement	S	18	Letter Ineligible	During the review of the documentation, staff determined that the organization did not take reasonable measures to provide notice for persons to join or participate in the affairs of the organization. Staff identified that the 72 hour notice requirement was not met. Therefore, in accordance with §50.9(b)(2)(A)(vi) of the Qualified Allocation Plan, the letter is disqualified and ineligible for the purposes of scoring for QCP.
12025	3	Willow Wood Homeowners	Hawk Ridge Apartments	White Settlement	O	18	Letter Ineligible	During the review of the documentation, staff verified that the proposed development is not located within the boundaries of the organization. Therefore, in accordance with §50.9(b)(2)(A)(iv) of the Qualified Allocation Plan, the organization does not qualify to provide comment for QCP and the letter is ineligible for the purposes of scoring.
12042	6	The Manor Neighbor Watch Community	Brentwood Apartments	West Columbia	S	24	Letter Eligible Post-Deficiency	
12045	8	Buffalo Apartments Tenant Council	Elmwood Apartments	Buffalo	S	24	Letter Eligible Post-Deficiency	



Texas Department of Housing and Community Affairs  
Multifamily Finance Division  
2012 Quantifiable Community Participation

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May 01, 2012

Primary Contact:

Contact Name: Jason Carter, President

Contact Phone: (817) 246-7070

Contact Fax:

Contact E-Mail: [wssvhoa@gmail.com](mailto:wssvhoa@gmail.com)

Second Contact:

Second Contact: Michael Arnold Jr.

Second Phone:

Second Fax:

2nd E-Mail: [wssvhoa@gmail.com](mailto:wssvhoa@gmail.com)

Re: Neighborhood Organization for Quantifiable Community Participation  
TDHCA# 12025

Dear Jason Carter:

The Texas Department of Housing and Community Affairs (the "Department") received the letter you submitted for the purpose of scoring Quantifiable Community Participation (QCP) points, in accordance with §50.9(b)(2) of the Qualified Allocation Plan and Rules, for the above referenced application.

The Department has reviewed the letter and all documentation that was submitted and compared it to the requirements of the 2012 Qualified Allocation Plan (QAP) that governs the Housing Tax Credit Program.

During the review of the documentation, staff determined that the organization did not take reasonable measures to provide notice for persons to join or participate in the affairs of the organization. Staff identified that the 72 hour notice requirement was not met. Therefore, in accordance with §50.9(b)(2)(A)(vi) of the Qualified Allocation Plan, the letter is disqualified and ineligible for the purposes of scoring for QCP.

Unfortunately, your organization's letter will not be considered further for scoring. However, the Department values all public comment and while the Department will be unable to assign points to your letter, the Department will include your comment in the Application's file and provide the Department's Governing Board with a summary of your comment for their information when considering a final decision with regard to the award of funding.

The Department appreciates your participation in the public comment process. If you have any questions relating to the score awarded, please do not hesitate to contact Jean Latsha at 512.475.1676 or by email at <mailto:jean.latsha@tdhca.state.tx.us>

Sincerely,

*Cameron Dorsey*

Director of Multifamily Finance

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION

Texas Department of Housing & Community Affairs

Accurately fill in all blanks. Certify to each requirement by signing the last page. All attachments must be included in QCP submission package.

Part 1: Development Information

Development Name: Hawk Ridge Apartments
Development Street Address: 9200 Dale Lane
Development City: White Settlement
Development County: Tarrant
TDHCA # (for office use only):

Nicole Aisher
Application
6/25/15
Rec'd:
Nicole

Part 2: Neighborhood Organization Information

Neighborhood Organization Name: White Settlement Sun View HOA (also known as: WSSV)

The Neighborhood Organization is (select one of the following):

- X Homeowners Association
Property Owners Association
Resident Council and our members occupy the existing development
Other (explain):

As of March 1, 2012, the Neighborhood Organization is on record with (select one of the following):

- X County
X Secretary of State
X Requests to be on record with the Texas Department of Housing & Community Affairs

Part 3: Neighborhood Organization Contact Information

1st Contact Information

Name: Jason Carter
Title: President
Physical Address: (only St. house number not listed pursuant to government Code 552.117 and 552.1175. Available upon request to Mr. Carter)
Mailing Address (if different from above):
City: White Settlement Zip Code: 76108
City Phone: (817) 246-7070 Evening Phone:
Fax Number: Email: wssvho@gmail.com

03-25-12 4:11:32 PM

**50.9(b)(22) Economic Development Initiative: 1 Point**

## Bert Magill

---

**From:** Ben Sheppard <ben.sheppard@tdhca.state.tx.us>  
**Sent:** Friday, April 13, 2012 8:02 AM  
**To:** Bert Magill  
**Cc:** Jean Latsha  
**Subject:** 12025 Hawk Ridge White Settlement - HTC Application Deficiency Notice

In the course of the Department's **Eligibility/Selection/Threshold** review of the above referenced application, an Administrative Deficiency as defined in 10 TAC §1.1(a)(2), has been identified. By this notice, the Department is requesting documentation to correct the following deficiency or deficiencies:

50.9(b)(22) Economic Development Initiatives and 50.9(b)(23) Community Revitalization. Address each of the two scoring items in a separate letter. Each letter should be from the entity which adopted the initiative or plan and should contain the applicable language prescribed by the QAP for that particular scoring item.

*Attached letter sent 4/16/12 as instructed*

**The above list does not include deficiencies identified in §50.9(b)(11) Additional Evidence of Preparation to Proceed. Any administrative deficiency identified in §50.9(b)(11) will be addressed in a separate deficiency notice.**

All deficiencies must be corrected or clarified by 5:00 p.m. CST on the fifth business day following the date of this deficiency notice. Deficiencies resolved after 5 p.m. on the fifth business day will have 5 points deducted from the final score. For each additional day beyond the fifth day, that any deficiencies remain unresolved, the application will be treated in accordance with §50.7(b)(2)(A) of the 2012-2013 QAP.

All documentation should be submitted as a whole using the Department's File Transfer Protocol (FTP) server. Once the documents are submitted to the FTP server, please email the staff member issuing this notice. If you have questions regarding the FTP submission process, contact Jason Burr at [jason.burr@tdhca.state.tx.us](mailto:jason.burr@tdhca.state.tx.us) or by phone at (512)475-3986. You may also contact Nicole Fisher at [nicole.fisher@tdhca.state.tx.us](mailto:nicole.fisher@tdhca.state.tx.us) or by phone at (512)475-2201.

**\*\*All deficiencies must be corrected or clarified by 5 p.m. on Friday, April 20, 2012. Please respond to this email as confirmation of receipt\*\***

Thanks,  
Ben

### **Ben Sheppard**

Multifamily Housing Specialist  
Texas Department of Housing and Community Affairs  
221 E. 11th Street | Austin, TX 78701  
Office: 512.475.2122

### **About TDHCA**

The Texas Department of Housing and Community Affairs administers a number of state and federal programs through for-profit, nonprofit, and local government partnerships to strengthen communities through affordable housing development, home ownership opportunities, weatherization, and community-based services for Texans in need. For more information, including current funding opportunities and information on local providers, please visit [www.tdhca.state.tx.us](http://www.tdhca.state.tx.us).





Cameron Dorsey  
TDHCA – Tax Credit Department  
11<sup>th</sup> Street  
Austin, Texas 78701

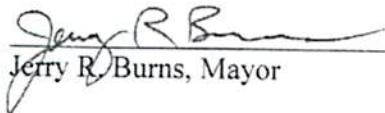
Re: Hawk Ridge Apartments – TDHCA 12025  
50.9(b)(22) Economic Development Initiative

Dear Mr. Dorsey

The City of White Settlement has issued Resolution No. 998-12 to confirm that the proposed site for the Hawk Ridge Apartments is located in an area that has been adopted to initiate and promote economic development. This area bounded by Loop 820 to the West, White Settlement Road to the north, Dale Lane to the east and Interstate 30 to the south shall serve as the City of White Settlement's area specifically directed to be targeted to enhance the development of multi-family housing in support of the "Planning for a Livable Military Communities" initiative currently underway by communities within the Naval Air Station Fort Worth service area. The Naval Air Station has expressed a concern for the lack of rental housing in the area and this initiative is an effort by the City of White Settlement to assist in the effort to provide additional rental units to the area.

The initiative known as Resolution No. 998-12 was voted and approved during an authorized public meeting of the Council Members of the City of White Settlement on February 28, 2012.

Signed;

  
Jerry R. Burns, Mayor

RESOLUTION NO. 998-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
WHITE SETTLEMENT, TEXAS SUPPORTING COMMUNITY  
REVITALIZATION AND ECONOMIC INITIATIVE

WHEREAS, Hawk Ridge Partners, L.P. has proposed a development for affordable rental housing at 9220 Dale Lane to be known as the hawk Ridge Apartments in the City of White Settlement, Tarrant County Texas; and

WHEREAS, Hawk Ridge Partners, L.P. intends to submit an application to the Texas Department of Housing and Community Affairs for 2012 Housing Tax Credits to assist in the financing of the Hawk Ridge Apartments; and

WHEREAS, the City of White Settlement has granted an Economic Initiative to the Hawk Ridge Apartments by commitment of a below market interest rate loan in the amount of \$290,000; and

WHEREAS, the area within this economic development initiative will assist in the Revitalization of the neighborhood currently consisting of older obsolete rental housing and the revitalization is not part of a Consolidated Plan, Economic Plan or City wide plan; and

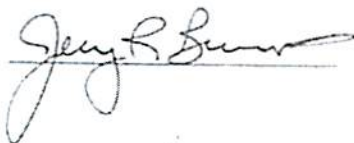
WHEREAS, pursuant to the Sec. 50.9(b)(22) & (23), Texas Administrative Code the City of White Settlement hereby establishes the area bounded by Loop 820 to the West, White Settlement Road to the North, Dale Lane to the East and Interstate 30 to the South as a Community Revitalization Area specifically designated to promote new modern affordable rental housing to support the North Central Texas Council of Governments "Planning for a Livable Military Communities" Initiative, thereby supporting and promoting Military Housing in the City of White Settlement for personnel and their families stationed at the Naval Air Station Fort Worth, Joint Reserve Base that also enhances the stability of Lockheed Martin in its role as a major employer of citizens in the city of White Settlement and Tarrant County.

50.9(b) 22

NOW THEREFORE, BE IT RESOLVED that The City Council of the City of White Settlement hereby supports the proposed Hawk Ridge Apartments TDHCA Application No. 12025 and have voted specifically to approve the concept to construct the Development and to encourage the TDHCA to authorize an allocation of Housing Tax Credits for this Development at the soonest available date.

Passed and approved this 28th day of February, 2012.

APPROVED:



[City Boards](#)[City Council](#)[City Manager](#)[City Secretary](#)[Departments](#)[Employment](#)**Agendas and Minutes**[home](#) [contact us](#)

## CITY OF WHITE SETTLEMENT

Meeting Agenda  
City CouncilTuesday, February 28, 2012 Regular Meeting 7:00pm Council  
Chambers

- Invocation
- Pledge of Allegiance
- Call to Order - Roll Call

## Correspondence – Announcements

Mayor, City Council and/or Department Heads may make  
announcements and present correspondence at this time.

## 1. Staff Reports / Presentations

- a. Presentation from George, Morgan, and Sneed, P.C. of Comprehensive Annual Financial Report for Fiscal Year ended September 30, 2011 (George Morgan)
- b. White Settlement Police Department Annual Racial Profiling Report (Lt. J.P. Bevering)
- c. Presentation from White Settlement ISD to the White Settlement Police Department for exceptional services to the community and schools. (WSISD Personnel)

## Consent Agenda

All of the following items on the Consent Agenda are considered to be self-explanatory by the Council and will be enacted with one motion. There will be no separate discussion of these items unless a Council Member or a citizen so request. For a citizen to request removal of an item, a speaker card must be filled out and submitted to the City Secretary prior to the meeting.

## 2. Approval of February 14, 2012 Regular Meeting Minutes.

3. Approval of continued membership in the Texas Municipal League March 1, 2012 through February 28, 2013 at an annual fee of \$2,517.00 based on population.

## New Business

4. Discuss and take action with respect to revisions to Personnel Policy Manual (HR Mark Huff)

5. Discuss and take action with respect to Ordinance No. 2414-11 adopting new provisions of Chapter 28 adding a new Article V Section 28.90 through 28.101 "Tobacco Product Use". (Staff)

6. Discuss and take action with respect to Resolution No. 998-12 supporting Community Revitalization and Economic Initiative. (EDC Director Ryan)

7. Discuss and take action with respect to first reading of Resolution No. 999-12 in compliance with Local Government Code Title 12, Chapter 505 and Chapter 501 for support and community revitalization and economic initiative of the Loan of \$290,000.00 to Hawk Ridge Partners, L.L.C, for the proposed development for affordable rental housing at 9220 Dale Lane, to be known as Hawk Ridge Apartments. (EDC Director Ryan)

## Public Comments

At this time, any person with city related business may speak to the council in compliance with the Texas Open Meetings Act. The City Council may not deliberate or take action. A speaker form must be submitted to the City Secretary prior to the meeting. All comments are limited to 5 minutes. Personal Criticisms will not be tolerated.

## Executive Session

planning designed to integrate affordable housing, good jobs and public transportation. Meanwhile, DOT is awarding nearly \$28 million in *TIGER (Transportation Investment Generating Economic Recovery) II Planning Grants* to implement localized plans that ultimately lead to projects that integrate transportation, housing and economic development.

HUD is awarding the following grants in Texas:

**The City of Dallas will receive \$2,225,000 to fund land acquisition and planning for four sites that will be part of Dallas' Transit-Oriented Development Workforce Housing Project for 193 workforce housing units near public transit.** The funding will allow Dallas to acquire land at all four sites and produce detailed designs, site plans, construction development plans and environmental assessments required for development to proceed. Core project partners, who will provide \$1,000,000 in leveraging funds, include the Real Estate Council; Dallas Area Rapid Transit; Dallas Police Department and the Urban League.

**The North Central Texas Council of Governments will receive \$640,000 for the *Planning for Livable Military Communities* project.** The project will provide for improved transportation and housing conditions while providing military families a more traditional neighborhood and "home town" feel in residential areas. **Planning will include an Off-Base Military Housing and Retail Feasibility and Siting Study,** a technical study of transportation in the area with short- and long-term recommendations for to improve transportation options, establish a model building code for greater energy efficiency, and update the City's zoning, ordinances and comprehensive plan. Fort Worth, Benbrook, Lake Worth, River Oaks, Westworth Village, **White Settlement,** Tarrant County, Naval Air Station Fort Worth, and Joint Reserve Base are core partners providing upwards of \$200,000 in leverage and other resources.

HUD's Sustainable Communities Challenge Grants will foster reform and reduce barriers to achieving affordable, economically vital and sustainable communities. These funds will be used by communities, large and small, to address local challenges to integrating transportation and housing. When these activities are done in conjunction with transportation projects, they can greatly increase the

efficiency and access of local transportation while encouraging mixed-use or transit-oriented development. Such efforts may include amending or updating local master plans, zoning codes, and building codes to support private sector investment in mixed-use development, affordable housing and the re-use of older buildings. Other local efforts may include retrofitting main streets to provide safer routes for children and seniors, or preserving affordable housing and local businesses near new transit stations.

TIGER II Planning Grants will prepare or design surface transportation projects that would be eligible for funding under the TIGER II Discretionary Grant program. These projects include highways, bridges, transit, railways, ports or bicycle and pedestrian facilities.

Rather than require applicants to navigate two separate grant application procedures that might be on different timelines and with different requirements, HUD and DOT joined their two new discretionary planning programs to create one point of entry to federal resources for local, innovative sustainable community planning projects.

The Community Challenge grants compliment the 45 Sustainable Communities Regional Grants announced last week by HUD. The Challenge Grants help to support local communities seeking to integrate housing, transportation, and environmental strategies that will enhance local economic development, provide greater housing and transportation choices, and develop long-range visions for how they want their community to grow.

The new HUD-DOT program also builds on the *Partnership for Sustainable Communities*, an innovative new interagency collaboration, launched by President Obama in June 2009, between the Department of Transportation (DOT), the Department of Housing and Urban Development (HUD), and the Environmental Protection Agency (EPA). Guided by six Livability Principles, the Partnership is designed to remove the traditional federal government silos that exist between departments and strategically target the agencies' transportation, land use, environmental, housing and community development resources to provide communities the resources they need to build more livable, sustainable communities.



Copyright  
CITY OF WHITE SETTLEMENT  
and the North Central Texas  
Council of Governments



Map Created: February 2012

Disclaimer: This Map was prepared by the City of White Settlement GIS Division and as such there is no guarantee as to the accuracy of any features on this map and no responsibility is assumed therein.

## **Appeal related to 12346, Merritt Legacy**

To be posted with supplemental materials

**BOARD ACTION REQUEST**  
**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**

Timely Filed Appeals under any of the Department's Program or Underwriting Rules

**RECOMMENDED ACTION**

**WHEREAS**, a 2012 competitive housing tax credit scoring notice was provided to the applicant of Mariposa at Ranch Road 12 (#12371) in which staff identified one (1) point that the applicant elected but the application does not qualify to receive; and

**WHEREAS**, the applicant appealed the scoring notice and requested that the Board award the one (1) point under §50.9(b)(23);

**RESOLVED**, the applicant's appeal of the scoring notice for Mariposa at Ranch Road 12 (#12371) is hereby denied.

**BACKGROUND**

On June 11, 2012, staff sent a scoring notice to the applicant of Mariposa at Ranch Road 12, a 2012 competitive housing tax credit application submitted in Rural Region 7. After a complete staff review, it was determined that the application did not qualify to receive one (1) of the points elected by the applicant. The area subject to appeal is summarized below.

§50.9(b)(23) Community Revitalization or Historic Preservation

Applications may qualify to receive one (1) point for this scoring item if the development site is located within a specific geographic area covered by a community revitalization plan. The QAP includes another scoring criterion that awards one (1) point for developments located in an area that has an economic development initiative adopted by the local government. In order to qualify for the points for Community Revitalization, the community revitalization plan must not be a consolidated plan or other economic development plan or city-wide plan. The Applicant submitted one resolution from the City of Wimberley for both of the above mentioned scoring criteria. Staff did not award the point for a community revitalization plan because it appeared that it was an economic development plan. In addition, while the QAP does not have specific requirements regarding the boundaries of the community revitalization plans, it appears that this plan only encompasses the development site and that the site is not "part of" a plan but instead the entire plan. Finally, this application was also challenged with regard to points requested for Community Revitalization. That challenge addressed the issue of the plan being adopted in a process that allows for public input. Staff agrees with the challenger that it is unclear whether or not the public was aware that a community revitalization plan was being proposed because it was



not the subject of a posted agenda item at the city council meeting at which the resolution was adopted. The Applicant, in the appeal, claims that these are two separate initiatives and has also submitted additional letters from the City of Wimberley to support that claim. However, it is still unclear as to whether a community revitalization plan or an economic development initiative exists, and only one of the two is supported by the evidence submitted.

The appeal of the issues addressed herein were considered by the Board at the July 10, 2012, Board meeting. The Board tabled the appeal item and requested that additional information from the City regarding the Community Revitalization Plan and Economic Development Incentive be obtained. On July 13, 2012, Department staff sent a letter requesting that the City clarify whether the plan and initiative are distinct and separate from one another such that they would meet the requirements of the rule. Staff has not received any additional information as of July 17, 2012, but may receive additional clarifying information prior to the July 26, 2012 meeting.

Based on the information currently available, staff recommends denial of the appeal.

Mariposa Ranch Road 12 LP

June 18, 2012

Texas Department of Housing and Community Affairs  
Tim Irvine  
221 E. 11<sup>th</sup> Street  
Austin, TX 78701

RE: Appeal of Scoring Notice for TDHCA# 12371 Mariposa Ranch Road 12 LP

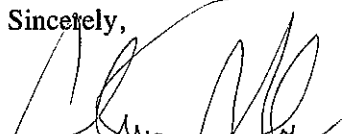
Dear Mr. Irvine,

This appeal relates to the Scoring Notice for Mariposa Ranch Road 12 LP (TDHCA #12371), which was awarded 177 points from a requested 178 points. The one point deduction was explained in the notice as, “§50.9(b)(23) Community Revitalization or Historic Preservation. The plan, since it was used for points under §50.9(b)(22) Economic Development Initiatives, appear to be an Economic Development Plan, which renders the plan ineligible for points under Community Revitalization.”

While the Economic Development Initiative and Community Revitalization designation were both included in the same Resolution No. R-01-2012 passed and adopted by the City of Wimberley City Council on February 16, 2012, per the plain language of the resolution and attached letters, they are two separate initiatives. Development, pursuant to the City-adopted initiatives and as confirmed in the attached letters, is consistent with the Comprehensive Plan; however, neither item is itself a Consolidated Plan, Economic Development Plan or other city-wide plan.

Please accept the enclosed documentation for the appeal and I urge you to grant the one point for Community Revitalization.

Sincerely,

  
Stuart Shaw, Applicant's Representative

Enclosures:

1. Scoring Notice from the TDHCA issued on June 11, 2012
2. Letter from City of Wimberley Included in Full Application Submission March 1, 2012
3. Letter from the City of Wimberley as included in the deficiency response submitted May 23, 2012



**MULTIFAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2012 Application Round**  
**Scoring Notice - Competitive Housing Tax Credit Application**

Mariposa Ranch Road 12 LP  
 Stuart Shaw  
 901 S. Mopac Expwy, Bldg. 4, Ste. 180  
 Austin, TX 78768  
 Phone #: (512) 220-8000  
 Fax #: (512) 377-1651  
 Email: [stuart@bonnercarrington.com](mailto:stuart@bonnercarrington.com)

Date Issued: June 11, 2012

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

Second Email: [jspicer@bonnercarrington.com](mailto:jspicer@bonnercarrington.com)

**RE: 2012 Competitive Housing Tax Credit (HTC) Application for Mariposa at Ranch Road 12, TDHCA  
 Number: 12371**

Attention: Stuart Shaw

The Texas Department of Housing and Community Affairs (the "Department") has completed its Eligibility Threshold and Selection Criteria Review of the Application referenced above as further described in the 2012 Qualified Allocation Plan ("QAP"). Below, a summary is provided of the score requested, by the Applicant, followed by the score awarded to the Application by the Department, followed by the difference between the score requested 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 three categories for which points could not be requested by the applicant: §50.9(b)(2) Quantifiable Community Participation (QCP); §50.9(b)(6) Community Support from State Representative or State Senator; §50.9(b)(13) Community Input 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 §50.9(b)(5) of the 2012 QAP, 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 funding commitment approved by the governing body of unit of general local government. If you were awarded points under §50.9(b)(12), at the time of Carryover Documentation Delivery Date, the Applicant or Development Owner must provide evidence of commitment approved by the qualifying private, state, or federal source to the Department. Qualifying sources other than those submitted in the Application may be submitted to the Department pursuant to §50.9(b)(5) and (12) of the 2012 QAP.

Allocation: Rural

Set Asides:  USDA  Non Profit  At Risk

Score Requested by Applicant (Does not include points for §§50.9(b)(2), (6) or (13) of the 2012 QAP):	178
Score Awarded by Department (Does not include points for §§50.9(b)(2), (6) or (13) of the 2012 QAP):	177
Difference between Requested and Awarded (Does not include points for §§50.9(b)(2), (6) or (13) of the 2012 QAP):	1
Points Awarded for §50.9(b)(2), Quantifiable Community Participation:	18
Points Awarded for §50.9(b)(6), Input from State Senator or Representative:	16
Points Awarded for §50.9(b)(13), Community Input Other than QCP:	6
<b>Final Score Awarded to Application by Department:</b>	<b>217</b>



**MULTIFAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2012 Application Round**  
**Scoring Notice - Competitive Housing Tax Credit Application**

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**Page 2 of Final Scoring Notice: 12371, Mariposa at Ranch Road 12**

**Explanation for Difference between Points Requested and Points Awarded by the Department (explanation does not include points for §§50.9(b)(2), (6) and (13)):**

§50.9(b)(23) Community Revitalization or Historic Preservation. The plan, since it was used for points under §50.9(b)(22) Economic Development Initiatives, appear to be an Economic Development Plan, which renders the plan ineligible for points under Community Revitalization.

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. (CST), Monday, June 18, 2012. If an appeal is denied by the Executive Director, an Applicant may appeal to the Department's Board.

In an effort to increase the likelihood that Board appeals related to scoring and Set-Asides are heard at the 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.

Please note that your application is currently under review and receipt of this scoring notice does not constitute acceptance or determination of the applications viability.

If you have any concerns regarding potential miscalculations or errors made by the Department, please contact Jean Latsha by facsimile at (512) 475-0764 or by email at [jean.latsha@tdhca.state.tx.us](mailto:jean.latsha@tdhca.state.tx.us).

Sincerely,

*Cameron Dorsey*

Cameron Dorsey  
Director of Multifamily Finance



**MULTIFAMILY FINANCE PRODUCTION DIVISION**  
**Housing Tax Credit Program - 2012 Application Round**  
**Scoring Notice - Competitive Housing Tax Credit Application**

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**Appeal Election Form: 12371, Mariposa at Ranch Road 12**

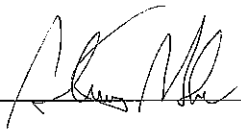
I am in receipt of my 2012 scoring notice and am filing a formal appeal to the Executive Director on or before Monday, June 18, 2012.

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

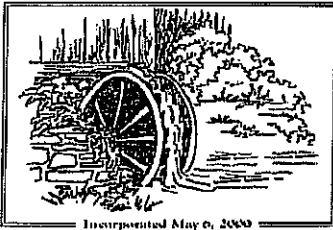
I do wish to appeal to the Board of Directors and request that my application be added to the Department Board of Directors meeting agenda. My appeal documentation, which identifies my specific grounds for appeal, is attached. If no additional documentation is submitted, the appeal documentation to the Executive Director will be utilized.

I 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   
Title Applicant's Representative  
Date June 18, 2012

**Please fax or email to the attention of Jean Latsha:**  
**Fax: (512) 475-0764 or (512) 475-1895**  
**Email: <mailto:jean.latsha@tdhca.state.tx.us>**



# City of Wimberley

221 Stillwater, P.O. Box 2027, Wimberley, Texas 78676  
Phone: (512) 847-0025 - Fax: (512) 847-0422

Bob Flocke, Mayor - Steve Thurber, Mayor Pro-Tem  
Council Members - Mac McCullough, Matt Meeks, Tom Talcott, John White  
Don Ferguson, City Administrator

February 29, 2012

Cameron Dorsey  
Texas Department of Housing & Community Affairs  
211 East 11th Street  
Austin, Texas 78701

RE: Verification of Economic Development Initiative and Revitalization Zone for Mariposa at Ranch Road 12, located at approximately 14400 Block of Ranch Road 12, Wimberley, Texas, TDHCA #12371

Dear Mr. Dorsey,

Please accept this letter as confirmation that Mariposa at Ranch Road 12, a proposed 80 unit senior community located in Wimberley, Texas, is located in a target area for community revitalization and development ("Zone"), adopted at the City Council meeting on February 16, 2012. The City of Wimberley is the governing body in the area where the Zone was designated.

The community revitalization and development initiative adopted at the above-mentioned City Council meeting targets a specific geographic area for senior housing and is independent of, but consistent with, the Consolidated Plan or other city-wide plans.

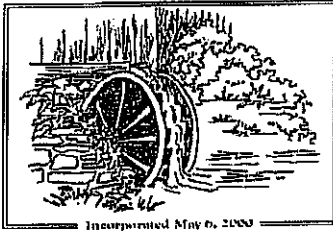
Pursuant to the 2012 Qualified Allocation Plan, I certify that I have the authority to confirm that the Zone was adopted as of February 16, 2012. The meeting was conducted in accordance with the open meeting laws of the City of Wimberley and State of Texas to allow for public comment.

Should you have any questions please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Ferguson", is written over the word "Sincerely,".

Don Ferguson  
City Administrator



# City of Wimberley

221 Stillwater, P.O. Box 2027, Wimberley, Texas 78676  
Phone: (512) 847-0025 - Fax: (512) 847-0422

Bob Flocke, Mayor - Steve Thurber, Mayor Pro-Tem  
Council Members - Mac McCullough, Matt Meeks, Tom Talcott, John White  
Don Ferguson, City Administrator

May 23, 2012

Cameron Dorsey  
Texas Department of Housing & Community Affairs  
211 East 11th Street  
Austin, Texas 78701

RE: Mariposa at Ranch Road 12, located at approximately 14400 Block of Ranch Road 12,  
Wimberley, Texas, TDHCA #12371

Dear Mr. Dorsey,

Please accept this letter as confirmation that Mariposa at Ranch Road 12, a proposed 80 unit senior community in Wimberley, Texas, is located in an area designated by the City of Wimberley as a target area for community revitalization and as an economic development initiative for the purpose of ensuring an improved approach to residential development consistent with the City of Wimberley Comprehensive Plan. A resolution designating the target area and the economic development initiative was adopted at the City Council meeting on February 16, 2012. The City of Wimberley is the governing body of the subject area.

I certify that I have the authority to confirm that the resolution was adopted as of February 16, 2012. The meeting was conducted in accordance with the open meeting laws of the City of Wimberley and State of Texas to allow for public comment.

Should you have any questions please feel free to contact me.

Sincerely,

Don Ferguson  
City Administrator

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**BOARD REPORT**  
**MULTIFAMILY FINANCE DIVISION**

**July 26, 2012**

Report on Challenges Made in Accordance with §50.10(d) of the 2012 Qualified Allocation Plan (QAP) Concerning 2012 Housing Tax Credit (HTC) Applications

**REPORT ITEM**

The Department has received an unusually high number of challenges this year compared to recent years. The challenges are particularly detailed and specific and relate to a number of different issues.

A challenge may pertain to any part of the application including but not limited to eligibility, selection (scoring) and threshold. Staff reviews each challenge and submits a request to the Applicant for a response to the challenge. Staff researches both sides of the challenge and makes a determination of appropriate resolution to the challenge. A summary of the challenge and the resolution is provided in the Challenge Status Log and is published on the Department's website. Staff has finalized all determinations with regard to Challenges, although some may be the subject of appeals on today's agenda or include conditions for submission of additional information by a later date, such as being due by commitment of carryover. This includes Amberwood Place (12067), in Urban Region 4, which is located adjacent to a natural gas pressurization facility. Staff's final challenge determination with regard to the site being acceptable is conditioned upon a HUD site and neighborhood clearance and verification of the acceptability by an independent third-party expert on or prior to November 1, 2012. Staff will report the final disposition of the issues surrounding this application at a later Board meeting.

As a resolution to the valid challenges, point reductions and/or terminations were done administratively. In these cases, the Applicant was given an opportunity to appeal pursuant to §50.10(c) of the 2012 QAP, as is the case with all point reductions and terminations. To the extent that the evidence does not confirm a challenge, a record relating to the challenge has been saved in the Department's files.

The attached list reflects all challenges that were received by the Application Challenges Deadline, June 13, 2012, and includes a summary of the staff analysis and determination with regard to each challenge.

## **2012 Competitive Housing Tax Credit (HTC) Challenges**

The attached table titled, **Status Log of 2012 Competitive Housing Tax Credit Challenges Received and Determinations Made as of June 13, 2012** (“Status Log”), summarizes the status of challenges received on or before June 13, 2012. The challenges were made against Applications in the 2012 Application Round. The Status Log and corresponding imaged challenges are provided on the website. Due to the large number of challenges received this year, the Status Log will not be complete as of the initial posting to the website and will be updated as the Department makes determinations.

All challenges are addressed pursuant to §50.10(d) of the 2012 Qualified Allocation Plan and Rules (“QAP”), which states that the Department will address information or challenges received from unrelated entities to a specific 2012 active Application, utilizing a preponderance of the evidence standard, as stated in paragraphs (1) – (4) of this subsection, 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 and is received by the Department no later than June 13, 2012:

- (1) Within fourteen (14) business days of the receipt of the Application Challenges deadline, the Department will post all information and challenges received (including any identifying information) to the Department’s website.
- (2) Within seven (7) business days of the Application Challenges deadline, the Department will notify the Applicant related to the information or challenge. The Applicant will then have seven (7) business days to respond to all information and challenges provided to the Department.
- (3) Within fourteen (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.
- (4) Nothing herein shall serve to limit the authority of the Board to apply discretion for good cause to the fullest extent lawfully permitted.

Please note that a challenge is not eligible pursuant to this section if it is not made against a specific active 2012 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 Board, challenges relating to the awarded/inactive Application are not eligible under this section.

To the extent that the Applicant related to the challenge responds to the eligible 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 §50.10(c) of the 2012 QAP, as is the case with all point reductions and terminations. To the extent that the evidence does not confirm a challenge, a memo relating to the challenge will be saved in the Application file. The table attached reflects a summary of all such challenges received and determinations made as of June 13, 2012.

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 1, 2012	12025	Hawk Ridge	George Klecan	<p>The challenge regards §50.4, Ineligible Applicants, Applications, and Developments. The Challenger's first three claims refer to a statement of support by the Mayor of White Settlement and negotiation of a loan from the City. The Challenger states that the items above occurred "before the Economic Development Corporation (EDC) Board, the City Council, or citizens at large had knowledge of the proposed Development." Claim 4 asserts that the loan from the City of White Settlement was appropriated after the filing deadline. Claim 5 contends that the support letter from the Homeowner's Association (HOA) is fraudulent. Claims 6 through 7 contend that the support letters submitted should be rejected as they are actually letters from 2011. Claim 8 contends that the form letter used as support from the Joint Reserve Base (JRB) does not actually state support for the project. Claim 9 asserts that the project is too far from the military base to provide housing. Claim 10 asserts that over 300 citizens have signed petitions in opposition to the Development. Claim 11 asserts that fraudulent practices have been used by the project's supporters.</p>	<p>Staff has reviewed the documentation included in the challenge as well as the Applicant's response. The first three claims brought by the challenger failed to point to a specific part of the application that was fraudulent. The 4th claim was in regard to a loan commitment from the City of White Settlement submitted with the application; there is no indication in the application that the letter was submitted fraudulently as it is signed and dated and on city letterhead. Regarding the 5th claim there is not sufficient evidence that the developer did anything that was outside the rules of the QAP regarding assisting neighborhood organizations. In addition, points were not awarded since the neighborhood organization was found to be ineligible. Regarding claims 6, 7 and 8, regardless of any letters that were submitted in the 2011 application for the same project, there is no evidence that the letters submitted in 2012 were done so fraudulently. However, after further review of the letter from NAS Forth Worth, JRB, staff finds that this letter did not specifically express support and is recommending 2 points be deducted from the Applicant's final score. Regarding the 9th claim, there is no evidence that any fraudulent statements were submitted in the application. Regarding claims 10 and 11, while there does appear to be substantial opposition from nearby Fort Worth residents to the 2012 application, there is no evidence that any fraudulent statements were submitted in the application.</p>	<p>The Department has evaluated the challenge pursuant to the methodology outlined in §50.10(d) of the 2012 QAP. It has been determined that 2 points will be deducted from the application's final score for §50.(b)(13) Community Input Other Than Quantifiable Community Participation.</p>

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 13, 2012	12051	Brownstones Tyler	Sarah Andre	<p>The challenge regards points requested under §50.9(b)(16) Development Location and §50.9(b)(23) Community Revitalization and Historic Preservation. Regarding Development Location, the challenger questions whether the proposed development is located in a Central Business District as defined by the QAP. The challenger claims that the city's Comprehensive Plan has designated the downtown area and that the development site does not appear to be included in that area. Regarding Community Revitalization, the challenger contends that, although a letter from the city manager states that the area is covered by a geographic plan, the referenced plan is part of a section of a larger Comprehensive Plan and therefore should not be eligible for points.</p>	<p>Staff reviewed the documentation included in the challenge as well as the Applicant's response. First, the application as submitted does meet the requirements of the QAP for both scoring criteria, which requires specific affirmation statements in the form of a letter provided by the local officials to determine eligibility for points. Regarding Community Revitalization, while it does appear that the North End Revitalization Plan is part of a larger comprehensive plan, this is acceptable under the QAP. In addition, the evidence in the challenge actually confirms that the development site is located within that revitalization plan area. Therefore, the application is eligible for the points. Regarding Development Location, while it does appear that the boundaries stated in the letter from the mayor are not consistent with the boundaries designated in the consolidated plan, that is not a requirement of the QAP. Staff appreciates that there are many ways to define Central Business District or Downtown Area and again relies on the appropriate local official to make the determination.</p>	<p>The application is currently under review, and that review may result in adjustments to the application score. However, no action with regard to this challenge will be taken at this time.</p>

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 13, 2012	12060	The Reserves at High Plains	Daniel B. Markson, NRP	The Challenge is whether the application is eligible for points under §50.9(b)(7), Rent Levels of the Units, and whether threshold criteria was met under §50.8(4), Experience Requirement. The Challenger contends that the Applicant miscalculated the number of units required to satisfy the point requirement for the Rent Levels of the Units and had to correct the units in order to receive the fourteen requested points. The Applicant is additionally stated as having submitted an Experience Certificate that did not meet the requirements of the rules. The Challenger believes that due to the tight scoring criteria the Applicant should not be allowed to receive the full benefit of points when correct information was not initially provided.	The challenger is correct that an experience certificate for 64 units was provided in the application. The applicant was given the opportunity to address the question of experience through the department's administrative deficiency process. Through this process the applicant successfully provided adequate experience for Mr. Ed Keating, who had been on the development organization chart from the time of submission. Although staff does consistently allow minor revisions to the rent schedule, one was actually not needed in this case in order to be awarded points for Rent levels of the Units. The deficiency issued by staff initially was the result of a miscalculation.	No action at this time.

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
May 31, 2012	12062	Cadillac Apartments	Tanya Ragan, President, Farmers Market Stakeholders Association	The Farmers Market Stakeholders Association challenge and oppose the proposed development because it is believed that it will have an adverse effect on the future improvement and economic development of the neighborhood. The basis of opposition is that existing state and city funded facilities are located within two blocks of the proposed Cadillac Apartments that currently house and provide services for the homeless. The citizens of Farmers Market Stakeholders Association state that the facilities are already taxing neighborhood resources. There is additional concern because a daycare center is located within three blocks of the proposed location.	Staff has reviewed the documentation included in the challenge as well as the Applicant's response. Pursuant to §50.9(b)(2) Quantifiable Community Participation, points will be awarded based on written statements of support or opposition from Neighborhood Organizations on record with the state or county in which the Development is to be located and whose boundaries contain the proposed Development site." During the review of the QCP letters, it was determined that the development site did not lie within the boundaries of the Farmers Market Stakeholders Association. No points will be deducted or added to the application as a result of the comments of the organization.	No action at this time.

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
May 31, 2012	12062	Cadillac Apartments	Scott Galbraith, Vice President, Matthews Affordable Income Development	The challenge regards points under §50.9(b)(11) Additional Evidence of Preparation to Proceed. The challenger contends that the original application did not include contracts for civil engineering and landscape architecture and that the fees listed in the civil feasibility study for engineering services are not correctly reflected in the development cost schedule.	Staff reviewed the documentation included in the challenge as well as the Applicant's response. The Applicant was allowed to clarify questions regarding the contracts for architectural, civil engineering, and landscape architecture services through an administrative deficiency. In addition, staff determined that the Applicant represented the fees associated with these services correctly in the development cost schedule. However, should there be additional questions about actual costs of the development, including soft costs associated with professional fees, those will be addressed during the underwriting review.	No action at this time.

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 12, 2012	12067	Amberwood Place	Shackelford, Melton, McKinley	<p>The challenge regards ineligibility under §50.4(d)(13)(C) Ineligible Development Sites with negative characteristics. The information below is as reported in the challenge and in the Explosion Hazard Summary, a professional report prepared by Aaron &amp; Wright Assessment, LLC (Assessment), for purposes of the challenge. The site is adjacent to the Enbridge &amp; Centerpointe Pipeline Pressurization Facility (Facility). Several of the proposed buildings are within 25 feet of the common boundary and one proposed building is, according to the challenger, within the sole access easement to the landlocked Facility's site. The Assessment states that five above ground storage tanks (ASTs) are on the facility's grounds with four of the five, containing an average of 14,738 gallons of natural gas and drip gas, being about 170 feet from the Development Site. The Assessment indicates that the tanks' contents constitute an explosion hazard under HUD guidelines unless the tanks contain 100 gallons or less. The Assessment states that HUD's criteria would probably result in HUD finding the site unacceptable for development. Despite the presence of a 30 foot tall noise barrier, the challenge also states that noise is an issue. The challenge indicates that tractor-trailer traffic on the access easement is another negative feature of the site.</p>	<p>Staff reviewed the documentation included in the challenge as well as the Applicant's response. At present, staff disagrees with the Applicant's response that the issues of the challenge do not constitute negative site characteristics. Furthermore, although the Applicant's response to the challenge seeks to address all concerns, the Assessment's photographs and narrative provide tangible evidence that the adjacent Facility has ASTs contain a significant volume of explosive product near proposed residential buildings to call for concern. While the noise and truck traffic are relatively routine issues, staff views the Facility's ASTs and pipelines as clearly extraordinary and representing a potentially serious safety issue for future residents.</p>	<p>Staff issued an initial finding that the site was unacceptable in accordance with §50.4(d)(15). Additional information was received regarding the adjacent use. Staff's final challenge determination with regard to the site being acceptable is conditioned upon a HUD site and neighborhood clearance and verification of the acceptability by an independent third-party expert on or prior to November 1, 2012. Staff will report the final disposition of the issues surrounding this application at a subsequent Board meeting.</p>



Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 13, 2012	12074	Acadiana Village	Doak Brown, The DDB Law Firm, PC, on behalf of Leslie Holleman, Applicant for Pinedale Village	The challenge regards points for both 50.9(b)(16)(A) Development Location and 50.9(b)(5)(A) The Commitment of Funding by a Unit of General Local Government or Government Instrumentality. First, the challenger contends that the development site is not located in an elementary school attendance zone that has an academic rating of "Exemplary" or "Recognized" because the Applicant used the rating of a school that has, in the challenger's words, been decommissioned. Secondly, the challenger asserts that the TDHCA HOME funds should not be considered an eligible source of funding in order to receive points under §50.9(b)(5) because the site is within what was formerly part of a participating jurisdiction, namely the Orange County Consortium.	Staff reviewed the documentation included in the challenge as well as the Applicant's response. Regarding the status of points for Development Location, staff found that the development site is in the attendance zone of an elementary school (Bridge City Elementary formerly known as Sims Elementary) with a 2011 TEA rating of Exemplary. Regarding the TDHCA HOME funds, staff finds that this is an eligible source for points based on both correspondence between the Applicant and the Orange County Consortium as well as guidance from staff before the application was submitted.	No action at this time.

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 13, 2012	12075	Saddlebrook Apartments	Daniel B. Markson, NRP	The challenge regards points awarded under §50.9(b)(11), Additional Evidence of Preparation to Proceed. The challenger points to the feasibility study submitted with the application, which discusses storm water management and the need for an offsite detention area. The challenger contends that the costs associated with these items are underestimated both in the study and in the development cost schedule.	Staff reviewed documentation included in the challenge as well as the Applicant's response. Staff determined that the documents submitted with the application satisfied the requirements of the QAP and qualified the application for the points. In addition, the undewriting review has been completed and the costs in the application were within the 5% limit of the TDHCA estimated costs.	No action at this time.

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 13, 2012	12083	Harmon Villas	Brad Forslund, Churchill Residential	<p>The challenge regards points for §50.9(b)(8) The Cost of the Development by Square Foot and §50.9(b)(23)(A) Community Revitalization. The first challenge asserts that the development cost schedule, as submitted, misrepresents the actual costs of the development because it does not include over \$500,000 associated with widening a road and extending sewer lines. The challenger suggests that the increase (of over \$200,000) in offsite costs would make the applicant ineligible for the 12 points under §50.9(b)(8)(B). In addition, the challenger claims that the engineer that signed off on the offsite costs appears to be a related party to the applicant. The second challenge, related to Community Revitalization, asserts that the letter provided was not from the appropriate local official (from a city council member and not the mayor) and did not state whether the plan was adopted by ordinance or resolution in a process that allows for public input. Therefore the application should not be awarded the point.</p>	<p>Staff reviewed the documentation included in the challenge as well as the Applicant's response. The Applicant has confirmed that, outside of the fact that the engineer and one of the principals in the application have the same last name, there is no evidence of a relationship between the engineer Adolphus Oji and the principal of Sphinx Development, Jay Oji. Regarding the costs associated with widening the road, staff agrees with the challenger that these costs are not included in the application but should be represented in the offsite costs breakdown as well as the development cost schedule. In addition, those costs would be included in the calculation of Cost of the Development by Square Foot. Staff determined that any additional offsite costs exceeding \$20,000 would result in a loss of points for the application. While staff is not certain of the amount of actual costs associated with the road, staff is confident that it is well over \$20,000 and therefore did not award the points. Additionally, staff received confirmation from the City of Fort Worth that the responsibility for the road work is with the Development Team. The Applicant has asserted that this work will be completed by the Developer and not the Owner, but this does not have bearing on the requirement to include these costs in the scoring item calculation.</p>	<p>The application score has been revised to reflect 0 points for The Cost of the Development by Square Foot. The Applicant appealed and provided additional information from the City that clearly indicates that no offsite road work will be required. Reinstatement of the points was granted in an Executive Director response to the appeal.</p>
					<p>Regarding the points awarded for Community Revitalization, staff agrees that the evidence submitted with the application does not address the issue of the plan being approved in a process that allows for public input.</p>	<p>A deficiency was issued regarding the letter submitted as evidence for the Community Revitalization point to confirm whether or not the plan was approved in a process that allowed for public input. The Applicant's response included sufficient evidence to substantiate the point.</p>

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 13, 2012	12083	Harmon Villas	Scott Galbraith, Vice President, Matthews Affordable Income Development	<p>The challenge regards points under §50.9(b)(8) The Cost of the Development by Square Foot and §50.9(b)(23)(A) Community Revitalization. The first challenge asserts that the development cost schedule, as submitted, misrepresents the actual costs of the development because it does not include over \$500,000 associated with widening a road and extending sewer lines. The challenger suggests that the increase in offsite costs would make the applicant ineligible for the 12 points under §50.9(b)(8)(B). In addition, the challenger claims that the engineer that signed off on the offsite costs appears to be a related party to the applicant. The second challenge, related to Community Revitalization, asserts that the letter provided was not from the appropriate local official (from a city council member and not the mayor) and did not state whether the plan was adopted by ordinance or resolution in a process that allows for public input. In addition, the challenger believes that the application score should be reduced because the applicant did not cure a deficiency related to this item within the time period allowed.</p>	<p>Staff reviewed the documentation included in the challenge as well as the Applicant's response. The Applicant has confirmed that, outside of the fact that the engineer and one of the principals in the application have the same last name, there is no evidence of a relationship between the engineer Adolphus Oji and the principal of Sphinx Development, Jay Oji. Regarding the costs associated with widening the road, staff agrees with the challenger that these costs are not included in the application but should be represented in the offsite costs breakdown as well as the development cost schedule. In addition, those costs would be included in the calculation of Cost of the Development by Square Foot. Staff determined that any additional offsite costs exceeding \$20,000 would result in a loss of points for the application. While staff is not certain of the amount of actual costs associated with the road, staff is confident that it is well over \$20,000 and therefore did not award the points. Additionally, staff received confirmation from the City of Fort Worth that the responsibility for the road work is with the Development Team. The Applicant has asserted that this work will be completed by the Developer and not the Owner, but this does not have bearing on the requirement to include these costs in the scoring item calculation.</p>	<p>The application score has been revised to reflect 0 points for The Cost of the Development by Square Foot. The Applicant appealed and provided additional information from the City that clearly indicates that no offsite road work will be required. Reinstatement of the points was granted in an Executive Director response to the appeal.</p>
					<p>Regarding the points awarded for Community Revitalization, staff indicated to the applicant that the deficiency related to this item had been cured, so there were no penalty points assessed. However, upon further review, staff determined that the evidence submitted (both in the original application and in the deficiency response) did not address the issue of the plan being approved in a process that allows for public input.</p>	<p>A deficiency was issued regarding the letter submitted as evidence for the Community Revitalization point to confirm whether or not the plan was approved in a process that allowed for public input. The Applicant's response included sufficient evidence to substantiate the point.</p>

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 13, 2012	12089	Briarbend	Christopher A. Akbari	<p>The challenge regards eligibility for points under §50.9(b)(14), Pre-application Participation Incentive Points and §50.9(b)(16) Development Location. The challenger contends that pre-application points should not be awarded because the Applicant's entity name changed from pre-application to application. Required notifications would have been sent under an incorrect entity name. Development Location points are being challenged based on the claim that the HTC Site Demographic Characteristics Report contains inaccurate information and that the poverty rate is actually higher than what is reflected.</p>	<p>Staff reviewed the documentation included in the challenge as well as the Applicant's response. The application met all of the requirements in order to receive pre-application incentive points. There is no requirement that the ownership entity and/or applicant name remain the same. Regarding Development Location points, the challenger is using two different data sources other than the 2012 HTC Site Demographic Characteristics Report published on the TDHCA website. According to the TDHCA report, the poverty rate is 10.2016% for individuals and 9.7581% for families in census tract 48245000200 and thus the application would qualify for the points. The February 16, 2012 Board meeting included a similar issue to the challenge. A request for a waiver based on the use of an alternate source of data was denied.</p>	No action at this time.

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 13, 2012	12098	1400 Belleview	Ms. Willie Mae Coleman	The challenge regards points awarded for Development Location, particularly because the development site is located in a Central Business District (CBD). The challenger contends that because the site is not inside certain geographic boundaries of the City of Dallas that it should not be considered in a CBD. The challenger also asserts that the particular region of the city in which the development site is located does not contain any 10-story commercial buildings and so should not be considered a CBD.	Staff reviewed the documentation included in the challenge as well as the Applicant's response. Because the city of Dallas has a population over 50,000 and one or more commercial buildings of ten stories or more, certain sites in Dallas can qualify to be in a CBD. Per the QAP, staff relies on information provided by the city to determine whether or not a specific site is located in a CBD. The application included all of the necessary documentaiton to support that the development site is located in a CBD.	No action at this time.

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 13, 2012	12098	1400 Belleview	John P. Greenan	The challenge regards the Department's calculation of Development Cost per Square Foot pursuant to §50.9(b)(8) of the 2012 QAP. The challenger disagrees with the Department's calculation and contends that retail and/or commercial space costs should be included in the calculation of cost per square foot, which would have caused the application to exceed the threshold for points.	Staff reviewed the documentation included in the challenge as well as the Applicant's response. Not only was the calculation consistent with treatment in prior years, but the Applicant received guidance from staff prior to the application submission deadline confirming that the retail/commercial costs would not be included.	No action at this time.

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 4, 2012	12118	Spring Trace	Marvalette Hunter, Huntjon, LLC	The challenge regards the application's eligibility for points under §50.9(b)(2) Quantifiable Community Participation. The challenger contends that the application does not qualify to receive points because the proposed project is located within the boundaries of a neighborhood organization that is clearly in existence. The Certification of Notifications document executed by the Applicant is cited as indicating that no Neighborhood Organization exists for which the application would be eligible to receive points. The challenger states that the proposed Development is located within the Park Spring Subdivision and that the Park Spring HOA has been in existence since May 22, 2003.	Pursuant to §50.9(2)(B)(i)(III) of the 2012 QAP, applications for which no Neighborhood Organizations exist will receive a score of 18 points. The Applicant's response included an email from the Harris County Community Services Department and a letter from Park Spring Homeowners Association. The Harris County Community Services Department clarified, "Harris County does not keep a record of neighborhood organizations." The letter from the Park Spring HOA indicates that the development site is not within their boundaries. Therefore, the 18 points for Quantifiable Community Participation will be awarded.	No action at this time



Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 11, 2012	12121	Memorial Apartments	Bill Fisher, Sonoma Housing Advisors, LLC	The challenge regards the eligibility of the application to compete in the At-Risk Set-Aside due to the property being owned by a public housing authority (PHA). The challenger's position is that House Bill No. 2608 included a provision that allowed PHA owned property to be considered At-Risk. However, the legislation was disapproved and vetoed by the Governor of the State of Texas on June 17, 2011. The challenger contends that the provision allowing the participation of PHA owned properties in the At-Risk Set-Aside was specifically removed and is not included in statute.	Staff has reviewed the documentation included in the challenge as well as the Applicant's response. Pursuant to §50.6 of the 2012 QAP, an Applicant may elect to compete in all Set-Asides for which the proposed Development qualifies. The current legislation allows for developments to be considered At-Risk if either the stipulation to maintain affordability in the contract granting the subsidy is nearing expiration or the federally insured mortgage on the development is eligible for prepayment or nearing the end of its term. While the legislation does not allow developments to be considered At-Risk for the sole reason that they are rehabilitation developments owned by PHAs, it certainly does not exclude PHA owned developments from meeting the requirements to be considered At-Risk. The proposed legislation that was vetoed allows for PHA owned properties to be considered At-Risk without meeting the other requirements, which is not what is being proposed by these applicants. The developments are considered At-Risk because they meet one of the two requirements in the current statute.	No action required at this time.

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 13, 2012	12125	Monarch Meadows	Daniel B. Markson, NRP	The challenge regards the eligibility for points under §50.9(b)(22) Economic Development Initiatives. The challenger contends that the letter submitted as evidence for the point indicates that the TIRZ does not include the development site in its footprint and therefore the application should not be eligible for the point.	Staff reviewed the documentation in the challenge as well as the Applicant's response. Although the letter referencing the TIRZ does not meet the requirements of the QAP, evidence was also submitted in the application that another economic development initiative does exist in the City of Wolfforth. In addition, evidence was submitted that the development would qualify for the economic benefits under that initiative. Staff also requested clarification from the City of Wolfforth that the development site is located in an area covered by the economic development initiative, and that was confirmed.	No action at this time.

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 13, 2012	12127	Clint Palms	Cynthia Bast, Locke Lord LLP on behalf of Ike Monty, Laureles de Este	The challenge regards points under §50.9(b)(23) Community Revitalization or Historic Preservation. The challenger contends that the application is not eligible for these points for three reasons. First, the challenger states that there is no community revitalization plan in place at all. Second, the letter and resolution submitted as evidence of the plan does not include specific language from the QAP, particularly a statement that the development site is located within the area covered by the plan. Finally, the challenger questions whether the plan was approved in a process that allowed for public input.	Staff reviewed the documentation included in the challenge as well as the Applicant's response. Staff determined that the evidence submitted in the application, through the administrative deficiency process, and in the challenge response satisfy the requirements of the QAP. There is sufficient evidence that there is a community revitalization plan in place and that the development site is covered by the plan. Also, by virtue of the fact that the plan was approved at a city council meeting by resolution, public comment was allowed as part of that approval process.	No action at this time.

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 13, 2012	12134	Christie's Cove	Manish Verma	<p>The challenge regards possible points for §50.9(b)(11) Additional Evidence of Preparation to Proceed, §50.9(b)(13) Community Input other than Quantifiable Community Participation (QCP), and §50.9(b)(16) Development Location. The challenger asserts that there are items missing from documentation provided for the Additional Evidence of Preparation to Proceed and that at least 5 points should not be awarded. The challenger also contends that the application is not eligible for points for Community Input other than QCP because supporting documentation evidencing the organizations' activity in the community was not submitted. In addition, the challenger questions the eligibility of the Workforce Solutions Cameron as a community or civic organization. The challenger also states that support documentation required as evidence of being in a High Opportunity Area is missing from the application.</p>	<p>Staff reviewed the documentation included in the challenge as well as the Applicant's response. The challenger's assertion that any exclusion of documents should disqualify an application from receiving points is not the policy of the Department. The Department reviews applications consistently and allows nonmaterial missing information to be provided via the administrative deficiency process. This application is not competitive so was not reviewed. Should the application be reviewed, the information in the challenge will be considered.</p>	<p>The application is not being reviewed because it does not appear to be competitive, and therefore no action is required at this time. Should the application undergo a full review, the challenge will be considered after such review is complete.</p>

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 13, 2012	12140	Kiron at Mesquite Lane	Colby Denison	The challenge regards points under §50.9(b)(11) Additional Evidence of Preparation to Proceed. The challenger asserts that a number of items required in the feasibility study and civil engineered site plan are missing from the application, including information regarding TCEQ requirements, topography, setbacks, amenities, dumpsters, transformers, ADA routes, handicap parking, known variances, and wastewater capacity. The challenger also questions whether the proposed height of the building is code compliant and the feasibility of the drainage and detention design.	Staff reviewed the documentation included in the challenge as well as the Applicant's response. Staff determined that, while there were some items that were initially deficient in the application, that all of the requirements of the QAP were ultimately satisfied through the administrative deficiency process. In addition, some of the "missing items" mentioned by the challenger were not required by the QAP.	No action at this time.

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 13, 2012	12149	North Desert Palms	Cynthia Bast, Locke Lord LLP on behalf of Ike Monty, Eastside Crossings	The challenge regards one point under §50.9(b)(23) Community Revitalization or Historic Preservation. The challenger asserts that a letter from the City of El Paso submitted with the application does not meet the requirements of the QAP for several reasons. The letter simply authorized the City Manager to develop Transit-Oriented Development (TOD) Revitalization Corridor Districts and did not contain clarification that the referenced plan is not a consolidated plan, economic development plan, or city-wide plan. In addition, the letter did not state that the plan was approved in a process that allowed for public comment or input. The challenger contacted the City of El Paso and determined that the TOD Revitalization Corridor Districts had not yet been created. The challenger also submitted a letter dated June 13, 2012 from the City of El Paso as clarification.	Staff reviewed the documentation in the challenge as well as the Applicant's response. In addition, staff consulted with the City of El Paso and determined that there is no community revitalization plan in place which would allow the application to qualify for points.	The application score was adjusted to reflect 0 points for §50.9(b)(23) Community Revitalization or Historic Preservation.

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 13, 2012	12174	Royal Gardens	Daniel B. Markson, NRP	The challenger requests the termination of the application in accordance with 10 TAC §1.1(86), the definition of a Material Deficiency. The challenger notes that the application received twenty nine deficiency items upon first review. Although the challenger recognized that some deficiencies were minor clarifications and corrections, the application is stated as being incomplete and confusing.	Staff has reviewed the documentataion included in the challenge as well as the Applicant's response. While there were a number of deficiencies issued for this application, staff did not feel at the time of review, nor is it staff's opinion now, that the deficiencies rose to the level of Material Deficiency. Therefore, the application has not been terminated.	No action at this time.

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 13, 2012	12174	Royal Garden	Cynthia Bast, Locke Lord LLP on behalf of Manish Verma, Stevenson Ranch	<p>The challenge regards §50.4(d)(13)(C) Ineligible Developments, §50.8(8)(B)(ii)(I) Zoning, and §50.6(c)(1) Non-Profit Set-Aside. The challenger contends the development is ineligible for (HTC) funding because the site is adjacent to or within 300 feet of heavy industrial uses. The challenger states that the development site is across the street from an electrical power substation that is zoned heavy industrial. Regarding zoning, the challenger acknowledges that the development site is zoned for multifamily development; however, the Applicant did not provide a certification form an appropriate city official that the development is permitted under the zoning ordinance. Furthermore, the multifamily zoning classification density is limited to 18 units per acre and the Applicant proposes 18.12 units per acre. Finally, the challenger contends that the Applicant should not be permitted to participate in the Non-Profit Set-Aside because it deliberately submitted an Application that did not comply with the QAP for Non-Profit Set-Aside. In addition, the challenger contends that the application should not be awarded one point for submitting a HUB plan when the original application requested 2 points for having a HUB that has a 51% ownership interest.</p>	<p>Staff reviewed the documentation included in the challenge as well as the Applicant's response. Staff determined that the electrical substation across the street is not a heavy industrial use and that the development site is eligible. Regarding zoning, the Application included sufficient information to satisfy the requirements of the QAP. In addition, evidence of final zoning will be required at the time of Commitment Notice. Regarding the Non-Profit Set-Aside, this application was treated the same way that similarly situated applications were treated. Staff contacted Applicants that had included a 51% HUB owner as well as a request to participate in the Non-Profit Set-Aside and allowed them to cure this issue.</p>	No action at this time.



Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 13, 2012	12182	1701 Canton-Evergreen Residences	Scott Galbraith, Vice President, Matthews Affordable Income Development	The challenger requests the termination of the application in accordance with §50.8(8)(A) Site Control. The challenger contends that the applicant does not have site control for all of the tracts. The challenge also pertains to points requested under §50.9(b)(20) Repositioning of Existing Developments. The challenger contends that the application does not qualify for points because it does not propose Rehabilitation of an Existing Residential Development and does not contain residential buildings originally constructed between 1980-1990. The challenger also questions the Applicable Percentage election and points out environmental problems that could extend the Placement in Service deadline.	Staff reviewed the documentation included in the challenge as well as the Applicant's response and determined that the Development Owner does have site control for all of the tracts of land. Regarding the repositioning points, staff had already identified this issue in the initial review and did not award the points. That scoring notice, as of the July 10 board meeting, is under appeal. The issue of applicable percentage will be addressed in the underwriting review.	No action at this time.

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 13, 2012	12202	Park Laureate	Ana Silveira-Sierra	The challenge regards eligibility of points under §50.9(b)(23) Community Revitalization and cites errors in the financing narrative, rent schedule, utility allowances, and operating income/expenses. Regarding Community Revitalization, the challenger claims that no resolution or letter from the city was submitted as evidence. The challenger notes that the application does not include 30% AMFI units in the two-bedroom or three-bedroom units and that the financing narrative is incomplete. The challenger also contends that the utility allowance evidence is not the most recent available and that a shortfall in the net operating income has been calculated because the Applicant will pay for water, sewer, and trash.	Staff reviewed the documentation included in the challenge; the Applicant did not provide a response. The application is not competitive and so has not been reviewed. However, staff may allow for a correction of documentation submitted in order to qualify for points under Community Revitalization through the administrative deficiency process. In addition, staff may allow for some correction (if necessary) to the rent schedule and operating expenses as well as the financing narrative. More detailed questions about the underwriting would be addressed during the underwriting review.	The application is not being reviewed because it does not appear to be competitive, and therefore no action is required at this time. Should the application undergo a full review, the challenge will be considered after such review is complete.

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 13, 2012	12202	Park Laureate	Cynthia Bast, Locke Lord LLP on behalf of Manish Verma, Hacienda del Sol	The challenge regards points under §50.9(b)(13)(A) Community Input other than Quantifiable Community Participation. The challenger asserts that the letter from GreenPath debt solutions should not be eligible for 2 points because GreenPath is not a community organization and the application does not include evidence that GreenPath operates in Harlingen, where the proposed development site is located.	Staff reviewed the documentation included in the challenge as well as the Applicant's response. The application is not competitive and so has not been reviewed. However, if necessary staff may allow for a correction of documentation submitted in order to qualify for points under Community Input other than QCP.	The application is not being reviewed because it does not appear to be competitive, and therefore no action is required at this time. Should the application undergo a full review, the challenge will be considered after such review is complete.

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 4, 2012	12206	Spring Hill Apartments	Matt Fuqua	<p>The challenge regards the application's eligibility to receive points requested under §50.9(b)(16), Development Location. The basis of the challenge is that the City of Huntsville does not provide public transportation that meets the requirements as stated in the Department's "2012 Competitive Applicant Cycle Frequently Asked Questions (FAQ)." The challenger asserts that the on demand transportation submitted in the application is a county-wide taxi service that is located over 50 miles away from the City of Huntsville and does not meet the requirement that the bus or transit system has regularly scheduled service and defined stops. Additionally, the City of Huntsville does not make it clear when the transit stop will be completed or available.</p>	<p>Pursuant to §50.9(b)(16) of the 2012 QAP, up to 4 points may be received for Developments proposed to be located in areas that allow access to services and socioeconomic opportunities that otherwise would not be readily accessible. A High Opportunity Area, as defined in the 2012 QAP, may include a Development that is "proposed to be located within a half-mile of an accessible transit stop for public transportation, if such transportation is available in the municipality or county in which the development is located." The issue of on demand transportation was raised in another appeal before the Board on June 14th, and it was determined that such transportation would not qualify for points. However, if an accessible transit stop for public transportation will be made available within a half-mile of the development, the application could qualify for the points, assuming the other criteria for High Opportunity Area have also been met.</p>	<p>The application is not being reviewed since it does not appear to be competitive, and therefore no action is required at this time. Should the application undergo a full review, the challenge will be considered after such review is complete.</p>

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 5, 2012	12248	Lexington Manor	Bill Fisher, Sonoma Housing Advisors, LLC	The challenge regards the eligibility of the application to compete in the At-Risk Set-Aside. The challenger contends that the application does not comply with threshold requirements regarding At-Risk developments under the 2012 QAP. The challenger cited that the Applicant's HUD HAP contract does not expire within the required two calendar years from July 31, 2012 and that the Applicant conceded that the land use restrictions associated with a HUD mortgage have been extinguished by a refinancing of the property prior to application submission. The challenger asserts that a letter from HUD regarding the Federal Home Loan Bank (FHLB) Affordable Housing Program (AHP) grant LURA was the only documentation claimed to be in compliance with the At-Risk Set-Aside requirements. The challenger contends that FHLB AHP grants or loans are not sufficient nor allowed by Statute for the At-Risk Set-Aside.	Pursuant to §50.6(3)(B)(i) of the 2012 QAP, in order to be considered At-Risk, "The stipulation to maintain affordability in the contract granting the subsidy is nearing expiration (expiration will occur within two calendar years of July 31 of the year the Application is submitted)." The Applicant responded that the extension of benefits under the FHA 221(d)(3) loan by HUD is not prohibited by statute or the QAP. The Applicant also submitted documentation of an FHLB AHP loan. The submitted letter from HUD indicates that the Section 221(d)(3) program mortgage matured and was paid off October 1, 2009. The letter also states that during the term of the above referenced loan, a second lien was approved and recorded on the project to secure an FHLB AHP loan, and that (second) loan effectively extended the below market interest rate and rent restrictions for an additional overlapping period of 15 years through July of 2013. Staff reviewed the documentation and it appears that the HAP Contract submitted with the application will expire October 1, 2014. In addition, staff determined that the rent restrictions imposed in the LURA were extended by virtue of the FHLB loan, not through one of the federal subsidies (i.e. the prior 221(d)(3) loan) that would qualify the Development to be considered At-Risk.	While staff agrees that the Section 221(d)(3) loan is a qualifying subsidy under the at-risk set-aside, in this case the loan had already matured so did not meet the requirements of "nearing expiration." In addition, the HAP contract does not expire until October 2014, after the July 31, 2014 deadline for "nearing expiration." Therefore, the application has been terminated, and the Applicant subsequently withdrew the application.

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 13, 2012	12248	Lexington Manor	Christopher A. Akbari	The challenge questions the eligibility of the application to compete under §50.6(c)(3) At-Risk Set-Aside. The challenger contends that the At-Risk status is based upon the expiration of the second lien made under FHLB/AHP, which is not specifically listed under §50.6(c)(3). Additionally, the application includes a HAP contract does not expire within the required time frame.	Staff reviewed the challenge as well as the Applicant's response. Staff agrees with the challenger and determined that the development did not qualify under the At-Risk Set-Aside.	The application was withdrawn.

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 12, 2012	12252	Gulf Coast Arms	Bill Fisher	<p>The first challenge states that the proposal to reconstruct the existing development does not comply with two conditions established by HUD for allowing a change in the unit mix. The part of HUD's letter that the challenge interprets as conditions states, "You have further stated the anticipated conversions would not result in: ... 3. [t]he permanent displacement of any existing resident household; and 4. [t]he under-housing of any existing resident household." The challenger contends that this noncompliance at the least also disqualifies the application for points under Additional Evidence of Preparation to Proceed and may also raise site control issues. The challenger also claims that the relocation budget is too low because the reconstruction will call for permanent displacement of tenants.</p>	<p>The conclusion drawn in the challenge was refuted by a letter from HUD, dated June 21, 2012. The letter stated that HUD reviewed the housing status of all residents and found that the proposed change in the development's unit mix would improve the current household status and that no residents would be permanently displaced. Staff also found no evidence that the relocation budget of over \$470,000 was insufficient.</p>	No action at this time.
				<p>The second challenge states that the application does not fulfill the applicant's representations to the TDHCA Board about noise mitigation for a railroad track and safety space for high-voltage power lines. The challenger also states that the application reflects insufficient costs for the LEED platinum certification and noise mitigation.</p>	<p>This challenge poses issues already addressed at the TDHCA Board meeting of February 16, 2012, at which the applicant received waivers eliminating the ineligibility of the application because of the presence of a high voltage power line and railroad track within applicable distances from the development site. There is no evidence in the application that indicates that the Applicant will not comply with any conditions that were imposed by the Board upon granting a waiver of ineligibility regarding the site. In addition, the underwriting review has been completed and the costs in the application were within the 5% limit of the TDHCA estimated costs.</p>	No action at this time.
				<p>The third and fourth challenges state that the application proposes an ineligible unit mix and that it should have been addressed in front of the TDHCA Board as a waiver request.</p>	<p>Staff determined that the application does not violate the unit mix requirements for urban New Construction (and Reconstruction) developments. In summary, the development has 160 units including 88 two bedroom units (55%), 64 three bedroom units (40%), and 8 four bedroom units (5%). The Applicant's response to this challenge reiterated staff's findings.</p>	No action at this time.
				<p>The fifth challenge states that development costs are unreasonable with respect to a number of items, including noise mitigation, LEED certification, and relocation costs.</p>	<p>The underwriting review has been completed and the costs in the application were within the 5% limit of the TDHCA estimated costs.</p>	No action at this time.

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 12, 2012	12252	Gulf Coast Arms	Bill Fisher	<p>The sixth challenge asserts that the Applicant represented to the TDHCA Board that the HAP contract could not be moved to another development, but, contrary to that representation, it can be transferred to another development under HUD guidelines. The challenger believes that the TDHCA Board should revisit the waiver request.</p>	<p>Staff finds that the proposed development meets the requirements of the At-Risk Set-Aside. Therefore, the applicant's representation is accurate in staff's view. In addition, the Applicant's response, in combination with HUD's response, to the challenge is that the subject property does not meet the criteria for HUD to allow the HAP contracts to be moved.</p>	<p>No action at this time.</p>
				<p>The seventh challenge states that the Board should not have granted a waiver to this application because 38 families will be permanently displaced. The challenger believes that the TDHCA Board did not comply with Section 2306 by granting the waiver.</p>	<p>The challenge again contradicts HUD's response in its letter of June 21, 2012. The letter stated that HUD reviewed the housing status of all residents and found that the proposed change in the development's unit mix would improve the current household status and that no residents would be permanently displaced by the changes.</p>	<p>No action at this time.</p>
				<p>The eighth challenge asserts that the property has a title defect that was not cured by the deadline for application. Therefore, site control is invalid.</p>	<p>As with several of the items of this challenge, this issue is one that staff normally resolves by placing appropriate conditions on the award. The application met all of the requirements of the QAP with respect to title commitment and site control. The responses of the Applicant and HUD both indicate that it is likely that the title issues will be resolved in the Applicant's favor.</p>	<p>No action at this time.</p>
				<p>The ninth challenge states that the appraisal exceeds the purchase price by over \$1.2 million. The excess cost must be funded by sources that are not included in the application.</p>	<p>As the Applicant explains, the challenge references a document that is not the appraisal, and the appraisal is consistent with the price in the purchase contract. Staff also found that the applicable appraised acquisition value is \$6,020,000 and the value stated in the Development Cost Schedule is \$6,000,000.</p>	<p>No action at this time.</p>
				<p>The tenth challenge asserts that notifications sent to tenants violate Fair Housing.</p>	<p>Again staff finds no support for the challenge. The Applicant responded that the notice to tenants was based on HUD's own template, and HUD's letter reports that there are no violations at this time.</p>	<p>No action at this time.</p>



Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 13, 2012	12269	Stonebridge of Kelsey Park	Daniel B. Markson, NRP	The challenge regards points under §50.9(b)(16)(A) Development Location, §50.9(b)(19) Site Characteristics, and §50.9(b)(23)(A) Community Revitalization. The challenger asserts that points should not be awarded for development location because the elementary school identified is a new school without an academic rating. The challenger also asserts that site characteristic points should not be awarded because several of the referenced amenities have not yet been constructed and are technically unavailable as of application. Finally, the challenger questions the eligibility of the documentation provided by the applicant.	Staff reviewed the documentation included in the challenge as well as the Applicant's response. However, the application is not competitive and so has not been reviewed. If necessary staff may, through the administrative deficiency process, allow for a correction of documentation submitted in order to qualify for points under these three scoring criteria.	The application is not being reviewed because it does not appear to be competitive, and therefore no action is required at this time. Should the application undergo a full review, the challenge will be considered after such review is complete.

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 13, 2012	12271	The Reserve at Western Center	Scott Galbraith, Vice President, Matthews Affordable Income Development	The challenge regards eligibility for one point under §50.9(b)(22) Economic Development Initiatives. The challenger contends that the letter submitted as evidence for the point does not meet the requirements of the QAP. The support documentation provided by the City of Fort Worth clearly states the development is located in a CDBG eligible area and that the area is established by HUD, not by the City of Fort Worth. The City of Fort Worth did not initiate the CDBG program nor does the City control the flexibility or use of funds.	The Applicant submitted a letter from the City of Fort Worth in response. The letter confirms that “the City adopted initiatives that promote economic development in certain areas of the City that includes the Development site, specifically in this instance a CDBG Eligible Area.” The letter states that the economic development initiatives are set forth in the City’s Consolidated Plan and that the 2012-2013 Plan was approved by City Council on April 13, 2010. The letter confirms that “the Plan was adopted in a legislative process that allows for public comment and input.” The letter goes on to reference “the City’s No. 1 stated objective to provide decent housing by enhancing local capacity to address affordable housing needs of low-income and moderate-income households.” The response provided adequate information in order for the application to qualify for the point.	No action at this time.

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 13, 2012	12277	TGO Villages at Ridge	Manish Verma	The challenge regards eligibility for points under §50.9(b)(11) Additional Evidence of Preparation to Proceed and §50.9(b)(13) Community Input other than Quantifiable Community Participation (QCP). The challenger claims that documentation is missing from both items and that one of the community organizations that submitted a support letter is ineligible because it was created by a governmental entity.	Staff reviewed the documentation included in the challenge as well as the Applicant's response. However, the application is not competitive and so has not been reviewed. If necessary, through the administrative deficiency response, staff may allow for a correction of documentation submitted in order to qualify for points under these scoring criteria.	The application is not being reviewed since it does not appear to be competitive, and therefore no action is required at this time. Should the application undergo a full review, the challenge will be considered after such review is complete.

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 13, 2012	12277	TGO Villages at Ridge	Ana Silveira-Sierra	The challenge regards eligibility of points under §50.9(b)(23) Community Revitalization and cites errors in the financing narrative, rent schedule, utility allowances, and operating income/expenses. Regarding Community Revitalization, the challenger claims that no resolution or letter from the city was submitted as evidence. The challenger notes that the application does not include 30% AMFI units in the two-bedroom or three-bedroom units and that the financing narrative is incomplete. The challenger also contends that the utility allowance evidence is not the most recent available and that a shortfall in the net operating income has been calculated because the Applicant will pay for water, sewer, and trash.	Staff reviewed the documentation included in the challenge as well as the Applicant's response. However, the application is not competitive and so has not been reviewed. If necessary, through the administrative deficiency response, staff may allow for a correction of documentation already included in the application or the submission of nonmaterial missing information. In addition, some of the issues brought forth by the challenger are not requirements of the QAP and/or would be addressed during an underwriting review.	The application is not being reviewed because it does not appear to be competitive, and therefore no action is required at this time. Should the application undergo a full review, the challenge will be considered after such review is complete.

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 13, 2012	12297	Abbington Kaufman	Cynthia Bast, Locke Lord LLP on behalf of Manish Verma	The challenge regards the eligibility for one point under §50.9(b)(22) Economic Development Initiatives. The challenger contends that the Applicant's reliance upon the County's approval for a Section 4A economic development corporation (EDC) created by the City to operate within the ETJ is improper and Texas law does not allow for such action. The challenger states the City of Kaufman created an EDC pursuant to Chapter 504 of the Texas Local Government Code, and that EDC is a body separate and distinct from the City itself. The challenger contends that because an EDC can only be created by a city (and not by a county) that the development site, which is not in the City of Kaufman but in Kaufman County, is not within the boundaries of the economic development initiative. Therefore, the application is not eligible for the point. The challenger goes on to state that the resolution from Kaufman County submitted by the Applicant is also not sufficient evidence to substantiate the points because it does not provide any authority for the EDC to operate outside of the city.	Staff reviewed the documentation included in the challenge as well as the Applicant's response. Not only did the Applicant meet the requirements of the QAP in the original application through submission of documentation from both Kaufman County and the EDC, but in the challenge response provided further clarification that the application is eligible for the point.	No action at this time.

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 13, 2012	12297	Abbington Kaufman	Mark E. Feaster	The challenge regards eligibility for points under §50.9(b)(11) Additional Evidence of Preparation to Proceed. The challenger contends that the civil engineered site plan did not appropriately address issues related to utility distribution and that the Applicant failed to adequately consider the feasibility of the development with respect to utilities.	Staff reviewed the documentation in the challenge as well as the Applicant's response. Staff determined that the information submitted in the application was sufficient to qualify for points. Detailed plans for offsite utility distribution are not required at application.	No action at this time.

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
May 30, 2012	12302	Farm Labor Apartments	Bill Fisher, Sonoma Housing Advisors, LLC	The challenge regards the eligibility of the application to compete in the At-Risk Set-Aside due to the property being owned by a public housing authority (PHA). The challenger's position is that House Bill No. 2608 included a provision that allowed PHA owned property to be considered At-Risk. However, the legislation was disapproved and vetoed by the Governor of the State of Texas on June 17, 2011. The challenger contends that the provision allowing the participation of PHA owned properties in the At-Risk Set-Aside was specifically removed and is not included in statute.	Staff has reviewed the documentation included in the challenge as well as the Applicant's response. Pursuant to §50.6 of the 2012 QAP, an Applicant may elect to compete in all Set-Asides for which the proposed Development qualifies. The current legislation allows for developments to be considered At-Risk if either the stipulation to maintain affordability in the contract granting the subsidy is nearing expiration or the federally insured mortgage on the development is eligible for prepayment or nearing the end of its term. While the legislation does not allow developments to be considered At-Risk for the sole reason that they are rehabilitation developments owned by PHAs, it certainly does not exclude PHA owned developments from meeting the requirements to be considered At-Risk. The proposed legislation that was vetoed allows for PHA owned properties to be considered At-Risk without meeting the other requirements, which is not what is being proposed by these applicants. The developments are considered At-Risk because they meet one of the two requirements in the current statute.	Application was terminated for reasons outside the scope of this challenge; no further action is required.

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 13, 2012	12302	Farm Labor Apartments	Christopher A. Akbari	N/A	N/A	Challenge was withdrawn by Mr. Akbari June 18, 2012.

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 13,2012	12308	North Bartlett Avenue Apartments	Ana Silveira-Sierra	The challenge regards eligibility of points under §50.9(b)(23) Community Revitalization and cites errors in the financing narrative, population served, utility allowances, and operating income/expenses. Regarding Community Revitalization, the challenger claims that because no resolution from the city was submitted that the application should not be eligible for points. The challenger also claims that there is an error on the populations served worksheet and that the financing narrative is incomplete. In addition, the challenger contends that the utility allowance evidence is not the most recent available and that a shortfall in the net operating income has been calculated because the Applicant will pay for water, sewer, and trash.	Staff reviewed the documentation included in the challenge as well as the Applicant's response. Regarding Community Revitalization, the Applicant submitted evidence that meets the requirements of the QAP, namely a letter from the appropriate local official and not a resolution. Regarding the remaining items, staff sees the challenge as addressing minor items in the application that, if necessary, are consistently cured through the administrative deficiency process and/or the underwriting review.	No action at this time.



Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 13,2012	12309	Ana M. Lozano Apartments	Ana Silveira-Sierra	The challenge regards eligibility of points under §50.9(b)(23) Community Revitalization and cites errors in the financing narrative, utility allowances, and operating income/expenses. Regarding Community Revitalization, the challenger claims that no resolution from the city was submitted as evidence. The challenger claims that there is an error on the populations served worksheet and that the financing narrative is incomplete. The challenger also contends that the utility allowance evidence is not the most recent available and that a shortfall in the net operating income has been calculated because the Applicant will pay for water, sewer, and trash.	Staff reviewed the documentation included in the challenge as well as the Applicant's response. Regarding Community Revitalization, the Applicant submitted evidence that meets the requirements of the QAP. Regarding the remaining items, staff sees the challenge as addressing minor items in the application that are cured through the administrative deficiency process and/or the underwriting review.	No action at this time.

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 13,2012	12326	Summerstone Senior Village	Manish Verma	<p>The challenge regards §50.9(b)(15) Developments in Census Tracts with Limited Existing HTC Developments and §50.9(b)(16) Development Location. The challenger contends that the Applicant made a typographical error in their application and misstated the census tract number for the development site. The site is actually located in a census tract in which there is another HTC development, although it serves a different target population. Therefore, the application is only eligible for 4 points and not the 6 points requested. The challenger also contends that the census tract in which the site is located does not meet the requirements for being considered in a High Opportunity Area. Specifically, the tract does not have a median family income that is higher than the county. Therefore, the application is not eligible for the 4 points requested.</p>	<p>Staff reviewed the documentation in the challenge as well as the Applicant's response. The Applicant indicated that they would defer to the Department should the application be reviewed and scored but reserve the right to appeal any score. Because this application does not appear to be competitive, it has not been reviewed by staff. However, such review would include confirmation that the census tract in the application is correct and verification that the tract does or does not qualify for any points related to location.</p>	<p>The application is not being reviewed because it does not appear to be competitive, and therefore no action is required at this time. Should the application undergo a full review, the challenge will be considered after such review is complete.</p>

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 13,2012	12332	Apple Grove Villas	Scott Galbraith, Vice President, Matthews Affordable Income Development	The Challenge regards §50.9(b)(5) Commitment of Development Funding by a Unit of General Local Government or Government Instrumentality. The challenger contends that the City of Mesquite is a non-participating jurisdiction and does not receive HOME funds from HUD. Therefore, the application should not be eligible for these points because the letter from the City of Mesquite, which was submitted as evidence for the points, contained incorrect information. In addition, the challenger asserts that the letter was not from a local official who had the authorization to execute such a letter.	Staff reviewed the information included in the challenge as well as the Applicant's response. While the challenger is correct in stating that Mesquite is not on the list of participating jurisdictions, the Applicant provided sufficient evidence to substantiate the points at the time of application. This included a letter from the City of Mesquite indicating that a funding application had been received, that funds were available and that awards would be announced before August 1. In response to the challenge, the original letter from the city was corrected with regard to the ultimate source of funding, but the corrected letter also indicated that there is still local funding available for the development. In addition, funding sources may be substituted after the application has been submitted, and a funding commitment will be required at the time of Commitment Notice.	No action at this time.

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 13,2012	12332	Apple Grove Villas	J. Anthony Sisk, Principal, Churchill Residential	The Challenge regards §50.9(b)(5) Commitment of Development Funding by a Unit of General Local Government or Government Instrumentality. The challenger contends that the City of Mesquite is a non-participating jurisdiction and does not receive HOME funds from HUD. Therefore, the application should not be eligible for these points because the letter from the City of Mesquite, which was submitted as evidence for the points, contained incorrect information.	Staff reviewed the information included in the challenge as well as the Applicant's response. While the challenger is correct in stating that Mesquite is not on the list of participating jurisdictions, the Applicant provided sufficient evidence to substantiate the points at the time of application. This included a letter from the City of Mesquite indicating that a funding application had been received, that funds were available and that awards would be announced before August 1. In response to the challenge, the original letter from the city was corrected with regard to the ultimate source of funding, but the corrected letter also indicated that there is still local funding available for the development. In addition, funding sources may be substituted after the application has been submitted, and a funding commitment will be required at the time of Commitment Notice.	No action at this time.

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 13, 2012	12339	Hacienda del Sol	Ana Silveira-Sierra	<p>The challenge regards eligibility for points under §50.9(b)(23) Community Revitalization, §50.9(b)(3) Income Levels of Tenants of the Development, and §50.9(b)(7) The Rent Levels of the Units. Regarding Community Revitalization, the challenger claims that the resolution from the City does not reference a resolution number nor was a map included showing the proposed Development location. The challenger states that the unit mix is not eligible to receive the maximum number of points under §50.9(b)(3) and §50.9(b)(7). The challenger also claims that the financing narrative is incomplete and the utility allowance estimate is not from an appropriate source. Finally, the challenger calculated that there will be a shortfall in the net operating income because the Applicant will pay for water, sewer, and trash.</p>	<p>Staff reviewed the documentation included in the challenge as well as the Applicant's response. Regarding Community Revitalization, staff determined that the application included sufficient documentation to substantiate the point. The QAP requires only a letter from the appropriate local official and does not require a resolution or a map. Regarding points for Income Levels of the Tenants and Rent Levels of the Units, staff determined that the application included an appropriate number of units at certain income and rent levels to qualify for the points. Regarding the remaining items, staff sees the challenge as addressing minor items in the application that, if necessary, could be cured through the administrative deficiency process and/or the underwriting review.</p>	No action at this time.

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 12, 2012	12346	Merritt Hill Country	Stuart Shaw, Bonner Carrington, LLC	<p>The challenge regards points under §50.9(b)(15) Developments in Census Tracts with Limited Existing HTC Developments. The challenger states that there is an existing HTC development (serving a different population) in the same census tract as the subject property, and therefore the application is only eligible for 4 points. The challenger states that The Springs Apartments, the existing HTC Development, was represented on the Department's 2012 HTC Site Demographic Characteristics Report as being in the census tract 48209010806; this census tract number is wrong due to an error in the development address. The challenger indicates that the correct address should be in 2010 census tract 48209010808, the same as the subject property.</p>	<p>Staff reviewed the documentation included in the challenge as well as the Applicant's response. The Applicant states that they relied on the information provided by TDHCA and should not be penalized for the Department's error. Staff found that there were in fact errors in the HTC Site Demographic Characteristics Report and that The Springs Apartments, which is actually in the same census tract as the subject property, was represented as being in a different tract. However, as stated in the Frequently Asked Questions posted to the Department's website and during application workshops before the application submission deadline, staff instructed Applicants that it was ultimately their responsibility to determine whether or not their application qualified for points under this specific provision. In addition, staff determined that it was reasonable for the Applicant to have known that there was in fact another existing development in the same census tract as the proposed site, despite the Department's error. The proposed site is only two miles from the existing development and is located in a relatively small town. The existing property is a short drive down the main highway and visible from that highway.</p> <p>In addition, the Applicant submitted a market study with the application; the study was complete on February 17. On the third page of the introduction, before the table of contents, is a market analysis summary that identifies the existing HTC property. It is mentioned again on the first page of the executive summary and called out as being within 2 miles of the subject site. The Applicant did not need to read the entire study but only had to glance at a few pages in order to know it existed. Also, unlike some other census tracts with boundaries that are difficult to decipher, the tract boundary is a major highway, the same highway that runs through the middle of the town. It is readily apparent that if the developments are on the same side of the highway (which they are) that they are in the same tract. Finally, the Applicant was required to obtain a resolution from the city in order to satisfy eligibility requirements under §50.8(20(A), related to developments located in a municipality that has more than twice the state average of units per capita supported by Housing Tax Credits. The existence of the other property is precisely the reason that the resolution was required.</p>	<p>Staff issued a revised scoring notice that reflected 4 points under §50.9(b)(15) Developments in Census Tracts with Limited Existing HTC Developments. That scoring notice is subject to appeal.</p>

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 11, 2012	12361	El Campo Village	Chris Dischinger	The challenge regards §50.8(8)(A) Site Control. The challenger asserts that the application should be terminated because "the Applicant did not have valid site control at the time of application submission and it does not reflect a feasible financing structure." Additionally, the challenger asserts that the "entire site is in the flood zone, however the cost schedule does not appear to adequately reflect the cost to fill the site and get a FEMA LOMA."	Staff reviewed the documentation included in the challenge as well as the Applicant's response. While the purchase contract submitted with the application required revision to accurately reflect the persons with an interest in the property, the Applicant was allowed to correct this issue through the administrative deficiency process. The mistake was understandable given the complex nature of the owner(s) of the subject property, and corrections were made in a very short time period. Regarding the challenger's comment about the cost to fill the site, this issue will be addressed during underwriting. However, it appears that the Applicant's Development Cost Schedule is consistent with the engineer's estimate for onsite costs. The engineer's estimate took into account the civil feasibility study which also references the flood zone and the amount of excavation and recompaction needed for the development.	No action at this time.

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 11, 2012	12361	El Campo Village	Matt Fuqua	<p>The challenge regards §50.9(b)(5) The Commitment of Development Funding by a Unit of General Local Government and §50.9(b)(11) Additional Evidence of Preparation to Proceed. The challenger asserts that the application should not be awarded points under §50.9(b)(5) because the Applicant did not provide documentation that supports a "tangible economic benefit" because the estimate of permit fees that are to be waived are underestimated. Additionally, the challenger states that "the feasibility study prepared by the applicant provides a very preliminary, incomplete, and non-conclusive report on the site." The challenger also alludes to the actions of the City of El Campo being contradictory to statute, presumably by approving zoning for a site that does not meet a number of standards, but it is unclear as to exactly what part of the application is being challenged here.</p>	<p>Staff reviewed the documentation included in the challenge as well as the Applicant's response. Staff determined that the Applicant submitted sufficient documentation to substantiate the points under §50.9(b)(5), which included a resolution from the City of El Campo committing funds that could come from a number of different sources. In addition, staff determined that the Applicant submitted the required documentation under Additional Evidence of Preparation to Proceed, including a civil feasibility study that addressed all of the aspects required by the QAP. Should any details in the study raise questions about the feasibility of the development, those issues will be addressed during the underwriting review. Finally, staff is not in a position to dictate whether or not a municipality should zone a particular site or to make comment on whether or not a city is in compliance with their own comprehensive plan.</p>	No action at this time.



Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 11, 2012	12361	El Campo Village	Ron Williams	The challenge regards §50.7(d)(3)(B) Pre-application Threshold Criteria, §50.9(b)(5) The Commitment of Funding by a Unit of General Local Government, and Community Revitalization. The challenger asserts that the County Judge was not notified as required at pre-application. The challenge also asserts that the development is not located within the City of El Campo and should therefore not be allowed to use fee waivers granted by the city for points under §50.9(b)(5) nor the city's revitalization plan for points under §50.9(b)(23).	Staff reviewed the documentation included in the challenge as well as the Applicant's response. The response included proof of delivery evidencing notification of the county judge on January 6, 2012 as well as a copy of the (recent) ordinance annexing the subject property and identifying its zoning. Staff determined that the application contained sufficient evidence to substantiate points under both of the questioned scoring items, even without the annexation in place. In addition, the Commitment of Funding from a Unit of General Local Government will be addressed again at the time of Commitment Notice.	No action at this time.

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 13, 2012	12371	Mariposa at Ranch Road 12	Colby Denison	<p>The challenge regards points selected under §50.9(b)(11) Additional Evidence of Preparation to Proceed, §50.9(b)(23) Community Revitalization, and §50.9(b)(22) Economic Development Initiatives. The challenger asserts that wastewater service is not currently available to the development site, and therefore the application does not qualify for the three points awarded for a civil feasibility study under Additional Evidence of Preparation to Proceed. The challenger asserts that the community revitalization letter from the City of Wimberley does not qualify for the point because the revitalization plan only encompasses the development site. Finally the challenger asserts that the application does not qualify for Economic Development Initiative point because the resolution from the City of Wimberley did not provide for public input and that the initiative does not provide enough incentive to develop.</p>	<p>Staff already determined that the letter provided from the City of Wimberley was ineligible for the Community Revitalization point. The point for Economic Development Initiatives was awarded because the evidence submitted was consistent with the requirements of the QAP. With regard to the Additional Evidence of Preparation to Proceed, the QAP only requires that the civil feasibility study be submitted with the application and address certain issues in order to qualify for points. Should the information in the study raise questions about the feasibility of the development, those issues will be addressed during the underwriting review.</p>	No action at this time.

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 13, 2012	12379	Sunrise Terrace	Noorallah Jooma on	The first challenge regards §50.9(b)(5) The Commitment of Funding from a Unit of General Local Government or Governmental Instrumentality. The challenger claims that the Applicant did not submit sufficient evidence of the source of funding, namely the La Feria EDC.	The challenger incorrectly identified the source of funding which the Applicant was using in order to qualify for these points. While the La Feria EDC is providing funding for the development, it is the TDHCA HOME funds that are the eligible source under §50.9(b)(5).	No action at this time.
				The second challenge asserts that the application does not qualify for one point under §50.9(b)(23) Community Revitalization because the evidence submitted with the application was not sufficient.	Staff issued an administrative deficiency for this scoring item, and the Applicant was able to provide the appropriate documentation to substantiate the point.	No action at this time.
				The third challenge is a claim that the Applicant submitted a pre-application in an urban sub-region and then submitted a full application in a rural sub-region. The challenger states that La Feria should be considered an urban area and that the Applicant did not submit sufficient evidence at the time of pre-application (in the form of a letter from the USDA stating that the area is eligible for funding) to compete in a rural sub-region.	The applicant submitted a pre-application for a site in La Feria and indicated on that pre-application that they intended to compete in rural region 11. While the appropriate letter from the USDA was not included with the pre-application, this was later cured during the administrative deficiency process. The application was then correctly listed in the log as competing in rural region 11, and the full application appropriately indicated the same sub-region.	No action at this time.
				The fourth challenge regards §50.8(8)(B) Zoning. The challenger claims that the applicant does not have the proper zoning in place and has not requested zoning from the appropriate local official. Because the development site is located outside the city limits of La Feria, the challenger asserts that the applicant should have contacted the county and not the city regarding zoning. The challenger points out that at the time of application, the resolution submitted regarding annexation into the TIRZ Zone did not include annexation into the city.	While staff agrees with the challenger that the resolution only annexed the city into the TIRZ Zone for purposes of including the site in the economic development initiative, there is also evidence in the application that the City of La Feria intends to annex the site. In addition, according to recent public statements made by the Mayor of La Feria at the TDHCA board meeting, the city has already annexed the site. Also, regardless of annexation, the Applicant provided sufficient evidence of zoning (including a letter from Cameron County) to meet the requirements of the QAP, and final zoning will be required at the time of Commitment Notice.	No action at this time.

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 13, 2012	12379	Sunrise Terrace	Noorallah Jooma on behalf of Sunny Phillip	The last challenge regards §50.9(b)(8) The Cost of the Development by Square Foot. The challenger claims that the application exceeds the threshold in order to score these points. The challenger, in their calculation, used \$8,254,828 in costs and 94,886 total net rentable area (NRA) to obtain a number greater than \$87 per square foot.	Staff determined that the challenger used the wrong figures for both costs and NRA as well as the wrong threshold for points. In addition, the figures used actually generate a number less than \$87 per square foot. Staff also determined that the application as submitted contained a discrepancy between the architectural drawings and the rent schedule. The Applicant was allowed to correct this error through the administrative deficiency process, which resulted in a revised rent schedule reflecting the correct square footage for the 2 bedroom units. This was consistent with the originally submitted architectural plans. The figures used were \$8,341,017 in costs and 95,494 NRA, resulting in \$87.35 per square foot in costs. The threshold for single family development located in first tier counties is \$97 per square foot, so the application is eligible for 12 points.	No action at this time.

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 13, 2012	12382	Stevenson Ranch	William J. Rea on behalf of Kaufman Abbington Commons LP	The challenge regards §50.8(8)(B)(ii) Zoning, one of the threshold criteria in the QAP. The challenger asserts that because the development owner had begun the process of seeking rezoning but had later withdrawn the application, the HTC application did not meet the requirements of the QAP.	Staff reviewed the documentation in the challenge as well as the Applicant's response. Staff determined that the development owner did meet the requirements of the QAP and included in the application sufficient evidence that a zoning application had been submitted to the appropriate entity. Whether or not the zoning application was withdrawn and/or resubmitted for any reason, the HTC application met the QAP requirements, and any issues related to final zoning will be addressed at the time of Commitment Notice.	No action at this time.

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 13, 2012	12388	Paseo Pointe	Ana Silveira-Sierra	The challenge regards §50.9(b)(23) Community Revitalization and cites errors in the rent schedule, financing narrative, operating income/expenses, and utility allowances. Regarding Community Revitalization, the challenger asserts that the evidence submitted includes a resolution instead of a letter from the city or a map showing the proposed development location. The challenger states that the application includes an incorrect unit mix and an incomplete financing narrative. The challenger also contends that the utility allowance evidence is not from an appropriate source and that a shortfall in the net operating income has been calculated because the Applicant will pay for water, sewer, and trash.	Staff reviewed the documentation in the challenge as well as the Applicant's response. Regarding Community Revitalization, staff agrees with the challenger that additional evidence is required in order to meet all of the requirements of the QAP and has requested clarification from Cameron County. However, staff agrees with the Applicant regarding the entity that adopted the community revitalization plan. Because the development site is under the jurisdiction of both the city and the county, it is appropriate that it would be included in a county revitalization plan. In addition, the Applicant provided a letter from the City of Los Fresnos indicating that they did not have the authority to adopt such a plan. The documentation from the City and County provides sufficient evidence to meet the QAP requirements. Regarding the remaining items, they either did not need correction or were addressed in the underwriting review, which has been completed.	No action required.

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 13, 2012	12388	Paseo Pointe	Doak Brown, The DDB Law Firm, PC on behalf of Apolonio Flores, applicant for North Bartlett Apartments	The challenge regards §50.9(b)(23) Community Revitalization. The challenger contends that the application is not eligible for points because a letter was not submitted from the appropriate local official. The challenger argues first that the application contained a resolution and not a letter. In addition, the challenger states that the resolution, which was from Cameron County, was not from the appropriate local official. Finally, the challenger contends that the resolution was not adopted by the governing body with jurisdiction over the area. The challenger believes the governing body is both the City of Los Fresnos and Cameron County because the development site is located in the city's ETJ.	Staff reviewed the documentation in the challenge as well as the Applicant's response. Regarding Community Revitalization, staff agreed with the challenger that additional evidence was required in order to meet all of the requirements of the QAP and requested clarification from Cameron County. However, staff agrees with the Applicant regarding the entity that adopted the community revitalization plan. Because the development site is under the jurisdiction of both the city and the county, it is appropriate that it would be included in a county revitalization plan. In addition, the Applicant provided a letter from the City of Los Fresnos indicating that they did not have the authority to adopt such a plan. The documentation from the City and County provides sufficient evidence to meet the QAP requirements.	No action required.

Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 13, 2012	12393	Highland Villas	Daniel B. Markson, NRP	<p>The challenge questions eligibility to receive points under §50.9(b)(11) Additional Evidence of Preparation to Proceed and §50.9(b)(16) Development Location. The challenge also questions whether the development violates that Fair Housing Act. The challenger claims that the civil engineering feasibility study submitted for §50.9(b)(11) is not as in-depth as the intent of the point item requires and that the study illustrates that major costs for the proposed development are not reflected in the development cost schedule. The challenger states that these costs could also impact points awarded under Cost of the Development by Square Foot. Secondly, three points should be awarded under §50.9(b)(16) since the application is intergenerational and will serve an elderly population. Finally, the challenger contends that the application is identified as intergenerational and that the percentage of elderly units as represented in the application would violate Fair Housing requirements. The challenger notes that the Department did issue a deficiency stating that “the Department will not be recommended for an award for any application which may appear to violate the Fair Housing Act”.</p>	<p>Staff reviewed the documentation in the challenge as well as the Applicant's response. Regarding Preparation to Proceed, the Applicant submitted the appropriate documentation to qualify for the points. Specific points made in the feasibility study as they relate to the development costs were addressed in the underwriting review and did not result in a loss of points. Potential Fair Housing issues as they relate to leasing space were also addressed in the underwriting review. In addition, the Applicant was correct in their response that the Department will place the burden of compliance with Fair Housing on the Applicant. TDHCA staff chose to remind the Applicant of Fair Housing laws as a courtesy, but there was nothing in the application that called for Department action. Finally, while intergenerational developments are no longer defined in the QAP, they are permitted. This particular application is considered to target the general population and is therefore eligible for 4 points under Development Location.</p>	No action at this time.



Date Challenge Received	TDHCA ID#	Development Name	Challenger	Nature and Basis of Challenge	Analysis	Resolution
June 13, 2012	12393	Highland Villas	William J. Lero	<p>The challenge regards eligibility for points under §50.9(b)(2) Quantifiable Community Participation (QCP). The challenger contends that the Neighborhood Organization that submitted a letter of support for the development, Briarcrest Ridge Property Owners Association, is not found on the Texas Secretary of State Entity Name Search website. In addition, the site control evidence and title commitment submitted with the application do not indicate the existence of a Neighborhood Organization. The points are contested since the Neighborhood Organization is not on record with the state and does not appear to exist.</p>	<p>Pursuant to §50.9(b)(2) points may be awarded based on written statements of support or opposition from Neighborhood Organizations on record with the state or county in which the development is to be located and whose boundaries contain the proposed development site. At the time the letters are submitted, the Neighborhood Organizations may request to be on record with TDHCA on the QCP form in the Neighborhood Information Packet as evidence of being on record with the state. Staff has reviewed the documentation and determined that the Briarcrest Ridge Property Owners Association requested to be on record with TDHCA. The 2012 QAP QCP submission requirements do not include the listing of the Neighborhood Organization on the application's site control or title commitment.</p>	No action at this time.

3b

**BOARD ACTION REQUEST**

**MULTIFAMILY FINANCE**

**July 26, 2012**

Presentation, discussion, and possible action to provide policy direction to staff regarding allocation of credits

**RECOMMENDED ACTION**

**WHEREAS**, awards of Competitive (9%) Housing Tax Credits must be done in a manner consistent the legislatively directed policies established in Tex. Gov't. Code, Chapter 2306, including those set forth in §§2306.111 and 2306.1115 and the allocation process described in §50.6 of the 2012 Qualified Allocation Plan (QAP);

**WHEREAS**, Board action may be necessary to address the allocation process for the 2012 State Housing Credit Ceiling in which the process described in §50.6 does not contain explicit direction regarding the allocation of credit between two or more equally underserved sub-regions under §50.6(e)(5);

**RESOLVED**, that staff's recommendations regarding the allocation process are hereby adopted as the policy of this Board.

**BACKGROUND**

First, attached to this action item is a spread sheet providing information concerning the available credits, regions and subregions, set-asides, and 2012 credits previously awarded as "forwards." Although substantively consistent with data that was available on the Department's website in December, prior to the commencement of the current tax credit cycle, this spreadsheet reflects "latest available information," including such things as return credits, the effects of challenges, and appeals, and other matters. Furthermore, this data continues to be subject to change and revision, including changes and revisions that may result from the consideration of appeals at the July 26<sup>th</sup> board meeting.

Staff is preparing a presentation for the July 26<sup>th</sup> that will walk through the information set out in the latest version of this spreadsheet, showing how each stages of the award process, including the administration of set-asides, the operation of various collapses, and other matters lead to a point in the process where there are projected to be multiple subregions that are equally (100%) underserved. The crux of this item is the policy decision:

"What is the appropriate methodology for staff to employ to address this situation in preparing its ultimate award recommendation to the Board?"

As staff makes its presentation it will also provide multiple scenarios (at the time of this posting staff is developing three), reflecting different policy decisions as to how this matter ought to be addressed. The award recommendations posted under Agenda Item 3c reflect an assumption by staff as to a particular methodology that the Board might adopt, but it should be underscored that staff is anticipating that the Board will receive staff's presentation, the public will be given opportunity to comment, and the Board will provide direction. Based on that direction, staff will provide the Board with a final staff recommendation as to awards.

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The manner in which the 2012 State Housing Credit Ceiling (referred to as the "Ceiling") is allocated to eligible applications in the 2012 Competitive (9%) Housing Tax Credit Cycle is described in detail in §50.6 of the 2012 QAP. This year, as a result of changes in the Board approved regional allocation formula methodology, the impact of forward commitments, and lack of qualified nonprofit applications, the Department finds itself facing a scenario that we have not previously encountered – a process wherein not every sub-region would receive an award (excluding forward commitments and At-Risk).

The allocation process consists of six (6) primary steps which are described in §§50.6(e)(1) to (6) of the QAP. Each paragraph number corresponds to one of the six steps referred to hereafter. The first five (5) steps are done in chronological order. The sixth (6<sup>th</sup>) step requires staff to test the outcome of the prior steps to ensure that at least 10% of the Ceiling is allocated to Qualified Nonprofit Organizations. If the 10% requirement is met then no action is required. However, if the 10% requirement is not met then §50.6(e)(6) requires a modification of the allocation process to ensure that this state and federal set-aside is met. In prior years, the Nonprofit Set-Aside was met "organically" without further action to implement the modifying process in this sixth step. This year, action is required under this sixth step to ensure the Nonprofit Set-Aside is met.

The six steps in the allocation process are described as follows:

Non-Regional

1. Applications with the highest scores in the USDA Set-Aside are selected for award until at least 5% of the Ceiling is awarded to applications participating in the USDA Set-Aside. The USDA Set-Aside is part of the At-Risk pool of funds as reflected on the award recommendation log in a subsequent agenda item. Generally, the Department must slightly exceed the five percent since staff does not recommend partial allocations of credit. For example, if only \$100,000 remains in the USDA Set-Aside but the next highest scoring application is for \$400,000 then the 5% requirement would be exceeded by \$300,000.
2. After the 5% USDA Set-Aside is met, the remaining funds in the At Risk pool are used fund the highest At-Risk application not already receiving an award under step 1 from the USDA-Set-Aside (recall, the USDA Set-Aside is met with funds from the At-Risk pool). The QAP and statute call for at least 15% of the ceiling to be allocated to applications participating in the At-Risk Set-Aside. Similar to the outcome from step 1, this requirement generally requires that the minimum 15%

requirement is slightly exceeded to fully fund the final application selected to meet the minimum requirement.

### Regional

3. The third step is the first of the six steps that provide direction on the allocation of credits among the sub-regional pools of funding, known as the **Rural Regional Allocation** and **Urban Regional Allocation**. The funding remaining after steps 1 and 2 are allocated to the highest scoring applications within each of the 26 sub-regions of the state. The highest scoring applications in each sub-region are selected up until there are insufficient funds in that sub-regional pool to fully fund the next highest scoring application. In many cases this means that there is some residual amount within that sub-region that remains and this amount is reserved to be used in subsequent steps of the process. This also means that in some sub-regions, particularly those with only \$500,000 to award, not even the highest scoring application can be selected for award. In a sub-region with \$500,000, the maximum amount an applicant can request is \$750,000 (or 150% of \$500,000). An applicant seeking more than is initially available to award generally understands that funds will only be available for them if they are selected in one of the collapses under steps 4 and 5.
4. All of the funds that remain available from the rural sub-regions of the state after step 3 are combined into one pool for further rural awards. This process of combining these remaining rural funds is referred to as the “rural collapse.” Once combined into one pool, staff determines which of the rural sub-regions is the most underserved. This is calculated for each sub-region by determining the percentage underfunded calculated as the funds not awarded under step 3 as a percentage of the funds originally set-aside for that sub-region. For a sub-region where no applications were selected under step 3 due to the highest scoring application exceeding the amount available in the sub-region, the sub-region is deemed 100% underserved. Other sub-regions may have used all but a small residual amount of funds and these would be underserved by a lesser percentage. This is done until at least 20% of the total amount of funds under the Ceiling is allocated to applications in rural areas of the state. Forward commitments and At-Risk applications count toward this 20% statutory requirement that governs the ceiling.
5. All the funds remaining available to award after steps 1 through 4 are combined into one pool (this combines rural funds remaining in excess of 20% and urban funds). This is referred to as the “statewide collapse.” These funds are used to award the next highest scoring application in the most underfunded (by percentage) sub-region statewide (regardless of whether it is urban or rural) until all funds are exhausted. Often times a small residual amount of the Ceiling will remain and these funds will be combined with any returned funds or National Pool funds later in the calendar year to more fully fund any applications off of the waiting list.
6. The sixth step directs staff to test the applications initially selected for award under steps 1 through 5 and determine if at least 10% of the Ceiling will be allocated to applications under the Nonprofit Set-Aside. If the 10% is met or exceeded, no further action is required and the applications selected in steps 1 through 5 are designated for the final award list for Board approval. If however the 10% has not been met, then further action is necessary. If 10% is not met through the “existing competitive process, then the Department will add the highest scoring Application by a Qualified Nonprofit Organization statewide until the 10% Nonprofit Set-Aside is met and ***this set-aside will take precedence over selection for the Rural Regional Allocation and Urban Regional Allocation. ...***” (emphasis added). The clear reason for this precedence is that failure to meet the non-profit set-aside

would have the effect of further reducing the overall amount of credits that can be awarded. The “Rural Regional Allocation” and “Urban Regional Allocation” are terms that describe the process of allocation in step 3, which is the first step in determining how applications within each subregion are selected for the award recommendations. Further, step 6 calls for staff to select the highest scoring nonprofit applications statewide and requires that the selection of these applications take precedence over the applications that would otherwise be selected through the process described in step 3. Therefore, staff regards step 6 as a contingent step in the allocation process that takes place between steps 2 and 3, if necessary; a “step 2.5” if you will. This contingent step can result in the highest scoring application in a sub-region being supplanted by a lower scoring application that involves a Qualified Nonprofit Organization and which is participating in the Nonprofit Set-Aside.

### **NEW ISSUES ENCOUNTERED**

There are two primary issues in this six step process that have not previously been encountered in a recent allocation cycle.

First, step 6 has not been necessary to meet the 10% Nonprofit Set-Aside. This year, the Nonprofit Set-Aside is approximately \$5.74M, of which \$3.40M is met through the awarding of forward commitments to nonprofit applications late in 2011. This year, staff is recommending three (3) nonprofit applications for awards totaling approximately \$3.00M. These three applications were selected through the implementation of step 6 and each of the three results in other higher scoring applications not receiving awards. While this situation has not been encountered, the rule provides staff clear guidance with respect to the resolution to be applied. Staff’s recommendations, under separate cover, are based on a methodology firmly grounded in the rule itself and described herein.

Second, because step 6 effectively becomes a contingent “step 2.5,” the true final step accounted for in the QAP is step 5, the statewide collapse. The issue encountered this year is that there are insufficient credits remaining after all of the prior steps to fully fund applications in each of the sub-regions that are 100% underfunded. Under the rural collapse, sufficient funds are available to fund all rural sub-regions except for two. Therefore, going into the fifth step, the statewide collapse, a total of eight (8) sub-regions (including the two from rural) remain 100% underserved with approximately \$5.14M in funds remaining. Staff anticipates that this is sufficient to fund five or six of the eight 100% underserved sub-regions. However, the QAP does not include a subsequent step that directs staff as to how the tie between these 100% underserved sub-regions should be addressed. This effectively constitutes a situation in which tie breaker factors are needed but not explicitly provided for under the QAP.

The QAP does include tie breaker factors in §50.6(f). However, it is not completely clear whether this section addresses ties in the event two or more sub-regions are underserved. Instead, §50.6(f)(1) states that the factors are to be used “[i]n the event that *two or more applications receive the same number of points* in any given Set-Aside category, Rural Regional Allocation or Urban Regional Allocation, or Rural or state collapse...” (emphasis added).

Staff believes the Board has some discretion in determining a remedy to this situation. Staff has reviewed several options and posted to the Department’s website a memorandum providing the public notice that this situation may be encountered and addressed at this Board meeting.

Staff recommends several tie breakers to be used in the following order to determine which sub-regions should receive priority, as follows:

1. Sub-regions that did not receive forward commitments of 2012 Housing Tax Credits during the 2011 calendar year;
2. Sub-regions in which no At-Risk or USDA applications receive an award of 2012 Housing Tax Credits;
3. A comparison the scores of the priority applications within each of the sub-regions; and
4. The existing tie breaker factors in §50.6(f).

The first two factors are logical extensions of the collapse methodology of how underserved is a sub-region. For example, factor one would put a sub-region that did not receive any credits in the form of a forward commitments ahead of a sub-region that did receive a forward commitment. Likewise, while credits awarded from At-Risk do not generally count toward the regional allocation, in this unique situation considering the fact that an allocation of credits is going to development of housing in that sub-region, albeit from At-Risk, is a logical extension of the underserved methodology. The two factors also go directly to the goal of the Regional Allocation Formula, which is to allocate resources throughout the state rather than concentrating resources.

Staff anticipates that even after these two factors are considered, at least two sub-regions may remain tied with only enough funds to allocate to one application. Staff therefore recommends use of score and the tie breaker factors in §50.6(f) to decide the award of the last remaining funds. The waiting list would have the same priority order, which would be subject to change based upon credits returned.



**2012 STATE OF TEXAS, COMPETITIVE HOUSING TAX CREDIT CEILING ACCOUNTING SUMMARY**

**2012 COMPETITIVE (9%) HOUSING TAX CREDIT FUNDING ALLOCATION**

**APPLICATION LIMITS**

**AWARDS SUMMARY BY SUB-REGION**

Region	Geography	RAF Percentage	RAF Amount	2012 Forwards made in 2011	RAF Amount after Forwards	Returned during 2012 Calendar Year	RAF Amount adjusted for Returns	Adjustment Needed to Meet Minimum \$500,000 Funding Amount	Funding Reduced so Other Regions Meet Minimum \$500,000 Funding Amount	Final Funding Amount	Allocation %
Rural	1 Lubbock	1.7%	\$ 832,589		\$ 832,589		\$ 832,589	\$ -	\$ 105,220	\$ 727,369	1.76%
	2 Abilene	0.7%	\$ 351,607		\$ 351,607	\$ 11,136	\$ 362,743	\$ 137,257	\$ -	\$ 500,000	1.21%
	3 Dallas/Fort Worth	1.9%	\$ 907,258		\$ 907,258		\$ 907,258	\$ -	\$ 114,656	\$ 792,601	1.92%
	4 Tyler	2.8%	\$ 1,346,352		\$ 1,346,352	\$ 328	\$ 1,346,680	\$ -	\$ 170,148	\$ 1,176,532	2.85%
	5 Beaumont	0.7%	\$ 315,416		\$ 315,416	\$ 8,824	\$ 324,240	\$ 175,760	\$ -	\$ 500,000	1.21%
	6 Houston	1.5%	\$ 738,695		\$ 738,695		\$ 738,695	\$ -	\$ 93,354	\$ 645,341	1.56%
	7 Austin/Round Rock	0.2%	\$ 78,478	\$ 1,254,275	\$ (1,175,797)	\$ 97,849	\$ (1,077,948)	\$ 1,577,948	\$ -	\$ 500,000	1.21%
	8 Waco	0.3%	\$ 153,980		\$ 153,980		\$ 153,980	\$ 346,020	\$ -	\$ 500,000	1.21%
	9 San Antonio	0.5%	\$ 226,503		\$ 226,503		\$ 226,503	\$ 273,497	\$ -	\$ 500,000	1.21%
	10 Corpus Christi	1.0%	\$ 490,181		\$ 490,181		\$ 490,181	\$ 9,819	\$ -	\$ 500,000	1.21%
	11 Brownsville/Harlingen	4.1%	\$ 1,960,395	\$ 1,034,797	\$ 925,598		\$ 925,598	\$ -	\$ 247,749	\$ 677,850	1.64%
	12 San Angelo	0.6%	\$ 271,057		\$ 271,057		\$ 271,057	\$ 228,943	\$ -	\$ 500,000	1.21%
	13 El Paso	0.4%	\$ 204,967		\$ 204,967		\$ 204,967	\$ 295,033	\$ -	\$ 500,000	1.21%

Max Funding Request/Award Limits (150%)
\$ 1,055,095
\$ 750,000
\$ 1,149,718
\$ 1,706,158
\$ 750,000
\$ 936,108
\$ 750,000
\$ 750,000
\$ 750,000
\$ 750,000
\$ 932,106
\$ 750,000
\$ 750,000

Initial Funding	(over)/under	Rural Collapse	(over)/under	SW Collapse	(over)/under	Notes (Related to sub-regions with no awards prior to the rural or statewide collapses)
\$ 591,366	18.70%	\$ -	18.70%	\$ -	18.70%	
\$ -	100.00%	\$ 602,610	-20.52%	\$ -	-20.52%	
\$ 699,241	11.78%	\$ -	11.78%	\$ -	11.78%	
\$ 610,000	48.15%	\$ -	48.15%	\$ -	48.15%	
\$ -	100.00%	\$ 665,000	-33.00%	\$ -	-33.00%	1 At-Risk Recommended
\$ -	100.00%	\$ 936,100	-45.06%	\$ -	-45.06%	1 At-Risk recommended
\$ -	100.00%	\$ -	100.00%	\$ -	100.00%	2 forward commitments / 2 At-Risk recommended
\$ -	100.00%	\$ -	100.00%	\$ 657,176	-31.44%	1 At Risk recommended
\$ -	100.00%	\$ 550,000	-10.00%	\$ -	-10.00%	
\$ -	100.00%	\$ 750,000	-50.00%	\$ -	-50.00%	1 At-Risk recommended
\$ 932,106	-37.51%	\$ -	-37.51%	\$ -	-37.51%	
\$ -	100.00%	\$ 620,000	-24.00%	\$ -	-24.00%	
\$ -	100.00%	\$ 748,142	-49.63%	\$ -	-49.63%	

Urban	1 Lubbock	2.5%	\$ 1,223,203		\$ 1,223,203		\$ 1,223,203	\$ -	\$ 154,585	\$ 1,068,618	2.59%
	2 Abilene	0.9%	\$ 436,513	\$ 698,351	\$ (261,838)		\$ (261,838)	\$ 761,838	\$ -	\$ 500,000	1.21%
	3 Dallas/Fort Worth	19.2%	\$ 9,224,863	\$ 191,228	\$ 9,033,635	\$ 144,386	\$ 9,178,021	\$ -	\$ 1,165,809	\$ 8,012,212	19.40%
	4 Tyler	1.6%	\$ 752,786		\$ 752,786		\$ 752,786	\$ -	\$ 95,135	\$ 657,652	1.59%
	5 Beaumont	0.4%	\$ 170,084		\$ 170,084		\$ 170,084	\$ 329,916	\$ -	\$ 500,000	1.21%
	6 Houston	25.9%	\$ 12,430,257	\$ 989,104	\$ 11,441,153	\$ 425,461	\$ 11,866,614	\$ -	\$ 1,570,897	\$ 10,295,717	24.93%
	7 Austin/Round Rock	7.6%	\$ 3,651,050		\$ 3,651,050		\$ 3,651,050	\$ -	\$ 461,408	\$ 3,189,642	7.72%
	8 Waco	5.6%	\$ 2,672,467		\$ 2,672,467		\$ 2,672,467	\$ -	\$ 337,738	\$ 2,334,729	5.65%
	9 San Antonio	3.6%	\$ 1,728,114	\$ 1,990,794	\$ (262,680)		\$ (262,680)	\$ 762,680	\$ -	\$ 500,000	1.21%
	10 Corpus Christi	3.1%	\$ 1,482,047		\$ 1,482,047		\$ 1,482,047	\$ -	\$ 187,296	\$ 1,294,750	3.14%
	11 Brownsville/Harlingen	9.3%	\$ 4,447,210	\$ 783,316	\$ 3,663,894		\$ 3,663,894	\$ -	\$ 562,024	\$ 3,101,869	7.51%
	12 San Angelo	0.9%	\$ 440,673	\$ 494,376	\$ (53,703)		\$ (53,703)	\$ 553,703	\$ -	\$ 500,000	1.21%
	13 El Paso	3.1%	\$ 1,474,907		\$ 1,474,907	\$ 29,899	\$ 1,504,806	\$ -	\$ 186,394	\$ 1,318,412	3.19%

\$ 1,550,098
\$ 750,000
\$ 2,000,000
\$ 953,965
\$ 750,000
\$ 2,000,000
\$ 2,000,000
\$ 2,000,000
\$ 750,000
\$ 1,878,117
\$ 2,000,000
\$ 750,000
\$ 1,869,069

\$ -	100.00%		100.00%	\$ 1,182,143	-10.62%	
\$ -	100.00%		100.00%	\$ 710,000	-42.00%	Received 1 forward commitment
\$ 7,832,473	2.24%		2.24%	\$ -	2.24%	
\$ -	100.00%		100.00%	\$ 857,000	-30.31%	
\$ -	100.00%		100.00%	\$ 748,902	-49.78%	
\$ 10,200,700	0.92%		0.92%	\$ -	0.92%	
\$ 3,100,000	2.81%		2.81%	\$ -	2.81%	
\$ 1,969,194	15.66%		15.66%	\$ -	15.66%	
\$ -	100.00%		100.00%	\$ -	100.00%	Received 1 forward commitment
\$ 1,408,944	-8.82%		-8.82%	\$ -	-8.82%	
\$ 2,462,888	20.60%		20.60%	\$ -	20.60%	
\$ -	100.00%		100.00%	\$ -	100.00%	Received 1 forward commitment
\$ 1,246,056	5.49%		5.49%	\$ -	5.49%	

\$ 31,052,968      \$ 4,871,852      \$ 4,155,221

Rural Total	16%	\$ 7,877,480	\$ 2,289,072	\$ 5,588,408		\$ 3,044,276	\$ 731,127	\$ 8,019,694	19%
Urban Totals	84%	\$ 40,134,174	\$ 5,147,169	\$ 34,987,005		\$ 2,408,137	\$ 4,721,286	\$ 33,273,601	81%

Regional Total	\$ 48,011,653	7,436,241	\$ 40,575,412	\$ 717,883	\$ 41,293,295	\$ 5,452,413	\$ 5,452,413	\$ 41,293,295
At-Risk Total	\$ 8,472,645	940,394	\$ 7,532,251	\$ 321,049	\$ 7,853,300			\$ 7,853,300
USDA (comes from At-Risk)	\$ 2,824,215		\$ 321,049	\$ 3,145,264				\$ 3,145,264
Grand Total	\$ 56,484,298	\$ 8,376,635	\$ 48,107,663	\$ 1,038,932	\$ 49,146,595	\$ 5,452,413	\$ 5,452,413	\$ 49,146,595

Regional Awards	\$ 40,080,042	69.68%
USDA Awards	\$ 3,369,242	5.86%
At Risk (non-USDA) Awards	\$ 5,004,248	8.70%
Total New Awards	\$ 48,453,532	84.23%
Forward Commitments	\$ 8,376,635	14.56%
Total Awards	\$ 56,830,167	98.80%
Nonprofit total	\$ 6,438,709	11.19%
Remaining Funds	\$ 693,064	1.20%
Total Funds	\$ 57,523,230	100.00%

\*One At-Risk forward plus USDA awards brings total At-Risk to 16.2%.



3c

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

**July 26, 2012**

Presentation, Discussion, and Possible Action regarding Awards from the 2012 State Housing Credit Ceiling and Approval of the Waiting List for the 2012 Housing Tax Credit Application Round

**RECOMMENDED ACTION**

**WHEREAS**, the Board is required, by §2306.6724(f) of the Texas Government Code, to “issue final commitments for allocations of housing tax credits each year in accordance with the qualified allocation plan not later than July 31;” and

**WHEREAS**, the Board is required by §2306.6711(c) of the Texas Government Code to “establish a waiting list of additional Applications ranked by score in descending order of priority based on set-aside categories and regional allocation goals” concurrently with the initial issuance of commitments for Competitive Housing Tax Credits; therefore

It is hereby,

**RESOLVED**, that the list of recommended Applications for Final Commitments of Housing Tax Credits from the 2012 State Housing Credit Ceiling and the 2012 Housing Tax Credit Waiting List are hereby approved in the form presented at this meeting, and as amended by the Board for appeals previously heard and determined; and

**FURTHER RESOLVED**, that the Board’s approval is conditioned upon completion of underwriting, all conditions of underwriting, and completion of any other reviews required to ensure compliance with the applicable rules and requirements for the Competitive Housing Tax Credit Program.

**BACKGROUND**

The Competitive Housing Tax Credit recommendations for July 26, 2012, are presented in a separate addendum to the Board materials. The addendum contains the following information that reflects the recommendations of the Executive Award and Review Advisory Committee (“EARAC”).

The recommendations herein are based on the current information available with regard to scoring, appeals, and challenges. Additionally, the award recommendations herein reflect an assumption by staff as to a particular methodology that the Board might adopt under Board Action Item 3b, but it should be underscored that staff is anticipating that the Board will receive staff's presentation, the public will be given opportunity to comment, and the Board will provide direction. Based on that direction, staff will provide the Board with a final staff recommendation as to awards.

### ***Reports located in the Board Book***

- Report 1: Recommended applications from the At-Risk, USDA, and Nonprofit Set-Asides and the Rural and Urban Regional Allocations (complete list of Applications recommended for an award of Competitive Housing Tax Credits)
- Report 2: Applications recommended for award or placement on the waiting list from the At-Risk, USDA, and Nonprofit Set-Asides and the Rural and Urban Regional Allocations (complete list of all Applications recommended for an award and the waiting list of all active Applications not recommended for an award)
- Report 3: 2012 State of Texas, Competitive Housing Tax Credit Ceiling Accounting Summary
- Board Summary: Public Input and Staff Recommendation for each application (provided in Development number order for all active/eligible Applications)

## **REGIONAL ALLOCATION FORMULA AND SET-ASIDES**

The total amount of Housing Tax Credits available for the State of Texas to allocate in 2012 is currently \$57,523,230 (see Report 3). This figure includes the amount of annual allocation authorized to the state, based on population, of \$56,484,298 and returned credits from previously awarded applications of \$1,038,932. The amount of total State Housing Credit Ceiling for 2012 to be awarded at this meeting is reduced by the forward commitments made by the Board in 2011. The forward commitments that remain active total \$8,376,635. The state may receive additional credits to allocate prior to the end of the calendar year from the National Pool or from credit returned from previously awarded applicants. This credit would be allocated to applications on the waiting list described below.

As required by §2306.111 of the Texas Government Code, the Department utilizes a regional allocation formula to distribute 85 percent of the housing tax credits from the credit ceiling. There are 13 Uniform State Service Regions which receive varying portions of the credit ceiling based on need in those regions. Each region is further divided into two allocations: a Rural Regional Allocation and an Urban Regional Allocation, as required. Based on the regional allocation formula, each of these 26 geographic areas, or "sub-regions," is to have available a specific amount of tax credits.

The set-asides and regional allocation of funds is discussed in detail under the allocation process agenda item on today's agenda.

## APPLICATION SUBMISSION

There are currently 146 applications eligible for consideration, which are requesting credits totaling approximately \$150M. Originally, 162 full applications requesting \$168M were received and 16 applications have been terminated or withdrawn. The attached reports exclude applications that received forward commitments by the Board in 2011 to be allocated from the 2012 State Housing Tax Credit Ceiling. The applications being recommended for award are reflected in Report 1, attached. These same applications are also reflected in Report 2 along with all other applications recommended for the Waiting List. Those recommended for awards are reflected in the “Recommended Awards” column of this report as “Recommended.”

## STAFF RECOMMENDATION PROCESS

In making recommendations, staff relied on regional allocations, set-aside requirements and scores, and the staff recommended allocation methodology under consideration on the Board’s agenda today. The recommended credit amounts may change based on underwriting if the Real Estate Analysis Division has not yet completed their evaluation. In these cases the credit amount reflected is the credit amount requested by the applicant after a Multifamily Finance Division review. The applications pending underwriting are identified as such in the award log attached. If an underwriting report has not been completed for an application, the application may still be found to be infeasible, have the credit amount reduced and/or may have additional conditions placed on the allocation and the credit award will not exceed the requested amount. **All recommendations made by staff are subject to underwriting conditions, application review conditions and any other special conditions the Board may consider appropriate.**

Staff is recommending 45 applications for awards totaling \$48,453,532 in annual Housing Tax Credits (excluding forward commitments previously awarded). Funds of \$693,064 remain available and will be combined with any tax credit returns completed prior to December 31, 2012. Staff anticipates awarding at least one more application off of the waiting list prior to the end of the year in order to ensure that any funds remaining are less than 1% of the total ceiling amount. This will ensure the Department retains the maximum tax credit resources for award to eligible applications.

## WAITING LIST

Consistent with §2306.6711 of the Texas Government Code “...the Board shall generate, concurrently with the issuance of commitments, a Waiting List of additional Applications ranked by score in descending order of priority based on Set-Aside categories and regional allocation goals...”

Staff recommends that the Board consider the Waiting List to be composed of all Applications that have not been approved by the Board for a commitment of 2012 Housing Tax Credits, and have not been terminated by the Department or withdrawn by the Applicant. Staff further recommends that the applications that remain be approved or amended and approved by the Board today be accepted as the Waiting List “ranked by score in descending order of priority” and subject to the same allocation decisions made by the Board today for awards.

Developments will be awarded from the waiting list as follows:

- If tax credits are returned from the Nonprofit Set-Aside, and the return of tax credits causes the Department to achieve less than the required 10% Set-Aside, the next highest scoring Qualified Nonprofit Development will be recommended for a commitment to the Board, regardless of the region in which it is located. If tax credits are returned from the Nonprofit Set-Aside, and the return of tax credits does not cause the Department to go below the required 10% Set-Aside, next highest scoring Development in the sub-region of the returned tax credits may be recommended for a commitment, regardless of Set-Aside. If, however, the return causes that sub-region to be 100% underserved and the next highest scoring Development is requesting more than was made available in the sub-region originally. In this case, this sub-region would be competing for credits with other 100% underserved sub-regions for the returned credit and the credits would be allocated to the highest scoring Development in the highest priority sub-region based on the approved allocation process.
- If tax credits are returned from the USDA Set-Aside and the return of tax credits causes the Department to achieve less than the required five percent allocation, the next highest scoring USDA application from the Waiting List will be recommended to the Board for a commitment. If there are no eligible USDA applications available, then the next highest scoring At-Risk application will be recommended for a commitment to the Board. If there are no eligible At-Risk applications available, then the remaining ceiling will be added to the statewide collapse pool.
- If tax credits are returned from the At-Risk Set-Aside and the return of tax credits causes the Department to achieve less than the required fifteen percent At-Risk Set-Aside, the next highest scoring At-Risk application from the Waiting List will be recommended for a commitment to the Board. If there are no eligible applications available in the At-Risk Set-Aside, then the remaining ceiling will be added to the statewide collapse pool.
- For all other Developments, if tax credits are returned from an application not associated with any set-aside, the next highest scoring application from that sub-region’s waiting list will be recommended for a commitment to the Board. If no other application exists in the sub-region then to the extent that sufficient funds exist the next highest statewide collapse application will be awarded.

All applications on the Waiting List not yet reviewed by the Multifamily Finance or Real Estate Analysis divisions must still be found to meet the applicable rules and requirements. Credit amounts and conditions are subject to change based on underwriting and underwriting appeals. Awards from the Waiting List remain subject to a previous participation review by the Compliance Division to ensure no issues of Material Noncompliance or delinquencies exist. In

the event that the credit amount returned is insufficient to fund the next appropriate application, staff may wait to determine if other return credits would make the application whole or offer the applicant an opportunity to adjust the size of their development. If the applicant declines the offer, staff will contact the next appropriate applicant on the Waiting List, continuing in this manner until the Waiting List is exhausted. Staff will also review to ensure that no awards from the Waiting List would cause a violation of any sections of the 2012 QAP (for example, the \$3 million credit limitation, the concentration rules, etc.).

# **Report 1**

Recommended applications from the At-Risk, USDA, and Nonprofit Set-Asides and the Rural and Urban Regional Allocations





## Texas Department of Housing and Community Affairs 2012 Competitive (9%) Housing Tax Credit Program Award Recommendations

The log is organized by region and subregion. Applicants selecting the At-Risk/USDA Set-Asides are listed first and are organized by score rather than by region. Forward commitments approved by the Board in 2011 and being allocated from the 2012 ceiling are not reflected below. These forward commitments are accounted for separately and have already been removed from the estimates of the available funding for each region. Only those applications that remain active and eligible for an award are reflected herein.

As provided for in the Board Action Item, those applications recommended for an award may remain subject to underwriting and other program requirements or conditions.

**HOW DO I READ THE SCORING COLUMNS?**

Several columns of the log relate to the scoring of the applications, beginning with "Points Requested" and ending with "Review Status." For the applications that have received a complete program review the review status column reflects a "C" and for these applications the "Best Possible Score" column reflects the staff determined final score. These final scores are subject to appeal. The remaining applications do not have final scores. For these remaining applications, the review status is either reflected as "UR" for under review or "N" for not reviewed or prioritized for review. Additionally, the "Best Possible Score" column reflects the maximum points staff believes an application could achieve. However, an appeal or staff review may ultimately increase or decrease any of the scores listed. **The applications with a review status of "N" or "UR" may have final scores for Quantifiable Community Participation (§50.9(b)(2)) and State Senator and Representative Support or Opposition (§50.9(b)(6)). Logs with more information regarding these specific scoring items are available on the HTC section of the website.**

The log has been organized based on the "Best Possible Score" column for each subregion or At-Risk Set-Aside. Where two or more applications have the same score, the "Tie Breaker Factors" columns on the far right are used to determine the ranking of each tied application.

Several issues may still affect the ranking of applications, such as testing for the \$3 million cap (§50.5(c)) or the impact of challenges. Applicants are encouraged to exercise caution in drawing conclusions from the log.

Application Number	Development Name	Development Address	Development City	Development County	Development Zip Code	Region	Nonprofit Set-Aside	At-Risk Set-Aside	USDA Set-Aside	Rural/Urban	Construction Type	Total HTC Units	Total IMR/EO Units	Total Units	Target Population	TDHCA HOME	Credit Request or Recommendation	Owner Contact	Second Contact	Points requested	Review Status: C=Complete, UR=under review, N=not reviewed										Tie Breaker Factors		
																					Base Score Awarded	+	Community Support	+\$50.9(b)(2) & (13)	+	State Elected Official Points	+\$50.9(b)(6)		Best Possible Score	Review Status	Underwriting Complete	Recommended Awards	2010 Census Tract
<b>At-Risk Set-Aside</b>																																	
12252	Gulf Coast Arms	6603 Hirsch Rd.	Houston	Harris	77026	6		X		Urban	Reconstruction	160	160		General	\$	1,795,385	Lee Zlieben	Debra Guerrero	174	174	24	16	<b>214</b>	<b>C</b>	<b>X</b>	Recommended	48201230100		\$	2,992		
12264	LULAC Hacienda Apartments	2625 Greenwood Dr.	Corpus Christi	Nueces	78405	10		X		Urban	Reconstruction	60	60		Elderly	\$	946,919	Walter Martinez	Raymond H. Lucas	179	173	24	16	<b>213</b>	<b>C</b>		Recommended	48355000900		\$	9,565		
12084	San Gabriel Apartments	1100 Leander Rd.	Georgetown	Williamson	78628-8705	7		X	X	Rural	Acq/Rehab	135	1	136	General	X	\$	1,171,262	Paul Patierno	Kristoffer J. Kaufmann	171	171	24	16	<b>211</b>	<b>C</b>	<b>X</b>	Recommended	48491020110		\$	3,684	
12314	Parkview Place	1100 Ave. N St.	Huntsville	Walker	77340-4454	6		X		Rural	Acq/Rehab	41		41	Elderly	X	\$	393,944	Joseph Kasberg	JoEllen Smith	170	170	24	16	<b>210</b>	<b>C</b>		Recommended	48471790500		\$	6,406	
12121	Memorial Apartments	501 E. Jasmine Ave.	McAllen	Hidalgo	78501	11		X	X	Rural	Acq/Rehab	246		246	General	\$	909,468	David Marquez	Mike Lopez	169	168	24	16	<b>208</b>	<b>C</b>		Recommended	48215021000		\$	924		
12045	Elmwood Apartments	231 Gene St.	Buffalo	Leon	75831	8		X	X	Rural	Acq/Rehab	24		24	General	X	\$	205,380	Ronald Potterpin	Gary Maddock / Lisa Fehr	173	168	24	16	<b>208</b>	<b>C</b>	<b>X</b>	Recommended	48289950100	0.00359	\$	3,060	
12048	Cottonwood Apartments	1205 Murray Street	Taft	San Patricio	78390	10		X	X	Rural	Acq/Rehab	24		24	General	X	\$	193,506	Ronald Potterpin	Lisa Fehr	173	167	24	16	<b>207</b>	<b>C</b>	<b>X</b>	Recommended	48409010800		\$	5,047	
12166	Villa Brazos	850 N. Ave J	Freeport	Brazoria	77541	6		X		Urban	Acq/Rehab	108		108	General	X	\$	1,118,000	K.T. (Ike) Akbari	Tracy Ambridge	171	166	24	16	<b>206</b>	<b>C</b>		Recommended	48039664300	0.03269	\$	4,284	
12365	Stepping Stone & Taylor Square Apts.	2501 Davis St./1005 Cottonbowl	Taylor	Williamson	76574	7		X	X	Rural	Acq/Rehab	96		96	General	X	\$	889,626	Dennis Hoover	Kim Youngquist	175	165	24	16	<b>205</b>	<b>C</b>	<b>X</b>	Recommended	48491021202	0.01363	\$	42,989	
12112	Inez Tims	800 N. Chestnut St.	Lufkin	Angelina	75901	5		X		Rural	Acq/Rehab	70		70	Elderly	X	\$	750,000	K.T. (IKE) Akbari	Tracy Ambridge	177	164	24	16	<b>204</b>	<b>C</b>		Recommended	48005000700		\$	7,143	
<b>Max Eligible Request In At-Risk</b>		<b>\$2,000,000</b>			<b>At-Risk Available</b>	<b>\$7,853,300</b>					<b>At-Risk</b>	<b>10</b>	<b>Total</b>		<b>\$8,373,490</b>																		
					<b>USDA Available</b>	<b>\$3,145,264</b>							<b>USDA</b>		<b>\$3,369,242</b>																		
<b>Region 1 / Rural</b>																																	
12060	The Reserves at High Plains	NEC N. 7th and Oak	Dumas	Moore	79029	1				Rural	New Construction	60	4	64	General	X	\$	591,366	Matt Gillam	Alyssa Carpenter	179	179	24	16	<b>219</b>	<b>C</b>	<b>X</b>	Recommended	48341950300		\$	2,453	
<b>Max Eligible Request</b>		<b>\$1,055,095</b>			<b>Amount Available</b>	<b>\$727,369</b>					<b>Region 1 Rural</b>	<b>1</b>	<b>Total</b>		<b>\$591,366</b>																		
<b>Region 1 / Urban</b>																																	
12125	Monarch Meadows	NEC of Dowden Ave.	Wolfforth	Lubbock	79382	1				Urban	New Construction	80		80	General	\$	1,182,143	Clifton Phillips	Lisa Brown	179	179	24	16	<b>219</b>	<b>C</b>	<b>X</b>	Recommended	48303010404		\$	2,718		
<b>Max Eligible Request</b>		<b>\$1,550,098</b>			<b>Amount Available</b>	<b>\$1,068,618</b>					<b>Region 1 Urban</b>	<b>1</b>	<b>Total</b>		<b>\$1,182,143</b>																		
<b>Region 2 / Rural</b>																																	
12075	Saddlebrook Apartments	N of Sycamore Dr. and E of IH 44	Burkburnett	Wichita	76354	2				Rural	New Construction	60	4	64	General	X	\$	602,610	Matt Gillam	Alyssa Carpenter	179	179	24	16	<b>219</b>	<b>C</b>	<b>X</b>	Recommended	48485013800		\$	2,498	
<b>Max Eligible Request</b>		<b>\$750,000</b>			<b>Amount Available</b>	<b>\$500,000</b>					<b>Region 2 Rural</b>	<b>1</b>	<b>Total</b>		<b>\$602,610</b>																		
<b>Region 2 / Urban</b>																																	





Texas Department of Housing and Community Affairs :: Competitive (9%) Housing Tax Credit Program

Application Number	Development Name	Development Address	Development City	Development County	Development Zip Code	Region	Nonprofit Set-Aside	At-Risk Set-Aside	USDA Set-Aside	Rural/Urban	Construction Type	Total HTC Units	Total MRF/EO Units	Total Units	Target Population	TDHCA HOME	Credit Request or Recommendation	Owner Contact	Second Contact	Points requested	Review Status: C=Complete, UR=under review, N=not reviewed										Tie Breaker Factors		
																					Base Score Awarded	+	Community Support \$50.9(b)(2) & (13)	+	State Elected Official Points \$50.9(b)(6)		Best Possible Score	Review Status	Underwriting Complete	Recommended Awards	2010 Census Tract	Units / Capita \$50.6(f)(1)(A)	Tax Credits / Person \$50.6(f)(1)(B)
<b>Region 10 / Rural</b>																																	
12278	TGO Independence Village	NW Independence Dr. at N. Virginia St.	Port Lavaca	Calhoun	77979	10				Rural	New Construction	80	80	General	X	\$ 750,000	Steve Lollis, Authorized Representative	Donna Rickenbacker		179	179	24	16	219	C	X	Recommended	48057000400		\$ 2,976			
<b>Max Eligible Request</b>		<b>\$750,000</b>	<b>Amount Available</b>		<b>\$1,294,750</b>					<b>Region 10 Rural</b>	<b>1</b>		<b>Total</b>		<b>\$750,000</b>																		
<b>Region 10 / Urban</b>																																	
12254	The Palms at Leopard	Palm Ave. between Lipan St. & Leopard St.	Corpus Christi	Nueces	78408	10	X			Urban	New Construction	120	120	General		\$ 1,408,944	Gilbert M. Piette			177	177	24	16	217	C	X	Recommended	48355001100		\$ 3,787			
<b>Max Eligible Request</b>		<b>\$1,878,117</b>	<b>Amount Available</b>		<b>\$1,294,750</b>					<b>Region 10 Urban</b>	<b>1</b>		<b>Total</b>		<b>\$1,408,944</b>																		
<b>Region 11 / Rural</b>																																	
12379	Sunrise Terrace	N side of 49 Acre Lot on NEC of FM 2556	La Feria	Cameron	78559	11	X			Rural	New Construction	70	70	General	X	\$ 932,106	Sunny K. Philip	Valery Kedroff, S Williams HCDC		178	178	24	16	218	C		Recommended	48061010302		\$ 2,633			
<b>Max Eligible Request</b>		<b>\$932,106</b>	<b>Amount Available</b>		<b>\$677,850</b>					<b>Region 11 Rural</b>	<b>1</b>		<b>Total</b>		<b>\$932,106</b>																		
<b>Region 11 / Urban</b>																																	
12388	Paseo Pointe	S side of Whipple Rd., E of Esalante Rd.	Los Fresnos	Cameron	78566	11				Urban	New Construction	187	21	208	General	X	\$ 1,398,642	Walter Martinez	Janice Degollado		179	179	24	16	219	C	X	Recommended	48061012402		\$ 1,865		
12339	Hacienda del Sol	SWC of Stookey and Bus 77	San Benito	Cameron	78586	11				Urban	New Construction	136	16	152	General	X	\$ 1,064,246	Janice Degollado	Manish Verma		179	179	24	16	219	C	X	Recommended	48061011500		\$ 1,928		
<b>Max Eligible Request</b>		<b>\$2,000,000</b>	<b>Amount Available</b>		<b>\$3,101,869</b>					<b>Region 11 Urban</b>	<b>2</b>		<b>Total</b>		<b>\$2,462,888</b>																		
<b>Region 12 / Rural</b>																																	
12243	Dunes Apartments	SE Ave. G and SE 4th St.	Seminole	Gaines	79630	12				Rural	New Construction	60	60	General		\$ 620,000	Bob Davidson	Kelly Holden		179	179	24	16	219	C	X	Recommended	48165950300		\$ 2,870			
<b>Max Eligible Request</b>		<b>\$750,000</b>	<b>Amount Available</b>		<b>\$500,000</b>					<b>Region 10 Rural</b>	<b>1</b>		<b>Total</b>		<b>\$620,000</b>																		
<b>Region 12 / Urban</b>																																	
N/A																																	
<b>Max Eligible Request</b>		<b>\$750,000</b>	<b>Amount Available</b>		<b>\$500,000</b>					<b>Region 12 Urban</b>	<b>0</b>		<b>Total</b>		<b>\$0</b>																		
<b>Region 13 / Rural</b>																																	
12127	Clint Palms	Near 13500 Alameda Rd.	Clint	El Paso	79836	13				Rural	New Construction	76	76	General		\$ 748,142	R.L. "Bobby" Bowling IV	Demetrio Jimenez		169	169	24	16	209	C	X	Recommended	48141010501	0.01864	\$ 2,717			
<b>Max Eligible Request</b>		<b>\$750,000</b>	<b>Amount Available</b>		<b>\$500,000</b>					<b>Region 13 Rural</b>	<b>1</b>		<b>Total</b>		<b>\$748,142</b>																		
<b>Region 13 / Urban</b>																																	
12152	Eastside Crossings	Intersection of Zaragosa and Nour H.	El Paso	El Paso	79936	13				Urban	New Construction	143	45	188	General	\$ 1,246,056	Ike J. Monty	Corinne Vonberg		178				218	UR	Recommended	48141010329		\$ 1,905				
<b>Max Eligible Request</b>		<b>\$1,869,069</b>	<b>Amount Available</b>		<b>\$1,318,412</b>					<b>Region 13 Urban</b>	<b>1</b>		<b>Total</b>		<b>\$1,246,056</b>																		
<b>Total Applications</b>		<b>45</b>													<b>Total Funding Requested</b>		<b>\$48,453,532</b>																

## **Report 2**

Applications recommended for award or placement on the waiting list  
At-Risk, USDA, and Nonprofit Set-Asides and the Rural and Urban  
Regional Allocations



## Texas Department of Housing and Community Affairs 2012 Competitive (9%) Housing Tax Credit Program Award and Waiting List Recommendations

The log is organized by region and subregion. Applicants selecting the At-Risk/USDA Set-Asides are listed first and are organized by score rather than by region. Forward commitments approved by the Board in 2011 and being allocated from the 2012 ceiling are not reflected below. These forward commitments are accounted for separately and have already been removed from the estimates of the available funding for each region. Only those applications that remain active and eligible for an award are reflected herein.

As provided for in the Board Action Item, those applications recommended for an award or placement on the waiting list may remain subject to underwriting and other program requirements or conditions.

### HOW DO I READ THE SCORING COLUMNS?

Several columns of the log relate to the scoring of the applications, beginning with "Points Requested" and ending with "Review Status." For the applications that have received a complete program review the review status column reflects a "C" and for these applications the "Best Possible Score" column reflects the staff determined final score. These final scores are subject to appeal. The remaining applications do not have final scores. For these remaining applications, the review status is either reflected as "UR" for under review or "N" for not reviewed or prioritized for review. Additionally, the "Best Possible Score" column reflects the maximum points staff believes an application could achieve. However, an appeal or staff review may ultimately increase or decrease any of the scores listed. **The applications with a review status of "N" or "UR" may have final scores for Quantifiable Community Participation (§50.9(b)(2)) and State Senator and Representative Support or Opposition (§50.9(b)(6)). Logs with more information regarding these specific scoring items are available on the HTC section of the website.** The log has been organized based on the "Best Possible Score" column for each subregion or At-Risk Set-Aside. Where two or more applications have the same score, the "Tie Breaker Factors" columns on the far right are used to determine the ranking of each tied application. Several issues may still affect the ranking of applications, such as testing for the \$3 million cap (§50.5(c)) or the impact of challenges. Applicants are encouraged to exercise caution in drawing conclusions from the log.

Application Number	Development Name	Development Address	Development City	Development County	Development Zip Code	Region	Nonprofit Set-Aside	At-Risk Set-Aside	USDA Set-Aside	Rural/Urban	Construction Type	Total HTC Units	Total MR/EO Units	Total Units	Target Population	TDHCA HOME	Credit Request or Recommendation	Owner Contact	Second Contact	Points requested	Review Status: C=Complete, UR=under review, N=not reviewed					Tie Breaker Factors			
																					Base Score Awarded	+ Community Support §50.9(b)(2) & (13)	+ State Elected Official Points §50.9(b)(6)	Best Possible Score	Review Status	Underwriting Complete	Recommended Awards	2010 Census Tract	Units / Capita §50.6(f)(1)(A)
<b>At-Risk Set-Aside</b>																													
12252	Gulf Coast Arms	6603 Hirsch Rd.	Houston	Harris	77026	6		X		Urban	Reconstruction	160	0	160	General	\$ 1,795,385	Lee Zlieben	Debra Guerrero	174	174	24	16	214	C	X	Recommended	48201230100	-	\$ 2,992
12264	LULAC Hacienda Apartments	2625 Greenwood Dr.	Corpus Christi	Nueces	78405	10		X		Urban	Reconstruction	60	0	60	Elderly	\$ 946,919	Walter Martinez	Raymond H. Lucas	179	173	24	16	213	C		Recommended	48355000900	-	\$ 9,565
12084	San Gabriel Apartments	1100 Leander Rd.	Georgetown	Williamson	78628-8705	7		X	X	Rural	Acq/Rehab	135	1	136	General	X \$ 1,171,262	Paul Patierno	Kristoffer J. Kaufmann	171	171	24	16	211	C	X	Recommended	48491020110	-	\$ 3,684
12314	Parkview Place	1100 Ave. N St.	Huntsville	Walker	77340-4454	6		X		Rural	Acq/Rehab	41	0	41	Elderly	X \$ 393,944	Joseph Kasberg	JoEllen Smith	170	170	24	16	210	C		Recommended	48471790500	-	\$ 6,406
12121	Memorial Apartments	501 E. Jasmine Ave.	McAllen	Hidalgo	78501	11		X	X	Rural	Acq/Rehab	246	0	246	General	\$ 909,468	David Marquez	Mike Lopez	169	168	24	16	208	C		Recommended	48215021000	-	\$ 924
12045	Elmwood Apartments	231 Gene St.	Buffalo	Leon	75831	8		X	X	Rural	Acq/Rehab	24	0	24	General	X \$ 205,380	Ronald Potterpin	Gary Maddock / Lisa Fehr	173	168	24	16	208	C	X	Recommended	48289950100	0.00359	\$ 3,060
12048	Cottonwood Apartments	1205 Murray Street	Taft	San Patricio	78390	10		X	X	Rural	Acq/Rehab	24	0	24	General	X \$ 193,506	Ronald Potterpin	Lisa Fehr	173	167	24	16	207	C	X	Recommended	48409010800	-	\$ 5,047
12166	Villa Brazos	850 N. Ave J	Freeport	Brazoria	77541	6		X		Urban	Acq/Rehab	108	0	108	General	X \$ 1,118,000	K.T. (Ike) Akbari	Tracy Ambridge	171	166	24	16	206	C		Recommended	48039664300	0.03269	\$ 4,284
12365	Stepping Stone & Taylor Square Apts.	2501 Davis St./1005 Cottonbowl	Taylor	Williamson	76574	7		X	X	Rural	Acq/Rehab	96	0	96	General	X \$ 889,626	Dennis Hoover	Kim Youngquist	175	165	24	16	205	C	X	Recommended	48491021202	0.01363	\$ 42,989
12112	Inez Tims	800 N. Chestnut St.	Lufkin	Angelina	75901	5		X		Rural	Acq/Rehab	70	0	70	Elderly	X \$ 750,000	K.T. (Ike) Akbari	Tracy Ambridge	177	164	24	16	204	C		Recommended	48005000700	-	\$ 7,143
12249	Grand Manor Apartments	2700 N Grand Avenue	Tyler	Smith	75702	4		X		Urban	Acq/Rehab	120	0	120	General	\$ 1,344,130	Allan Rappuhn	James R (Bill) Fisher	173	164	24	16	204	C		Recommended	48423000201	0.02527	\$ 4,000
12042	Brentwood Apartments	1000 N. 13th St.	West Columbia	Brazoria	77486	6		X	X	Rural	Acq/Rehab	24	0	24	General	X \$ 203,468	Ronald Potterpin	Lisa Fehr	173	163	24	16	203	C	X	Recommended	48039662000	0.01192	\$ 2,905
12100	Pinewood Park	120 Kirksey St.	Lufkin	Angelina	75901	5		X		Rural	Reconstruction	94	0	94	General	X \$ 920,000	K.T. (Ike) Akbari	Tracy Ambridge	168	157	24	16	197	C		Recommended	48005000500	0.09011	\$ 2,866
12366	Pecan Creek & Pecan Grove	205 Riverview	Lampasas	Lampasas	76550	8		X	X	Rural	Acq/Rehab	81	15	96	General	X \$ 484,218	Dennis Hoover	Kim Youngquist	169	149	24	16	189	C		Recommended	48281950400	0.01361	\$ 24,455
<b>Max Eligible Request In At-Risk</b>		<b>\$2,000,000</b>			<b>At-Risk Available</b>	<b>\$7,853,300</b>				<b>At-Risk</b>	<b>14</b>	<b>Total</b>	<b>\$11,325,306</b>																
					<b>USDA Available</b>	<b>\$3,145,264</b>																							
<b>Region 1 / Rural</b>																													
12060	The Reserves at High Plains	NEC N. 7th and Oak	Dumas	Moore	79029	1				Rural	New Construction	60	4	64	General	X \$ 591,366	Matt Gillam	Alyssa Carpenter	179	179	24	16	219	C	X	Recommended	48341950300	-	\$ 2,453
12245	Perryton Apartments	W side of Jefferson St., N of SW 24th Ave.	Perryton	Ochiltree	79070	1				Rural	New Construction	72	8	80	General	X \$ 860,868	John Trofa	Debra Guerrero	179	179	24	16	219	C	X	Recommended	48357950400	-	\$ 2,870
12223	Hidden Hollow	North Birge Ave. at NW 2nd St.	Dumas	Moore	79029	1				Rural	New Construction	72	0	72	General	\$ 750,000	Justin M. Zimmerman	Virgina B. McGuire	179				219	N		Recommended	48341950300	-	\$ 2,976
12268	Stonebridge of Plainview	NEC of Mesa Dr. and 16th St.	Plainview	Hale	79072	1				Rural	New Construction	66	14	80	General	X \$ 904,060	Victoria W. Spicer	Dru Childre	179				219	N		Recommended	48189950300	-	\$ 3,139
<b>Max Eligible Request</b>		<b>\$1,055,095</b>			<b>Amount Available</b>	<b>\$727,369</b>				<b>Region 1 Rural</b>	<b>4</b>	<b>Total</b>	<b>\$3,106,294</b>																
<b>Region 1 / Urban</b>																													
12125	Monarch Meadows	NEC of Dowden Ave.	Wolfforth	Lubbock	79382	1				Urban	New Construction	80	0	80	General	\$ 1,182,143	Clifton Phillips	Lisa Brown	179	179	24	16	219	C	X	Recommended	48303010404	-	\$ 2,718
12269	Stonebridge of Kelsey Park	SEC of FM 1585 and Norfolk Ave.	Lubbock	Lubbock	79424	1				Urban	New Construction	145	7	152	General	X \$ 1,549,990	Victoria W. Spicer	Dru Childre	179				219	N		Recommended	48303010508	-	\$ 3,189
12246	The Grove at Elm Park	.18 miles West of the intersection of 34th St. and Milwaukee Ave.	Lubbock	Lubbock	79407	1				Urban	New Construction	131	13	144	General	\$ 1,472,499	Shari Flynn	Debra Guerrero	178				218	N		Recommended	48303010406	-	\$ 2,757
12290	Woodbridge of Lubbock	SWC of 71st St. and Ironton Ave.	Lubbock	Lubbock	79424	1				Urban	New Construction	84	6	90	Elderly	X \$ 1,073,290	Victoria W. Spicer	Dru Childre	178				218	N		Recommended	48303001707	0.03891	\$ 5,679

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																					Base Score Awarded	+ Community Support \$50.5(b)(2) & (13)	+ State Elected Official Points \$50.5(b)(6)	II Best Possible Score	Review Status	Underwriting Complete	Recommended Awards	2010 Census Tract	Units / Capita \$50.6(f)(1)(A)	Tax Credits / Person \$50.6(f)(1)(B)			
12222	Playa Lake Apartments	Ave. U, 1 block S of 82nd St.	Lubbock	Lubbock	79423	1				Urban	New Construction	119	1	120	General		\$ 1,220,000	Justin M. Zimmerman	Virginia B. McGuire	177										48303010506	-	\$	2,641
12225	Cypress Lake Apartments	90th St., 1-block E of Hwy. 62	Wolfforth	Lubbock	79382	1				Urban	New Construction	96	0	96	General		\$ 950,000	Justin M. Zimmerman	Virginia B. McGuire	179	179	22	16	217	C				48303010404	-	\$	2,730	
12184	SilverLeaf at Quail Creek	6601 Lowes Ln.	Amarillo	Potter	79124	1				Urban	New Construction	100	0	100	Elderly		\$ 1,100,000	Victoria E. Sugrue	Vivian Dean	174									48375013300	0.03734	\$	4,889	
<b>Max Eligible Request</b>		<b>\$1,550,098</b>		<b>Amount Available</b>	<b>\$1,068,618</b>					<b>Region 1 Urban</b>		<b>7</b>	<b>Total</b>			<b>\$8,547,922</b>																	
<b>Region 2 / Rural</b>																																	
12075	Saddlebrook Apartments	N of Sycamore Dr. and E of IH 44	Burkburnett	Wichita	76354	2				Rural	New Construction	60	4	64	General	X	\$ 602,610	Matt Gillam	Alyssa Carpenter	179	179	24	16	219	C	X	Recommended	48485013800	-	\$	2,498		
12228	Iowa Park Homes	SE Access Rd. Hwy 287 and Karen Ln.	Iowa Park	Wichita	76367	2				Rural	New Construction	64	8	72	General	X	\$ 750,000	David A. Clark	Debra Guerrero	178									48485013800	-	\$	2,857	
<b>Max Eligible Request</b>		<b>\$750,000</b>		<b>Amount Available</b>	<b>\$500,000</b>					<b>Region 2 Rural</b>		<b>2</b>	<b>Total</b>			<b>\$1,352,610</b>																	
<b>Region 2 / Urban</b>																																	
12065	La Ventana Apartments	Approximately 2401 Union Ln (Union & Hwy 351)	Abilene	Taylor	79601	2				Urban	New Construction	72	12	84	General		\$ 710,000	Louis Wolfson III	Alyssa Carpenter	179	179	24	16	219	C	X	Recommended	48441013300	-	\$	2,518		
12034	Meadow Place Apartments	E of McNiel Ave., North of S Regent Dr.	Wichita Falls	Wichita	76308	2				Urban	New Construction	64	0	64	General	X	\$ 699,758	Rick J. Deyoe		178								48485012600	-	\$	3,240		
12260	Wichita Homes	2.40+/- acres bordered by Burnett St., 7th St.	Wichita Falls	Wichita	76301	2				Urban	New Construction	58	0	58	General	X	\$ 712,326	David A. Clark	Debra Guerrero	177								48485010100	-	\$	3,957		
<b>Max Eligible Request</b>		<b>\$750,000</b>		<b>Amount Available</b>	<b>\$500,000</b>					<b>Region 2 Urban</b>		<b>3</b>	<b>Total</b>			<b>\$2,122,084</b>																	
<b>Region 3 / Rural</b>																																	
12382	Stevenson Ranch	SWQ Lockhart Rd. and 377	Stephenville	Erath	76401	3				Rural	New Construction	63	5	68	General		\$ 536,420	Manish Verma	Janice Degollado	178	178	24	16	218	C	X		48143950400	-	\$	2,154		
12297	Abbingtong Commons	2683 N Hwy 34	Kaufman	Kaufman	75142-5541	3				Rural	New Construction	80	0	80	General	X	\$ 766,479	William J. Rea, Jr.	Debra Guerrero	177	177	24	16	217	C	X		48257050701	-	\$	2,555		
12180	Residences of Decatur	County Road 4191	Decatur	Wise	76234	3				Rural	New Construction	60	0	60	Elderly		\$ 700,799	Will Markel		177								48497150102	-	\$	4,626		
12326	Summerstone Senior Village	Cedar Run, off Medical Center Dr.	Ennis	Ellis	75120	3				Rural	New Construction	76	4	80	Elderly	X	\$ 847,463	Emanuel H. Glockzin, Jr.	Pixie Stracener	177								48139061500	0.02098	\$	5,330		
12174	Royal Gardens	1500 SE Martin Luther King St.	Mineral Wells	Palo Pinto	76067	3	X			Rural	New Construction	75	0	75	Elderly	X	\$ 699,241	Noorallah Jooma	Robert Wilson	179	175	24	16	215	C		Recommended	48363000700	-	\$	4,440		
12327	West Park Senior Housing	West Park Row and 44th St.	Corsicana	Navarro	75110-3885	3				Rural	New Construction	48	0	48	Elderly	X	\$ 558,927	Emanuel H. Glockzin, Jr.	Pixie Stracener	172								48349970900	0.00938	\$	4,903		
12328	Windvale Park Phase II	44th Street, off West Park Row	Corsicana	Navarro	75110-3885	3				Rural	New Construction	36	0	36	General	X	\$ 474,549	Emanuel H. Glockzin, Jr.	Pixie Stracener	168								48349970900	0.00938	\$	4,943		
<b>Max Eligible Request</b>		<b>\$1,149,718</b>		<b>Amount Available</b>	<b>\$792,601</b>					<b>Region 3 Rural</b>		<b>7</b>	<b>Total</b>			<b>\$4,583,878</b>																	
<b>Region 3 / Urban</b>																																	
12221	Riverstone Trails	Planters Rd. near Hwy. 80	Sunnyvale	Dallas	75182	3				Urban	New Construction	95	1	96	General		\$ 1,274,822	Bob Davidson	Kelly Holden	179	179	24	16	219	C	X	Recommended	48113018104	-	\$	3,548		
12083	Harmon Villas	9592 Harmon Rd.	Fort Worth	Tarrant	76177-7544	3				Urban	New Construction	150	0	150	General		\$ 1,769,613	Joseph Agumadu	Vanessa Hardy	179	179	24	16	219	C		Recommended	48439113926	-	\$	3,352		
12332	Apple Grove Villas	NEQ of Gus Thomasson and Hwy 80	Mesquite	Dallas	77150	3				Urban	New Construction	192	21	213	General		\$ 1,906,038	Deepak Sulakhe	Alyssa Carpenter	178	178	24	16	218	C	X	Recommended	48113017804	-	\$	2,905		
12271	The Reserve at Western Center	SWC of Western Center Blvd. and Watauga Smithville Rd.	Fort Worth	Tarrant	76131	3				Urban	New Construction	120	0	120	General		\$ 1,325,000	David R. Liette	Donna Rickenbacker - Marque Real Estate Consultant	178	178	24	16	218	C		Recommended	48439113926	-	\$	3,200		
12098	1400 Belleview	1401 Browder St.	Dallas	Dallas	75215	3				Urban	New Construction	164	0	164	General		\$ 1,557,000	Kristian Teleki	Sara Reidy	178	178	24	16	218	C	X	Recommended	48113020400	-	\$	3,316		
12062	Cadillac Apartments	SWC of Cadiz and S. Ervay	Dallas	Dallas	75201	3				Urban	New Construction	164	0	164	Supportive Housing		\$ 855,730	Ted Hamilton	Alyssa Carpenter	179	178	24	16	218	C		48113020400	-	\$	3,479			
12104	Evergreen at Euless	SWQ of Dickey Dr. & E. Euless Blvd. (TX Hwy 10)	Euless	Tarrant	76039	3				Urban	New Construction	170	0	170	Elderly	X	\$ 1,999,783	Brad Forslund	Benetta Rusk	178	178	24	16	218	C		48439113513	-	\$	5,089			
12069	Evergreen at Rowlett	5404 Kenwood Dr.	Rowlett	Dallas	75088	3				Urban	New Construction	130	0	130	Elderly	X	\$ 1,610,858	Brad Forslund	Benetta Rusk	178								48113018139	-	\$	5,239		
12160	Residences of Greenville	NWC Trader Rd.	Greenville	Hunt	75402	3				Urban	New Construction	78	0	78	Elderly		\$ 837,182	Will Markel		177							48231961200	-	\$	4,260			
12274	AT Villages at Elk River	6.9 acres W of I-35E and N of Cinemark 14	Denton	Denton	76210	3				Urban	New Construction	146	16	162	Elderly		\$ 1,444,819	Harsh Mehta	Donna Rickenbacker	177								48121021303	-	\$	4,587		

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																					Base Score Awarded	+ Community Support \$50.9(b)(2) & (13)	+ State Elected Official Points \$50.9(b)(6)	= Best Possible Score	Review Status	Underwriting Complete	Recommended Awards	2010 Census Tract	Units / Capita \$50.6(f)(1)(A)	Tax Credits / Person \$50.6(f)(1)(B)		
12317	The Sierra on Pioneer Road	SEC Pioneer Rd. and Sierra Dr.	Mesquite	Dallas	75149	3				Urban	New Construction	79	10	89	Elderly		\$ 1,005,462	Janine Sisak	Teresa Bowyer	176									48113017303	-	\$	6,094
12159	Hatcher Square	NWC of Scyene Rd. and Hatcher Blvd.	Dallas	Dallas	75210	3				Urban	New Construction	136	0	136	General		\$ 1,650,000	Dorothy Hopkins	Will Henderson	175									48113002702	-	\$	4,059
12025	Hawk Ridge Apartments	9200 Dale Ln.	White Settlement	Tarrant	76108	3				Urban	New Construction	144	0	144	General		\$ 1,517,355	Bert Magill		179	174	22	16					48439110703	-	\$	3,328	
12077	Solana Apartments	3510 Boston Ave.	Benbrook	Tarrant	76116	3				Urban	New Construction	119	29	148	General		\$ 1,285,000	Mitchell Friedman	Alyssa Carpenter	179	179	24	0					48439110901	-	\$	2,728	
12389	Riverstone Ranch	SEC Hwy 360 and Mansfield Stadium Entrance	Mansfield	Tarrant	76063	3				Urban	New Construction	86	10	96	General		\$ 684,246	Micheal N. Nguyen	Janice Degollado	178								48439111313	-	\$	1,966	
12113	Churchill at Northlake	SEQ of Raceway Dr. and Elizabethtown Cemetary Rd.	Northlake	Denton	76262	3				Urban	New Construction	144	0	144	General	X	\$ 1,786,452	Brad Forslund	Benetta Rusk	178								48121020306	-	\$	4,223	
12372	Mariposa at Woodbridge	0.25 miles S of McCreary Rd. & W. Kirby (aka FM 544) on McCreary Rd.	Wylie	Collin	75098	3				Urban	New Construction	154	26	180	Elderly	X	\$ 1,659,628	Stuart Shaw	Jeffrey Spicer	178								48085031317	-	\$	4,373	
12024	Artisan at Twin Creeks	E side of Stockton Dr., North of W. Exchange Pkwy.	Allen	Collin	75013	3				Urban	New Construction	150	0	150	Elderly	X	\$ 1,655,766	Edgar Sandoval	Ryan Wilson	178								48085031405	-	\$	4,995	
12288	Cedarwood Apartments	323 W. Beltline	Cedar Hills	Dallas	75104-2020	3				Urban	Reconstruction	34	3	37	Elderly	X	\$ 510,789	Rodney Holloman	Jeffrey S. Spicer	178								48113016614		\$	6,081	
12204	Venetian Gardens	952 South Broadway St.	Joshua	Johnson	76058	3				Urban	New Construction	94	10	104	General		\$ 900,000	Mark Lechner		179	177	24	0					48251130214	-	\$	2,542	
12182	1701 Canton - EVERgreen Residences	1701 Canton	Dallas	Dallas	75201	3				Urban	New Construction	130	0	130	Supportive Housing		\$ 2,000,000	Richard Graham Green	Janine Sisak	181	160	24	16					48113020400	-	\$	5,089	
<b>Max Eligible Request</b>		<b>\$2,000,000</b>			<b>Amount Available</b>	<b>\$8,012,212</b>				<b>Region 3 Urban</b>		<b>21</b>		<b>Total</b>		<b>\$29,235,544</b>																
<b>Region 4 / Rural</b>																																
12061	Lost Creek	SWQ IH 30 and FM 1402	Mount Pleasant	Titus	75455	4				Rural	New Construction	68	12	80	General	X	\$ 610,000	Michael Wohl	Alyssa Carpenter	179	179	24	16					48449950500	-	\$	2,542	
12032	Heartland Village Apartments	South side of Hwy 11 (Wildcat Way), S of CR 1103 and Hwy 11	Sulphur Springs	Hopkins	75482	4				Rural	New Construction	74	6	80	General	X	\$ 804,552	Rick J. Deyoe		179	179	24	16					48223950300	-	\$	2,928	
12168	Robbins Villas	1390 CR 4621	Athens	Henderson	75751-3600	4				Rural	New Construction	80	0	80	General	X	\$ 977,262	Jay Milam	Vanessa Hardy	179								48213950300	-	\$	3,393	
12175	Royal Garden	Approx. 1200 Block College St.	Sulphur Springs	Hopkins	75482	4				Rural	New Construction	80	0	80	General	X	\$ 806,970	Noorallah Jooma	Robert Wilson	179								48223950600	-	\$	3,956	
12329	Stonebridge Place	S. Royall St. near Pershing	Palestine	Anderson	75801	4	X			Rural	New Construction	80	0	80	Elderly	X	\$ 892,067	Emanuel H. Glockzin, Jr.	Pixie Stracener	174								48001950800	0.01506	\$	4,956	
12105	New Haven	714 Jonathan	Athens	Henderson	75751	4				Rural	Reconstruction	50	0	50	General	X	\$ 550,000	Christopher A. Akbari	Tracy Ambridge	168								48213951200	0.01989	\$	3,395	
12323	Lexington Court Phase III	Lexington Parkway	Kilgore	Anderson	75662	4	X			Rural	New Construction	48	0	48	General	X	\$ 649,465	Emanuel H. Glockzin, Jr.	Pixie Stracener	166								48183010400	-	\$	4,510	
12362	Villas at Henderson	West Fordall Rd. & N. Van Buren St.	Henderson	Rusk	75652	4				Rural	New Construction	80	0	80	General		\$ 1,250,000	Jay Collins		179	161	24	16					48401950800	-	\$	2,894	
<b>Max Eligible Request</b>		<b>\$1,706,158</b>			<b>Amount Available</b>	<b>\$1,176,532</b>				<b>Region 4 Rural</b>		<b>8</b>		<b>Total</b>		<b>\$6,540,316</b>																
<b>Region 4 / Urban</b>																																
12067	Amberwood Place	NWQ of Hawkins Pkwy. and McCann Rd.	Longview	Gregg	75605	4				Urban	New Construction	68	10	78	General		\$ 857,000	Michael Wohl	Alyssa Carpenter	179	179	24	16					48183000600	-	\$	3,174	
12051	Brownstones Tyler	NEQ of W. Gentry Pkwy. & N. Palace Ave.	Tyler	Smith	75702	4				Urban	New Construction	100	0	100	General		\$ 953,900	C.W. Fields	Sara Reidy	178								48423000202	-	\$	3,655	
<b>Max Eligible Request</b>		<b>\$953,965</b>			<b>Amount Available</b>	<b>\$657,652</b>				<b>Region 4 Urban</b>		<b>2</b>		<b>Total</b>		<b>\$1,810,900</b>																
<b>Region 5 / Rural</b>																																
12074	Acadiana Village	Approx. 1200 Texas Ave.	Bridge City	Orange	77611	5				Rural	New Construction	72	8	80	General	X	\$ 665,000	Terri Baker	Alyssa Carpenter	179	179	24	16					48361022400	-	\$	2,548	
12303	Pinedale Village	122 Whitehouse Dr.	Lufkin	Angelina	75901-5935	5				Rural	New Construction	64	0	64	General	X	\$ 695,000	Leslie Holleman	Doak Brown	178								48005000800	-	\$	3,218	
12150	Whitetail Ridge	355 FM 83	Hemphill	Sabine	75948	5				Rural	New Construction	36	0	36	Elderly	X	\$ 511,496	Carol C. Moore	Jerry Moore	175								48403950300	0.00627	\$	5,683	
<b>Max Eligible Request</b>		<b>\$750,000</b>			<b>Amount Available</b>	<b>\$500,000</b>				<b>Region 5 Rural</b>		<b>3</b>		<b>Total</b>		<b>\$1,871,496</b>																
<b>Region 5 / Urban</b>																																
12089	Briarbend	6500 block Sienna Trails Dr.	Beaumont	Jefferson	77708	5				Urban	New Construction	40	0	40	General		\$ 748,902	Mark Musemeche	Ofelia Elizondo	173	172	24	16					48245000200	0.03181	\$	3,968	
12080	Place of Grace	4400 Warren St.	Beaumont	Jefferson	77705	5				Urban	New Construction	70	10	80	Elderly		\$ 750,000	Christopher A. Akbari	Tracy Ambridge	172								48245002200	0.14258	\$	5,155	



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																					Base Score Awarded	+ Community Support \$50.5(b)(2) & (13)	+ State Elected Official Points \$50.5(b)(6)	II Best Possible Score	Review Status	Underwriting Complete	Recommended Awards	2010 Census Tract	Units / Capita \$50.6(f)(1)(A)	Tax Credits / Person \$50.6(f)(1)(B)	
<b>Max Eligible Request</b>		<b>\$750,000</b>			<b>Amount Available</b>	<b>\$500,000</b>			<b>Region 5 Urban</b>	<b>2</b>	<b>Total</b>	<b>\$1,498,902</b>																			
<b>Region 6 / Rural</b>																															
12361	El Campo Village	Olivia & Way Streets	El Campo	Wharton	77437	6				Rural	New Construction	72	8	80	General	\$	936,100	Tim Lang		179	179	24	16	219	C		Recommended	48481740800	-	\$	2,400
12206	Spring Hills Apartments	E corner of State Hwy 75 and Gospel Hill Rd.	Huntsville	Walker	77447	6				Rural	New Construction	72	8	80	General	X \$	770,000	Chris Dischinger		179				219	N			48471790500	-	\$	2,730
12368	Heritage Plaza	Flagship Blvd. and Hwy 149	Montgomery	Montgomery	77356	6				Rural	New Construction	80	0	80	Elderly	\$	935,397	Joyce Bennett	Matt Fuqua	177				217	N			48339694500	-	\$	5,285
12310	The Monarch at Bay Prairie	12th St., near the intersection of Moore Ave.	Bay City	Matagorda	77414	6				Rural	New Construction	62	10	72	Elderly	X \$	624,072	Ron Williams	Janine Sisak	175				215	N			48321730100	-	\$	4,426
12114	Timberedged Village	E side of Magnolia Ridge Blvd. at the entrance to Magnolia Ridge	Magnolia	Montgomery	77354	6				Rural	New Construction	80	0	80	General	\$	803,168	David Mark Koogler	Toby Williams	173				213	N			48339690300	-	\$	3,347
<b>Max Eligible Request</b>		<b>\$936,108</b>			<b>Amount Available</b>	<b>\$645,341</b>			<b>Region 6 Rural</b>	<b>5</b>	<b>Total</b>	<b>\$4,068,737</b>																			
<b>Region 6 / Urban</b>																															
12218	The Reserve at Rosharon	S of Highway 6, E of Judy Street, N of Loop Drive, W of Brazoria County	Ft. Bend County	Fort Bend	77583	6				Urban	New Construction	120	0	120	General	\$	1,305,000	Chris Applequist	Donna Rickenbacker, Marquee Real Estate	179	179	24	16	219	C	X	Recommended	48157674502	-	\$	3,152
12092	The Huntington	Murphy Rd. (Fm1092) & Cartwright	Missouri City	Fort Bend	77459	6				Urban	New Construction	106	14	120	Elderly	\$	1,274,000	Mark Musemeche	Oflia Elizondo	178	178	24	16	218	C	X	Recommended	48157671501	-	\$	4,591
12276	AT Villages at Cypress	7.3+/- SE of Huffmeister & Cypress North Houston Rd.	Houston	Harris	77065	6				Urban	New Construction	146	16	162	Elderly	\$	1,483,963	Harsh Mehta	Donna Rickenbacker	176	176	24	16	216	C	X	Recommended	48201552103	-	\$	4,645
12367	Justice Park Senior Villas	Justice Park Dr. N of W. 43rd	Houston	Harris	77092	6				Urban	New Construction	144	0	144	Elderly	\$	1,600,446	Chris Richardson/Joyce Bennett	Matt Fuqua	176	176	24	16	216	C	X	Recommended	48201531500	-	\$	4,918
12170	Fairfield Creek Estates	27800 block of Hwy 290, E of Fairfield Creek Dr.	Cypress (Houston ETJ)	Harris	77433-4907	6				Urban	New Construction	134	6	140	Elderly	\$	1,429,741	Marcialete H. Voller	W. Barry Kahn	176	176	24	16	216	C	X	Recommended	48201555701	-	\$	5,237
12118	Spring Trace	W side of Aldine Westfield Rd, N of Gwenfair Dr, E of Hardy Toll Rd, S of 5800 W. Mount Houston Rd.	Spring	Harris	77373	6				Urban	New Construction	179	1	180	Elderly	\$	1,607,550	David Mark Koogler	Toby Williams	175	175	24	16	215	C	X	Recommended	48201241200	-	\$	3,969
12020	Palisades of Inwood	5800 W. Mount Houston Rd.	Houston	Harris	77088	6				Urban	New Construction	127	0	127	Elderly	\$	1,500,000	Marvalette Hunter	Newal Hunter	175				215	N		Recommended	48201532900	-	\$	5,236
12188	Independent Missionary Village	6607 Prino Road	Hitchcock	Galveston	77563	6				Urban	Acq/Rehab	72	0	72	General	X \$	640,683	Ron Mehl	Patrick Ostrom	169				209	N			48167723600	-	\$	2,373
12038	Colonial Ridge Apartments	E side of the Eastex Fwy (US Hwy. 59) on the S side of Aldine Bender Rd.	Houston ETJ	Harris	77396	6				Urban	New Construction	170	14	184	General	\$	1,772,995	Rick J. Deyoe		178	178	24	0	202	C			48201232200	-	\$	2,814
12383	Clear Springs	SWQ of W Lake Houston Pkwy. And Will Clayton Pkwy.	Atascocita	Harris	77346	6				Urban	New Construction	187	21	208	General	\$	1,258,642	Michael Nguyen	Janice Degollado	177	177	24	0	201	C			48201250402	-	\$	1,639
12107	Calhoun Street Seniors	5426 Calhoun	Houston	Harris	77021	6				Urban	New Construction	120	0	120	Elderly	\$	1,234,081	Kenneth D. Baugh II		173				197	N			48201313200	-	\$	5,274
12109	Montgomery County Living Community	NWQ of Carriage Hills Blvd. & N. FM 1488	Conroe ETJ	Montgomery	77384	6				Urban	New Construction	168	0	168	General	\$	2,000,000	Brad Forslund	Benetta Rusk	178				162	N			48339690500	-	\$	4,040
12022	Galveston Initiative I	1502, 1601, and 1701 Strand St.	Galveston	Galveston	77550	6				Urban	New Construction	96	64	160	General	\$	1,369,360	Mike Duffy	Rosalyn Willis	177				161	N			48167724300	-	\$	2,926
<b>Max Eligible Request</b>		<b>\$2,000,000</b>			<b>Amount Available</b>	<b>\$10,295,717</b>			<b>Region 6 Urban</b>	<b>13</b>	<b>Total</b>	<b>\$18,476,461</b>																			
<b>Region 7 / Rural</b>																															
12371	Mariposa at Ranch Road 12	14400 block of Ranch Rd. 12 on the E side of Ranch Road 12	Wimberley	Hays	78678	7				Rural	New Construction	60	20	80	Elderly	X \$	750,000	Stuart Shaw	Jeffrey Spicer	178	177	24	16	217	C			48209010804	-	\$	4,464
12346	Merritt Hill Country	NEC of Ems Dr. and Burrows Pl.	Dripping Springs	Hays	78620	7				Rural	New Construction	67	13	80	Elderly	X \$	750,000	Ina Spokas -- Spokas Affordable Housing	Colby Denison	178	176	24	16	216	C			48209010808	-	\$	3,906
12179	River Terrace	Intersection of Mesquite St. and Wilson St.	Bastrop	Bastrop	78602	7				Rural	New Construction	38	0	38	General	\$	733,976	Will Markel		176				216	N			48021950400	0.00451	\$	4,044
12318	Cottonwood Square	Exchange Blvd. between W Metcalfe and Liberty St.	Hutto	Williamson	78634-5554	7				Rural	New Construction	50	11	61	Elderly	X \$	500,000	Janine Sisak	Teresa Bowyer	175				215	N			48491020805	-	\$	4,566
12191	Riverwood Commons II	SEC of Old Austin Hwy and Hasler Blvd.	Bastrop	Bastrop	78602	7				Rural	New Construction	36	0	36	Elderly	\$	510,954	Will Markel		144				184	N			48021950400	0.00451	\$	5,677
<b>Max Eligible Request</b>		<b>\$750,000</b>			<b>Amount Available</b>	<b>\$500,000</b>			<b>Region 7 Rural</b>	<b>5</b>	<b>Total</b>	<b>\$3,244,930</b>																			
<b>Region 7 / Urban</b>																															
12345	Merritt Legacy	S of Old Quarry Rd., W of S. Bagdad Rd. behind Public library, N of Nightshade Ln.	Leander	Williamson	78641	7				Urban	New Construction	166	42	208	General	X \$	2,000,000	Ina Spokas -- Spokas Affordable Housing Consulting	Colby Denison	179	179	24	16	219	C		Recommended	48491020324	-	\$	3,333
12300	Capital Studios	309 E. 11th St.	Austin	Travis	78701	7				Urban	New Construction	135	0	135	Supportive Housing	\$	1,100,000	Walter Moreau	Jennifer Hicks	179	179	24	16	219	C		Recommended	48453001100	-	\$	5,432

Texas Department of Housing and Community Affairs :: Competitive (9%) Housing Tax Credit Program

Application Number	Development Name	Development Address	Development City	Development County	Development Zip Code	Region	Nonprofit Set-Aside	At-Risk Set-Aside	USDA Set-Aside	Rural/Urban	Construction Type	Total HTC Units	Total MR/EO Units	Total Units	Target Population	TDHCA HOME	Credit Request or Recommendation	Owner Contact	Second Contact	Points requested	Review Status: C=Complete, UR=under review, N=not reviewed							Tie Breaker Factors				
																					Base Score Awarded	+ Community Support \$50.9(b)(2) & (13)	+ State Elected Official Points \$50.9(b)(6)	II Best Possible Score	Review Status	Underwriting Complete	Recommended Awards	2010 Census Tract	Units / Capita \$50.6(f)(1)(A)	Tax Credits / Person \$50.6(f)(1)(B)		
12140	KIRON at Mesquite Lane	2805 Mesquite Ln.	Georgetown	Williamson	78628	7				Urban	New Construction	74	8	82	General	X	\$ 879,122	Thomas Huth	Jeffrey Spicer	178	178	24	16	218	C				48491020111	-	\$	3,531
12347	Merritt Estates	S of Old Quarry Rd., W of S. Bagdad Rd. behind Public library, N of Nightshade Ln.	Leander	Williamson	78641	7				Urban	New Construction	79	21	100	Elderly	X	\$ 1,000,000	Ina Spokas -- Spokas Affordable Housing Consulting	Colby Denison	178				218	N				48491020324	-	\$	4,065
12262	Georgetown Senior	Shell Rd., N of Williams Dr.	Georgetown	Williamson	78627	7				Urban	New Construction	120	0	120	Elderly		\$ 1,334,337	Donald Sampley	Debra Guerrero	175				215	N				48491020115	-	\$	4,448
12028	Heritage Oak Hill	8922 Manchaca Rd.	Austin	Travis	78748	7				Urban	New Construction	96	0	96	Elderly		\$ 1,141,080	Daniel Allgeier		173				213	N				48453001747	-	\$	5,897
<b>Max Eligible Request</b>		<b>\$2,000,000</b>		<b>Amount Available</b>	<b>\$3,189,642</b>					<b>Region 7 Urban</b>		<b>6</b>	<b>Total</b>			<b>\$7,454,539</b>																
<b>Region 8 / Rural</b>																																
12053	The Manor at Hancock Park	SWQ of US Hwy 190 & US Hwy 183	Lampasas	Lampasas	76550-3518	8				Rural	New Construction	58	0	58	Elderly		\$ 657,176	Kenneth G. Blankenship		178	178	24	16	218	C	Recommended	48281950500	-	\$	4,762		
12334	The Overlook at Linheir Farm	NEQ of Market and Cantey	Brenham	Washington	77833	8				Rural	New Construction	68	7	75	Elderly	X	\$ 750,000	Michael Roderer	Alyssa Carpenter	175				215	N				48477170300	0.01299	\$	4,587
12395	Colonial Point Apartments	2328 S. Hwy 36	Gatesville	Coryell	76528	8				Rural	New Construction	60	0	60	General	X	\$ 683,006	Jeff Gannon	Mike Dillon	172				212	N				48099010400	-	\$	4,066
<b>Max Eligible Request</b>		<b>\$750,000</b>		<b>Amount Available</b>	<b>\$2,090,182</b>					<b>Region 8 Rural</b>		<b>3</b>	<b>Total</b>			<b>\$2,090,182</b>																
<b>Region 8 / Urban</b>																																
12393	Highland Villas	+/- 8 ac. near SH-6 and Briarcrest	Bryan	Brazos	77802-3047	8				Urban	New Construction	180	0	180	General	X	\$ 1,969,194	Matthew Greer		179	179	24	16	219	C	X	Recommended	48041002002	-	\$	4,004	
12216	College Station Senior	5 acres at 1401 Arnold Rd.	College Station	Brazos	77840	8				Urban	New Construction	100	8	108	Elderly		\$ 1,110,681	Debra Guerrero	Maryann VanSchoor	178				218	N				48041001804	-	\$	4,046
12088	The Huntington	Boonville Rd. between Miramont Blvd. and Copperfield Rd.	Bryan	Brazos	77802	8				Urban	New Construction	114	8	122	Elderly		\$ 1,290,000	Mark Musemeche	Ofelia Elizondo	178				218	N				48041000102	-	\$	4,624
12210	Park Hudson Seniors	SWC of Cross Park and FM 158	Bryan	Brazos	77802	8				Urban	New Construction	90	0	90	Elderly	X	\$ 1,150,000	Kenneth W. Fambro, II		178				218	N				48041002002	-	\$	5,324
<b>Max Eligible Request</b>		<b>\$2,000,000</b>		<b>Amount Available</b>	<b>\$2,334,729</b>					<b>Region 8 Urban</b>		<b>4</b>	<b>Total</b>			<b>\$5,519,875</b>																
<b>Region 9 / Rural</b>																																
12145	Comfort Place	Dead end of Comfort Pl.	Comfort	Kendall	78013	9				Rural	New Construction	48	0	48	Elderly	X	\$ 550,000	Lucille Jones	Carrie Adams	172	175	24	16	215	C	X	Recommended	48259970100	0.01064	\$	5,392	
<b>Max Eligible Request</b>		<b>\$750,000</b>		<b>Amount Available</b>	<b>\$500,000</b>					<b>Region 9 Rural</b>		<b>1</b>	<b>Total</b>			<b>\$550,000</b>																
<b>Region 9 / Urban</b>																																
12336	The Residences of Solms Village	NEC of FM 306 and Goodwin	New Braunfels	Comal	78130	9				Urban	New Construction	71	9	80	General	X	\$ 750,000	Michael Roderer	Alyssa Carpenter	179	179	24	16	219	C	X		48091310902	-	\$	3,125	
12132	Monte Viejo	S side of SE Military Dr. & East of Emory Oak Dr.	San Antonio	Bexar	78233	9				Urban	New Construction	65	7	72	General		\$ 750,000	John Kenny	Debra Guerrero	177				217	N				48029141402	-	\$	2,778
12123	Toepperwein Senior	Nacagdoches Rd. & Topperwein	San Antonio	Bexar	78233	9				Urban	New Construction	68	8	76	Elderly		\$ 750,000	John Kenny	Debra Guerrero	177				217	N				48029121802	-	\$	3,876
<b>Max Eligible Request</b>		<b>\$750,000</b>		<b>Amount Available</b>	<b>\$500,000</b>					<b>Region 9 Urban</b>		<b>3</b>	<b>Total</b>			<b>\$2,250,000</b>																
<b>Region 10 / Rural</b>																																
12278	TGO Independence Village	NW Independence Dr. at N. Virginia St.	Port Lavaca	Calhoun	77979	10				Rural	New Construction	80	0	80	General	X	\$ 750,000	Steve Lollis, Authorized Representative	Donna Rickenbacker	179	179	24	16	219	C	X	Recommended	48057000400	-	\$	2,976	
12356	Sunrise Villas Apartments	500 E. Turner St.	Odem	San Patricio	78370-4415	10				Rural	New Construction	52	0	52	General	X	\$ 584,234	Enrique Flores		179				219	N				48409011100	-	\$	3,358
<b>Max Eligible Request</b>		<b>\$750,000</b>		<b>Amount Available</b>	<b>\$1,294,750</b>					<b>Region 10 Rural</b>		<b>2</b>	<b>Total</b>			<b>\$1,334,234</b>																
<b>Region 10 / Urban</b>																																
12359	The Villas at Woodbend	2100 Woodbend Dr.	Corpus Christi	Nueces	78412-4842	10				Urban	New Construction	156	0	156	General		\$ 1,110,000	Lloyd Boggio		179	179	24	16	219	C	X		48355003203	-	\$	1,958	
12212	Palm Gardens	N side of Sandra, E of Airline	Corpus Christi	Nueces	78414	10				Urban	New Construction	108	12	120	General		\$ 1,080,000	Mark Lechner		179				219	N				48355003204	-	\$	2,609

Texas Department of Housing and Community Affairs :: Competitive (9%) Housing Tax Credit Program

Application Number	Development Name	Development Address	Development City	Development County	Development Zip Code	Region	Nonprofit Set-Aside	At-Risk Set-Aside	USDA Set-Aside	Rural/Urban	Construction Type	Total HTC Units	Total MR/EO Units	Total Units	Target Population	TDHCA HOME	Credit Request or Recommendation	Owner Contact	Second Contact	Points requested	Review Status: C=Complete, UR=under review, N=not reviewed								Tie Breaker Factors		
																					Base Score Awarded	+ Community Support (\$0.5(b)(2) & (13))	+ State Elected Official Points (\$0.5(b)(6) II)	Best Possible Score	Review Status	Underwriting Complete	Recommended Awards	2010 Census Tract	Units / Capita \$50.6(f)(1)(A)	Tax Credits / Person \$50.6(f)(1)(B)	
12254	The Palms at Leopard	Palm Ave. between Lipan St. & Leopard St.	Corpus Christi	Nueces	78408	10	X			Urban	New Construction	120	0	120	General	X	\$ 1,408,944	Gilbert M. Piette		177	177	24	16	217	C	X	Recommended	48355001100	-	\$	3,787
12146	Seaside Manor	SWC of FM 1069 and Gallion St.	Ingleside	San Patricio	78362	10				Urban	New Construction	100	0	100	Elderly	X	\$ 999,000	Lucille Jones	Carrie Adams	175					215	N		48409010301	0.02547	\$	4,757
12063	Stockbauer Landings Apartments	E side of John Stockbauer Dr, N of Windyway Dr.	Victoria	Victoria	77904	10				Urban	New Construction	152	16	168	General	X	\$ 1,503,624	Craig Lintner	Alyssa Carpenter	178					202	N		48469001606	-	\$	2,666
<b>Max Eligible Request</b>		<b>\$1,878,117</b>		<b>Amount Available</b>	<b>\$1,294,750</b>					<b>Region 10 Urban</b>		<b>5</b>	<b>Total</b>			<b>\$6,101,568</b>															
<b>Region 11 / Rural</b>																															
12379	Sunrise Terrace	N side of 49 Acre Lot on NEC of FM 2556	La Feria	Cameron	78559	11	X			Rural	New Construction	70	0	70	General	X	\$ 932,106	Sunny K. Philip	Valery Kedroff, S Williams HCDC	178	178	24	16	218	C		Recommended	48061010302	-	\$	2,633
12177	Royal Garden	Eisenhower St.	Rio Grande City	Starr	78582	11				Rural	New Construction	80	0	80	General	X	\$ 803,677	Noorallah Jooma	Robert Wilson	179	178	24	16	218	C	X		48427950102		\$	3,946
12306	Stardust Apartments	2300 Block of Milam St.	Uvalde	Uvalde	78801-3120	11				Rural	New Construction	80	0	80	General	X	\$ 855,000	Abigail Pfister Rue	Leslie Holleman	177					217	N		48463950300	-	\$	3,098
12397	Cottonwood II Apartments	between US Hwy 77 and Bus 77, 0.3 miles S of FM 490	Raymondville	Willacy	78580	11				Rural	New Construction	80	0	80	General	X	\$ 925,000	Aurelio Guerra	Mary Henderson	177					217	N		48489950400	-	\$	3,351
12120	Villas at the Orchard	10 acres of Lot 9 of Diamond Commercial Park Subdivision	Peñitas	Hidalgo	78576	11				Rural	New Construction	80	0	80	General		\$ 932,000	Kimberly Keener	David Marquez	176					216	N		48215024203	-	\$	3,883
12147	Sunflower Gardens	1000 block of N. 17th st.	Carrizo Springs	Dimmit	78834	11				Rural	New Construction	72	0	72	Elderly	X	\$ 815,000	Lucille Jones	Carrie Adams	173					213	N		48127950200	0.01322	\$	5,031
<b>Max Eligible Request</b>		<b>\$932,106</b>		<b>Amount Available</b>	<b>\$677,850</b>					<b>Region 11 Rural</b>		<b>6</b>	<b>Total</b>			<b>\$5,262,783</b>															
<b>Region 11 / Urban</b>																															
12388	Paseo Pointe	S side of Whipple Rd., E of Esalante Rd.	Los Fresnos	Cameron	78566	11				Urban	New Construction	187	21	208	General	X	\$ 1,398,642	Walter Martinez	Janice Degollado	179	179	24	16	219	C	X	Recommended	48061012402	-	\$	1,865
12339	Hacienda del Sol	SWC of Stookey and Bus 77	San Benito	Cameron	78586	11				Urban	New Construction	136	16	152	General	X	\$ 1,064,246	Janice Degollado	Manish Verma	179	179	24	16	219	C	X	Recommended	48061011500	-	\$	1,928
12309	Ana M Lozano Apartments	6500 Springfield Ave.	Laredo	Webb	78041-6710	11				Urban	New Construction	80	0	80	General		\$ 825,641	Apolonio ("Nono") Flores	Leslie Holleman	179	179	24	16	219	C	X		48479001719	-	\$	2,928
12308	North Bartlett Ave Apartments	Intersection of E. Calton Road (aka South Sandman	Laredo	Webb	78041	11				Urban	New Construction	102	0	102	General		\$ 1,165,000	Apolonio ("Nono") Flores	Leslie Holleman	179					219	N		48479001601	-	\$	3,263
12277	TGO Villages at Ridge	10.64+/- acres out of Lot 17, M.L. Woods Properties	San Juan	Hidalgo	78589	11				Urban	New Construction	130	14	144	General		\$ 1,550,000	Steve Lollis	Donna Rickenbacker, Marque Real Estate	179					219	N		48215022001	-	\$	3,690
12202	Park Laureate	NEC of N Breedlove and N Loop 499	Harlingen	Cameron	78550	11				Urban	New Construction	82	10	92	General		\$ 920,000	Scott Brian		178					218	N		48061010601	-	\$	2,893
12134	CHRISTIE'S COVE	Ramsey Rd. and Lafayette Ave.	Harlingen	Cameron	78550	11				Urban	New Construction	125	0	125	General		\$ 2,000,000	Ana Silveria		178					218	N		48061010402	-	\$	5,333
12267	Cornerstone Apartment Homes	150 North Vermillion Avenue	Cameron County	Cameron	78521	11				Urban	New Construction	104	0	104	General	X	\$ 1,487,870	Troy Whittemore	Bill Fisher	175					215	N		48061013207	-	\$	4,509
12136	SIERRA COVE	Seminary Rd.	Edinburg	Hidalgo	78541	11				Urban	New Construction	120	0	120	General		\$ 2,000,000	Rene Sierra		176					200	N		48215023503	-	\$	3,268
<b>Max Eligible Request</b>		<b>\$2,000,000</b>		<b>Amount Available</b>	<b>\$3,101,869</b>					<b>Region 11 Urban</b>		<b>9</b>	<b>Total</b>			<b>\$12,411,399</b>															
<b>Region 12 / Rural</b>																															
12243	Dunes Apartments	SE Ave. G and SE 4th St.	Seminole	Gaines	79630	12				Rural	New Construction	60	0	60	General		\$ 620,000	Bob Davidson	Kelly Holden	179	179	24	16	219	C	X	Recommended	48165950300	-	\$	2,870
12244	Monahans Apartments	E. Sealy Ave. & S. Gary Ave.	Monahans	Ward	79756	12				Rural	New Construction	66	0	66	General	X	\$ 750,000	Mark Mayfield	Debra Guerrero	173					213	N		48475950200	-	\$	3,125
<b>Max Eligible Request</b>		<b>\$750,000</b>		<b>Amount Available</b>	<b>\$500,000</b>					<b>Region 10 Rural</b>		<b>2</b>	<b>Total</b>			<b>\$1,370,000</b>															
<b>Region 12 / Urban</b>																															
12049	Brownstones Midland	500 W. Front St.	Midland	Midland	79701	12				Urban	New Construction	70	0	70	General	X	\$ 750,000	C.W. Fields	Sara Reidy	179	179	24	16	219	C	X		48329001100	-	\$	4,237
12031	Mesquite Terrace	SEC of Loop 250 and Leisure Dr.	Midland	Midland	79703	12				Urban	New Construction	60	0	60	Elderly	X	\$ 740,000	Lucille Jones	Carrie Adams	176					216	N		48329001300	-	\$	5,873
<b>Max Eligible Request</b>		<b>\$750,000</b>		<b>Amount Available</b>	<b>\$500,000</b>					<b>Region 12 Urban</b>		<b>2</b>	<b>Total</b>			<b>\$1,490,000</b>															
<b>Region 13 / Rural</b>																															
12127	Clint Palms	Near 13500 Alameda Rd.	Clint	El Paso	79836	13				Rural	New Construction	76	0	76	General		\$ 748,142	R.L. "Bobby" Bowling IV	Demetrio Jimenez	169	169	24	16	209	C	X	Recommended	48141010501	0.01864	\$	2,717



# **Report 3**

2012 State of Texas, Competitive Housing Tax Credit Ceiling Accounting Summary



**2012 STATE OF TEXAS, COMPETITIVE HOUSING TAX CREDIT CEILING ACCOUNTING SUMMARY**

**2012 COMPETITIVE (9%) HOUSING TAX CREDIT FUNDING ALLOCATION**

**APPLICATION LIMITS**

**AWARDS SUMMARY BY SUB-REGION**

Region	Geography	RAF Percentage	RAF Amount	2012 Forwards made in 2011	RAF Amount after Forwards	Returned during 2012 Calendar Year	RAF Amount adjusted for Returns	Adjustment Needed to Meet Minimum \$500,000 Funding Amount	Funding Reduced so Other Regions Meet Minimum \$500,000 Funding Amount	Final Funding Amount	Allocation %
Rural	1 Lubbock	1.7%	\$ 832,589		\$ 832,589		\$ 832,589	\$ -	\$ 105,220	\$ 727,369	1.76%
	2 Abilene	0.7%	\$ 351,607		\$ 351,607	\$ 11,136	\$ 362,743	\$ 137,257	\$ -	\$ 500,000	1.21%
	3 Dallas/Fort Worth	1.9%	\$ 907,258		\$ 907,258		\$ 907,258	\$ -	\$ 114,656	\$ 792,601	1.92%
	4 Tyler	2.8%	\$ 1,346,352		\$ 1,346,352	\$ 328	\$ 1,346,680	\$ -	\$ 170,148	\$ 1,176,532	2.85%
	5 Beaumont	0.7%	\$ 315,416		\$ 315,416	\$ 8,824	\$ 324,240	\$ 175,760	\$ -	\$ 500,000	1.21%
	6 Houston	1.5%	\$ 738,695		\$ 738,695		\$ 738,695	\$ -	\$ 93,354	\$ 645,341	1.56%
	7 Austin/Round Rock	0.2%	\$ 78,478	\$ 1,254,275	\$ (1,175,797)	\$ 97,849	\$ (1,077,948)	\$ 1,577,948	\$ -	\$ 500,000	1.21%
	8 Waco	0.3%	\$ 153,980		\$ 153,980		\$ 153,980	\$ 346,020	\$ -	\$ 500,000	1.21%
	9 San Antonio	0.5%	\$ 226,503		\$ 226,503		\$ 226,503	\$ 273,497	\$ -	\$ 500,000	1.21%
	10 Corpus Christi	1.0%	\$ 490,181		\$ 490,181		\$ 490,181	\$ 9,819	\$ -	\$ 500,000	1.21%
	11 Brownsville/Harlingen	4.1%	\$ 1,960,395	\$ 1,034,797	\$ 925,598		\$ 925,598	\$ -	\$ 247,749	\$ 677,850	1.64%
	12 San Angelo	0.6%	\$ 271,057		\$ 271,057		\$ 271,057	\$ 228,943	\$ -	\$ 500,000	1.21%
	13 El Paso	0.4%	\$ 204,967		\$ 204,967		\$ 204,967	\$ 295,033	\$ -	\$ 500,000	1.21%

Max Funding Request/Award Limits (150%)
\$ 1,055,095
\$ 750,000
\$ 1,149,718
\$ 1,706,158
\$ 750,000
\$ 936,108
\$ 750,000
\$ 750,000
\$ 750,000
\$ 750,000
\$ 932,106
\$ 750,000
\$ 750,000

Initial Funding	(over)/under	Rural Collapse	(over)/under	SW Collapse	(over)/under	Notes (Related to sub-regions with no awards prior to the rural or statewide collapses)
\$ 591,366	18.70%	\$ -	18.70%	\$ -	18.70%	
\$ -	100.00%	\$ 602,610	-20.52%	\$ -	-20.52%	
\$ 699,241	11.78%	\$ -	11.78%	\$ -	11.78%	
\$ 610,000	48.15%	\$ -	48.15%	\$ -	48.15%	
\$ -	100.00%	\$ 665,000	-33.00%	\$ -	-33.00%	1 At-Risk Recommended
\$ -	100.00%	\$ 936,100	-45.06%	\$ -	-45.06%	1 At-Risk recommended
\$ -	100.00%	\$ -	100.00%	\$ -	100.00%	2 forward commitments / 2 At-Risk recommended
\$ -	100.00%	\$ -	100.00%	\$ 657,176	-31.44%	1 At Risk recommended
\$ -	100.00%	\$ 550,000	-10.00%	\$ -	-10.00%	
\$ -	100.00%	\$ 750,000	-50.00%	\$ -	-50.00%	1 At-Risk recommended
\$ 932,106	-37.51%	\$ -	-37.51%	\$ -	-37.51%	
\$ -	100.00%	\$ 620,000	-24.00%	\$ -	-24.00%	
\$ -	100.00%	\$ 748,142	-49.63%	\$ -	-49.63%	

Urban	1 Lubbock	2.5%	\$ 1,223,203		\$ 1,223,203		\$ 1,223,203	\$ -	\$ 154,585	\$ 1,068,618	2.59%
	2 Abilene	0.9%	\$ 436,513	\$ 698,351	\$ (261,838)		\$ (261,838)	\$ 761,838	\$ -	\$ 500,000	1.21%
	3 Dallas/Fort Worth	19.2%	\$ 9,224,863	\$ 191,228	\$ 9,033,635	\$ 144,386	\$ 9,178,021	\$ -	\$ 1,165,809	\$ 8,012,212	19.40%
	4 Tyler	1.6%	\$ 752,786		\$ 752,786		\$ 752,786	\$ -	\$ 95,135	\$ 657,652	1.59%
	5 Beaumont	0.4%	\$ 170,084		\$ 170,084		\$ 170,084	\$ 329,916	\$ -	\$ 500,000	1.21%
	6 Houston	25.9%	\$ 12,430,257	\$ 989,104	\$ 11,441,153	\$ 425,461	\$ 11,866,614	\$ -	\$ 1,570,897	\$ 10,295,717	24.93%
	7 Austin/Round Rock	7.6%	\$ 3,651,050		\$ 3,651,050		\$ 3,651,050	\$ -	\$ 461,408	\$ 3,189,642	7.72%
	8 Waco	5.6%	\$ 2,672,467		\$ 2,672,467		\$ 2,672,467	\$ -	\$ 337,738	\$ 2,334,729	5.65%
	9 San Antonio	3.6%	\$ 1,728,114	\$ 1,990,794	\$ (262,680)		\$ (262,680)	\$ 762,680	\$ -	\$ 500,000	1.21%
	10 Corpus Christi	3.1%	\$ 1,482,047		\$ 1,482,047		\$ 1,482,047	\$ -	\$ 187,296	\$ 1,294,750	3.14%
	11 Brownsville/Harlingen	9.3%	\$ 4,447,210	\$ 783,316	\$ 3,663,894		\$ 3,663,894	\$ -	\$ 562,024	\$ 3,101,869	7.51%
	12 San Angelo	0.9%	\$ 440,673	\$ 494,376	\$ (53,703)		\$ (53,703)	\$ 553,703	\$ -	\$ 500,000	1.21%
	13 El Paso	3.1%	\$ 1,474,907		\$ 1,474,907	\$ 29,899	\$ 1,504,806	\$ -	\$ 186,394	\$ 1,318,412	3.19%

\$ 1,550,098
\$ 750,000
\$ 2,000,000
\$ 953,965
\$ 750,000
\$ 2,000,000
\$ 2,000,000
\$ 2,000,000
\$ 750,000
\$ 1,878,117
\$ 2,000,000
\$ 750,000
\$ 1,869,069

\$ -	100.00%		100.00%	\$ 1,182,143	-10.62%	
\$ -	100.00%		100.00%	\$ 710,000	-42.00%	Received 1 forward commitment
\$ 7,832,473	2.24%		2.24%	\$ -	2.24%	
\$ -	100.00%		100.00%	\$ 857,000	-30.31%	
\$ -	100.00%		100.00%	\$ 748,902	-49.78%	
\$ 10,200,700	0.92%		0.92%	\$ -	0.92%	
\$ 3,100,000	2.81%		2.81%	\$ -	2.81%	
\$ 1,969,194	15.66%		15.66%	\$ -	15.66%	
\$ -	100.00%		100.00%	\$ -	100.00%	Received 1 forward commitment
\$ 1,408,944	-8.82%		-8.82%	\$ -	-8.82%	
\$ 2,462,888	20.60%		20.60%	\$ -	20.60%	
\$ -	100.00%		100.00%	\$ -	100.00%	Received 1 forward commitment
\$ 1,246,056	5.49%		5.49%	\$ -	5.49%	

\$ 31,052,968      \$ 4,871,852      \$ 4,155,221

Rural Total	16%	\$ 7,877,480	\$ 2,289,072	\$ 5,588,408		\$ 3,044,276	\$ 731,127	\$ 8,019,694	19%
Urban Totals	84%	\$ 40,134,174	\$ 5,147,169	\$ 34,987,005		\$ 2,408,137	\$ 4,721,286	\$ 33,273,601	81%

Regional Total	\$ 48,011,653	7,436,241	\$ 40,575,412	\$ 717,883	\$ 41,293,295	\$ 5,452,413	\$ 5,452,413	\$ 41,293,295
At-Risk Total	\$ 8,472,645	940,394	\$ 7,532,251	\$ 321,049	\$ 7,853,300			\$ 7,853,300
USDA (comes from At-Risk)	\$ 2,824,215		\$ 321,049	\$ 3,145,264				\$ 3,145,264
Grand Total	\$ 56,484,298	\$ 8,376,635	\$ 48,107,663	\$ 1,038,932	\$ 49,146,595	\$ 5,452,413	\$ 5,452,413	\$ 49,146,595

Regional Awards	\$ 40,080,042	69.68%
USDA Awards	\$ 3,369,242	5.86%
At Risk (non-USDA) Awards	\$ 5,004,248	8.70%
Total New Awards	\$ 48,453,532	84.23%
Forward Commitments	\$ 8,376,635	14.56%
Total Awards	\$ 56,830,167	98.80%
Nonprofit total	\$ 6,438,709	11.19%
Remaining Funds	\$ 693,064	1.20%
Total Funds	\$ 57,523,230	100.00%

\*One At-Risk forward plus USDA awards brings total At-Risk to 16.2%.

# **Public Comment**



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Palisades of Inwood, TDHCA Number 12020**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Whitmire, District 15, NC

US Representative: Jackson Lee, District 18,

TX Representative: Turner, District 139, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

Near Northwest Community Improvement Corporation, Ken Miller

Letter Score: 18    S or O: S

The Palisades of Inwood would provide a great alternative for the aging population that own large homes and want to stay in the community but are looking for alternative housing options.

Greater Inwood Partnership, Debbie Harlow

Letter Score: 24    S or O: S

New development will fill a need for high quality housing for senior citizens in the area.

**Community Input Other than Quantifiable Community Participation Input:**

Living Word Fellowship Church, Paul Gaing, Senior Pastor

**General Summary of Comment:**





**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Galveston Initiative I, TDHCA Number 12022**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Jackson, District 11, O

US Representative: Paul, District 14,

TX Representative: Eiland, District 23, NC

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

**Individuals and Businesses:** In Support: **2** In Opposition **1**

**Quantifiable Community Participation Input:**

East End Historical District Association, Bill Beveridge

Letter Score: 18 S or O: O

Oppose because the East End is a historical district and the area that was Magnolia Homes will not be conducive to our neighborhood if rebuilt.

Strand-UTMB Corridor Neighborhood Association, Richard Denson

Letter Score: 0 S or O: O

It directly effects our property values in a negative way, our standard of living, lifestyle, and the safety and security of our families. Plus our city council voted down this development in November 2011. We strongly oppose this development.

Galveston Alliance of Island Neighborhoods, Bill Broussard

Letter Score: 0 S or O: O

Current 2010 Census data shows Galveston is already in the midst of a housing glut, where over 30% of our residential units are vacant. The addition of LIHTC units, in a city with a declining population, will exacerbate an already existing problem of high vacancy rates.

**Community Input Other than Quantifiable Community Participation Input:**

Galveston County Apartment Association, Anne Henderson, President

Galveston Open Government Project, Inc., David Stanowski, President

Galveston Sustainable Communities Alliance, Angela Brown, President

**General Summary of Comment:**

Two support letters were received stating that public housing destroyed by Hurricane Ike needs to be rebuilt. One email was received stating opposition because that the development would not in fact be part of the City of Galveston and it does not reflect the will of the taxpayers.



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Artisan at Twin Creeks, TDHCA Number 12024

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Shapiro, District 8, NC

US Representative: Johnson, District 3,

TX Representative: Paxton, District 70, NC

US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC

Resolution of Support from Local Government [ ]

Individuals and Businesses: In Support: 0 In Opposition 0

Quantifiable Community Participation Input:

Community Input Other than Quantifiable Community Participation Input:

General Summary of Comment:



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Hawk Ridge Apartments, TDHCA Number 12025**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Nelson, District 12, NC	US Representative: Granger, District 12,
TX Representative: Geren, District 99, S	US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: S, Jerry R. Burns, Mayor, City of White Settlement      Resolution of Support from Local Government

**Individuals and Businesses:** In Support: 0      In Opposition 378

**Quantifiable Community Participation Input:**

Willow Wood Homeowners, Sarah Escamilla      Letter Score: 18    S or O: O  
 No community support, amenities within walking distance, overcrowded schools, vacancies in low income apartments in the area.

White Settlement Sun View HOA, Jason Carter      Letter Score: 18    S or O: S  
 White Settlement needs rental housing to meet the demands of the Naval Air Station, and local employer's employees.

**Community Input Other than Quantifiable Community Participation Input:**

Naval Air Station Fort Worth, Joint Reserve Base, Paul F. Paine, Chair  
 Westside Kiwanis Club of Fort Worth Texas, Sylvia Wagnon, President  
 White Settlement Area Chamber of Commerce, Karla Barker, President

**General Summary of Comment:**

Opposition - Overwhelming opposition in the form of 87 letters, and two petitions with 302 signatures. Reasons for opposition include, increased crime, lack of resources in the area (no public transportation or grocery store), adverse effect on schools. Several letters claim that the White Settlement elected officials acted inappropriately in their financial support of the development. Several citizens attended the Dallas public hearing, refer to the transcript for detailed comments.

Support - Broad support from Re. Geren, the city of White Settlement, and three local organizations.



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Heritage Oak Hill, TDHCA Number 12028

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Wentworth, District 25, S

US Representative: Doggett, District 25,

TX Representative: Workman, District 47, S

US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC

Resolution of Support from Local Government [ ]

Individuals and Businesses: In Support: 0 In Opposition 0

Quantifiable Community Participation Input:

Community Input Other than Quantifiable Community Participation Input:

General Summary of Comment:



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Mesquite Terrace, TDHCA Number 12031

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Seliger, District 31, NC

US Representative: Conaway, District 11,

TX Representative: Craddick, District 82, S

US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC

Resolution of Support from Local Government [ ]

Individuals and Businesses: In Support: 0 In Opposition 0

Quantifiable Community Participation Input:

Community Input Other than Quantifiable Community Participation Input:

General Summary of Comment:



MULTIFAMILY FINANCE DIVISION  
July 26, 2012  
Competitive Housing Tax Credit Program

**Heartland Village Apartments, TDHCA Number 12032**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Deuell, District 2, S

US Representative: Hall, District 4,

TX Representative: Cain, District 3, NC

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

S, Meredith Caddell, President/CEO, Hopkins County Chamber of Commerce

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

Hopkins County Chamber of Commerce, Meredith Caddell, President/CEO  
Texas MENTOR, Jennifer Frazier, Program Manager  
CAN Help, Adam Teer, Executive Director

**General Summary of Comment:**

Support - Broad support from Sen. Deuell, and three local organizations.



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Meadow Place Apartments, TDHCA Number 12034**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Estes, District 30, NC

US Representative: Thornberry, District 13,

TX Representative: Lyne, District 69, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

S, Ben Filer, Board Chairman, City of Wichita Falls  
 Planning Division

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

Beacon Lighthouse Inc., A.W. "Buddy" Edgemon, Jr., President

**General Summary of Comment:**



MULTIFAMILY FINANCE DIVISION  
July 26, 2012  
Competitive Housing Tax Credit Program

**Colonial Ridge Apartments, TDHCA Number 12038**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Gallegos, District 6, O

US Representative: Green, District 29,

TX Representative: Thompson, District 141, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

O, Wanda Bamberg, Ed. D., Superintendent of Schools

**Individuals and Businesses:** In Support: 0 In Opposition 2

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

SER-Jobs for Progress of The Texas Gulf Coast, Inc., Nory Angel, Executive Director and CEO

Goodwill Industries of Houston, William A. Salas, Vice President

Child Advocate Inc., Sonya Galva, Chief Executive Officer

YMCA of Greater Houston, David Lopez, Vice President of External Affairs

**General Summary of Comment:**

One Witness Affirmation form was received stating opposition to the development. Please see the Houston Public Hearing transcript for details. One email was received expressing opposition for the development because the school district's budget has been decreased and additional students will strain the school's resources. Additionally, the development would be exempt from property taxes.





**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Brentwood Apartments, TDHCA Number 12042**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Huffman, District 17, NC

US Representative: Paul, District 14,

TX Representative: Bonnen, District 25, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

The Manor Neighbor Watch Community, Cynthia Alexander  
 Development will improve West Columbia

Letter Score: 24 S or O: S

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Elmwood Apartments, TDHCA Number 12045**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Ogden, District 5, S

US Representative: Barton, District 6,

TX Representative: Beck, District 57, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

Buffalo Apartments Tenant Council, Bettye O. Davis

Letter Score: 24 S or O: S

Improvements to the safety and handicap accessibility

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Cottonwood Apartments, TDHCA Number 12048**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Zaffirini, District 21, S

US Representative: Hinojosa, District 15,

TX Representative: Hunter, District 32, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

Taft Gardens Resident Council, Sandra Dee Hamilton

Letter Score: 18 S or O: S

Appliances, better lighting, secured benches to sit outside, apartments need painting

**Community Input Other than Quantifiable Community Participation Input:**

Taft Rotary Club, Joyce West, President

Friends of the Taft Public Library, Suzie Gatz, Secretary

Taft Chamber of Commerce, Mary Griffin, Executive Director

**General Summary of Comment:**

1 letter of support stating the support of three tenants of the development. Letter expresses various deficiencies of the complex reflecting its need for rehabilitation.



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Brownstones Midland, TDHCA Number 12049

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Seliger, District 31, S

US Representative: Conaway, District 11,

TX Representative: Craddick, District 82, S

US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC

Resolution of Support from Local Government [ ]

Individuals and Businesses: In Support: 1 In Opposition 0

Quantifiable Community Participation Input:

Community Input Other than Quantifiable Community Participation Input:

- Abell-Hanger Foundation, David L. Smith, Executive Vice President
United Way of Midland, Alice Freidline, Director of Community Impact
Midland Chamber of Commerce, Rob. E. Burn President & CEO
YMCA of Midland, George Fierr, Executive Director
Permian Basin Petroleum Association, Ben Shepperd, President
Permian Basin Area Foundation, Guy McCrary, President/CEO
Midland Hispanic Chamber of Commerce, Rachel L. Stone, President./CEO

General Summary of Comment:

One Witness Affirmation Form in support. Refer to the Dallas Public Hearing.



MULTIFAMILY FINANCE DIVISION  
July 26, 2012  
Competitive Housing Tax Credit Program

**Brownstones Tyler, TDHCA Number 12051**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Deuell, District 2, S

US Representative: Gohmert, District 1,

TX Representative: Berman, District 6, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

**Individuals and Businesses:** In Support: 1 In Opposition 0

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

Tyler Hispanic Business Alliance, Price Arredondo, Director  
United Way, Nan Moore, President/CEO  
Goodwill Industries of East Texas, Inc., David Walton, CEO  
The City of Tyler office of the City Manager, Mark McDaniel, City Manager  
The Metro Tyler Metropolitan Chamber of Commerce, Clyde Sanders, Executive Director  
Tyler Area Chamber of Commerce, Thomas G. Mullins, President/CEO

**General Summary of Comment:**

Support - Broad support from Rep. Berman, three local organizations, the development consultant (see Dallas public hearing transcript), and a resolution from the city of Tyler.



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**The Manor at Hancock Park, TDHCA Number 12053**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Fraser, District 24, S

US Representative: Conaway, District 11,

TX Representative: Aycock, District 54, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

Kiwanis Club, Jeff Villanueva, President

Grace Fellowship Church, Jeff Cogburn, Executive Pastor

First Baptist Church Lampasas, Rick Willis, Pastor

Lampasas Lions Club, Jason Jones, Secretary

Lampasas County Chamber of Commerce, Jill Carroll, Executive Director

**General Summary of Comment:**



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**The Reserves at High Plains, TDHCA Number 12060**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Seliger, District 31, S

US Representative: Thornberry, District 13,

TX Representative: Price, District 87, NC

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

S, Michael L. Funk, Dumas City Commissioner Place 1

**Individuals and Businesses:** In Support: 1      In Opposition 3

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

The Refuge Ministries, Charles Paul Stephen Executive Director

Dumas K-Life, Fred Black, President

Safe Place, Inc., Kelli Danford, Executive Director

**General Summary of Comment:**

1 letter in support states there is a need for affordable housing.

3 letters in opposition say a survey by local newspaper indicated 90% of respondent opposed the development; also cited are negative effects on schools, infrastructure, traffic, lack of demand.



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Lost Creek , TDHCA Number 12061**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Eltife, District 1, NC

US Representative: Hall, District 4,

TX Representative: Cain, District 3, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

- Mount Pleasant Industrial Foundation, Charles L. Smith, Executive Director
- YMCA of Metropolitan Dallas, Gordon Echtenkamp, President/CEO
- Mount Pleasant Titus County Chamber of Commerce, Faustine E. Curry, Executive Director & CEO
- shelter Agencies for Families in East Texas Inc., Carol Gresham, Executive Director
- Titus County Cares, Teresa Price, Executive Director

**General Summary of Comment:**

Support - Broad support from Rep. Cain. And three local organizations.





**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Cadillac Apartments, TDHCA Number 12062**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: West, District 23, S US Representative: Johnson, District 30,  
 TX Representative: Branch, District 108, NC US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: S, Dr. Elba Garcia, Dallas County Resolution of Support from Local Government   
 Commissioner, District 4

**Individuals and Businesses:** In Support: 0 In Opposition 122

**Quantifiable Community Participation Input:**

Farmers Market Stakeholders Association, Tanya Ragan Letter Score: 18 S or O: O

Developer has zero experience with low income housing. Poor management. Central Ministry's the social services mgmt company is currently under close scrutiny with Police at City Walk PSH facility 1 mile away for failure to perform proper background checks and number of 911 calls. Stakeholder are struggling to improve crime, public safety and economic conditions in the neighborhood. Project will have an adverse effect on neighborhood.

2100 Downtown, Micheal Lum Letter Score: 18 S or O: O

While no one can be certain of the impact of the proposed low income housing on residential property values, we feel a development of this nature has the potential to make the downtown area a less desirable place for residential growth.

Downtown Resident Council, Steve Shepherd Letter Score: 24 S or O: S

Fits the organization's vision for a vibrant, diverse downtown. Affordable housing is scarce in vicinity. Development will convert a vacant building into residential property and add needed residential diversity to the neighborhood. Developer has a successful track record downtown and is an active member of downtown community.

**Community Input Other than Quantifiable Community Participation Input:**

UNT System, Lee F. Jackson, Chancellor  
 City Square Formally Central Dallas Ministries, Larry M. James President/CEO  
 First Presbyterian Church, Reverend Joseph J. Clifford, D. Min, Pastor, Head of Staff  
 Downtown Dallas Inc., John F. Crawford, President & CEO

**General Summary of Comment:**

Opposition – 17 Emailed letters of opposition from the Farmer's Market Stakeholders Association. Opposition letters stated that the development would be too close to other City funded projects aimed at helping the homeless and low income citizens already in service. Opposition letters cited the lack of experience of the Hamilton Development. One letter was received from a nearby Manager of multifamily housing developments, stating that the area could not support additional housing. Over 60 people attended the Dallas public hearing to voice their opposition. A petition with 403 names was provided as opposition.

Support – Letters from Senator West, and County Commissioner Garcia expressing support. Letters from non qualifying neighborhood organizations including Downtown Dallas Inc. First Presbyterian Church, City Square, UNT System, YMCA and one person spoke in support at the Dallas public hearing representing the Downtown Dallas Neighborhood Assoc.



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Stockbauer Landings Apartments, TDHCA Number 12063

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Hegar, District 18, S

US Representative: Paul, District 14,

TX Representative: Morrison, District 30, O

US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC

Resolution of Support from Local Government [ ]

Individuals and Businesses: In Support: 0 In Opposition 1

Quantifiable Community Participation Input:

Community Input Other than Quantifiable Community Participation Input:

United Way of Victoria County, Clifford Grime, Executive Director

General Summary of Comment:

Opposes the developer building near her home.



MULTIFAMILY FINANCE DIVISION  
July 26, 2012  
Competitive Housing Tax Credit Program

**La Ventana Apartments, TDHCA Number 12065**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Fraser, District 24, S

US Representative: Neugebauer, District 19,

TX Representative: King, District 71, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: S, Norm Archibald, Mayor, City of Abilene

Resolution of Support from Local Government

S, Larry D. Gilley, City Manager

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

Food Bank of West Central Texas, Jody Houston, Executive Director

Meals on Wheels Plus Inc., Betty L. Bradley, Executive Director

Boys and Girls Club of Abilene Inc., Mark Young, CPO

Abilene Hope Haven, Inc., Alana Jeter, Executive Director

**General Summary of Comment:**



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Amberwood Place, TDHCA Number 12067

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Eltife, District 1, NC

US Representative: Gohmert, District 1,

TX Representative: Simpson, District 7, S

US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC

Resolution of Support from Local Government [ ]

Individuals and Businesses: In Support: 0 In Opposition 0

Quantifiable Community Participation Input:

Community Input Other than Quantifiable Community Participation Input:

- East Texas Aging and Disability Resource Center, Karen Holt, President
Real Jobs for Youth, Deborah Lee Puckette
Hwy 80 Rescue Mission, Eric Burger, Executive Director
Real Jobs for Youth, Inc, Rusty Fennell, President
N.E.T. Homeless Consortium, Rusty Femell, President

General Summary of Comment:

Support - Broad support from Rep. Simpson, and four local organizations.



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Evergreen at Rowlett, TDHCA Number 12069**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Deuell, District 2, NC

US Representative: Johnson, District 3,

TX Representative: Driver, District 113, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

Catholic Charities of Dallas Inc., V. Joseph Brogdon, Interim Executive Director

**General Summary of Comment:**

Support - One letter of support from Rep. Driver, and letter of support Rowlett-Catholic Charities.



MULTIFAMILY FINANCE DIVISION  
July 26, 2012  
Competitive Housing Tax Credit Program

**Acadiana Village, TDHCA Number 12074**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Williams, District 4, S

US Representative: Brady, District 8,

TX Representative: Hamilton, District 19, NC

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

United Way of Orange County, Linn P. Cardner, Executive Director  
Bridge City, Texas Chamber of Commerce, Bobby J. Vincent  
American Red Cross of Orange County, Janie Johnson, Manager  
Rotary Club of Bridge City- Orangefield, Phillip Walden, President

**General Summary of Comment:**

Support - Broad support from Sen. Williams, and one local organization.



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Saddlebrook Apartments, TDHCA Number 12075**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Estes, District 30, NC

US Representative: Thornberry, District 13,

TX Representative: Lyne, District 69, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

- VFW Post 10455, Phillip Larson, Commander
- Rotary Club of Burkburnett, Don Pellikan, President
- Trails & Tales of Boomtown USA, Charlene Lewis President
- Burkburnett Chamber of Commerce, Keith Myer, President

**General Summary of Comment:**



MULTIFAMILY FINANCE DIVISION  
 July 26, 2012  
 Competitive Housing Tax Credit Program

**Solana Apartments, TDHCA Number 12077**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Nelson, District 12, NC

US Representative: Granger, District 12,

TX Representative: Shelton, District 97, NC

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**





**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Place of Grace, TDHCA Number 12080**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Williams, District 4, S

US Representative: Poe, District 2,

TX Representative: Deshotel, District 22, NC

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

Pear Orchard Neighborhood Association, Alice Felix Ramsey

Letter Score: 24 S or O: S

Support the project because it will enhance the neighborhood and provide housing for seniors.

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Harmon Villas, TDHCA Number 12083**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Nelson, District 12, S

US Representative: Granger, District 12,

TX Representative: Geren, District 99, NC

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

**Individuals and Businesses:** In Support: 1      In Opposition 0

**Quantifiable Community Participation Input:**

South Harmon Neighborhood Association, Inc., Eduardo Ybarra  
 Development will enhance and facilitate neighborhood activities.

Letter Score: 24    S or O: S

Residents of the Wyatt, Dawn Roberts

Letter Score: 18    S or O: O

We do not want a development with low rental rates to harm the neighborhood. Tax credit developments typically bring a great deal of people and traffic.

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**

Support - Three letters of support. 1 from Senator Nelson, 1 resolution from the City of Houston, and 1 letter of support from the South Harmon Neighborhood Association.



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**San Gabriel Apartments, TDHCA Number 12084**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Ogden, District 5, S

US Representative: Carter, District 31,

TX Representative: Schwertner, District 20, NC

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**



MULTIFAMILY FINANCE DIVISION  
July 26, 2012  
Competitive Housing Tax Credit Program

**The Huntington at Bryan, TDHCA Number 12088**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Ogden, District 5, S

US Representative: Flores, District 17,

TX Representative: Raney, District 14, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

**Individuals and Businesses:** In Support: 0 In Opposition 1

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**

One email was received stating opposition because the development will cause a decline in property values and will destroy the positive living environment.



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Briarabend, TDHCA Number 12089**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Williams, District 4, S

US Representative: Poe, District 2,

TX Representative: Deshotel, District 22, NC

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

- RISE, Lucy Spivey, Relocation Services Specialist
- Calvary Baptist Church, Madeline Wright, Ministry Assistant
- SOP Some Other Place, Paula O' Neal, Executive Director
- UBI Caritas, James Grant, Fund Development Director
- The Greater Beaumont Chamber of Commerce, James E. Rich, President

**General Summary of Comment:**

Support - Broad support from Sen. Williams, Resolution from the city of Beaumont, and five local organizations.



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

The Huntington, TDHCA Number 12092

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Huffman, District 17, NC

US Representative: Olson, District 22,

TX Representative: Howard, District 26, S

US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC

Resolution of Support from Local Government [ ]

Individuals and Businesses: In Support: 0 In Opposition 0

Quantifiable Community Participation Input:

Community Input Other than Quantifiable Community Participation Input:

Brightwater Commercial Maintenance Association, Inc., Michael Barrera, Agent for the Association

Oyster Creek Rotary Club, Hal Finberg, President

Heritage Baptist Church, Dr. Charles A. Murphy, Sr. Pastor

Fort Bend Seniors Meals on Wheels, Manuela H. Arroyo President/ CEO

Fort Bend Chamber of Commerce, Keri Schmidt, President & CEO

General Summary of Comment:



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**1400 Belleview, TDHCA Number 12098**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: West, District 23, S	US Representative: Johnson, District 30,
TX Representative: Johnson, District 100, NC	US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC	Resolution of Support from Local Government <input checked="" type="checkbox"/>
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**Individuals and Businesses:** In Support: **25** In Opposition **0**

**Quantifiable Community Participation Input:**

Cedars Neighborhood Association, Nigel Brown	Letter Score: 24 S or O: S
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Development serves families, offers street-front retail, and Applicant has a proven record of successful developments in the neighborhood and was responsive to neighborhood feedback.

**Community Input Other than Quantifiable Community Participation Input:**

Downtown Dallas Inc., John F. Crawford, President & CEO

**General Summary of Comment:**

Support – Letter from Senator West citing the development’s proximity to public transportation and employment opportunities. Seven letters of general support, 21 individuals showed support at the Dallas public hearing (refer to transcript).



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Pinewood Park, TDHCA Number 12100**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Nichols, District 3, NC

US Representative: Gohmert, District 1,

TX Representative: White, District 12, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

Pinewood Park Tenant Association, Gloria Cashaw

Letter Score: 24 S or O: S

The proposed development will improve our living conditions and provide a safe place to live.

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**





**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Evergreen at Euless, TDHCA Number 12104**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Nelson, District 12, NC

US Representative: Marchant, District 24,

TX Representative: Smith, District 92, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

- Visiting Nurse Association, Robert P. Carpenter, President and Chief Executive Officer
- 6 Stones Mission Network, Scott Sheppard, Executive Director
- Mid-Cities Care Corps, Duane E. Buuck, Executive Director
- American Heart Association/American Stroke Association, Midge LaPorte Epstein, Executive Director
- American Diabetes Association, Ryan Armstrong, Corporate Relations

**General Summary of Comment:**

Support - One letter from Representative Smith, and resolution from the City of Euless expressing support.



MULTIFAMILY FINANCE DIVISION  
July 26, 2012  
Competitive Housing Tax Credit Program

**New Haven, TDHCA Number 12105**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Nichols, District 3, NC

US Representative: Hensarling, District 5,

TX Representative: Gooden, District 4, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

New Haven Resident Association, Katina Jackson

Letter Score: 24 S or O: S

Want better housing options.

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**

Support - One letter of support from Rep. Gooden



MULTIFAMILY FINANCE DIVISION  
July 26, 2012  
Competitive Housing Tax Credit Program

**Calhoun Street Seniors, TDHCA Number 12107**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Ellis, District 13, NC

US Representative: Jackson Lee, District 18,

TX Representative: Coleman, District 147, NC

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Montgomery County Living Community, TDHCA Number 12109

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Williams, District 4, O US Representative: Brady, District 8,
TX Representative: Eissler, District 15, NC US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: O, Alan B. Sadler, Montgomery County Judge Resolution of Support from Local Government [ ]

O, Dr. Don Stockton, Superintendent of Schools

Individuals and Businesses: In Support: 0 In Opposition 620

Quantifiable Community Participation Input:

East1488 Community Association of Montgomery County, Glenn R. Buckley Letter Score: 0 S or O: O

Insufficient notification from Applicant, past low income housing in the neighborhood increased crime and lowered property values, and location will create significant traffic problems. They are also concerned with the long-term management of the development.

Community Input Other than Quantifiable Community Participation Input:

General Summary of Comment:

Thirty-five opposition email messages were received citing that the development will cause a decline in property values, increase in crime, over-crowding of schools, and increase in traffic. A petition with 573 signatures in opposition was received stating the following reasons: decrease in home values, budget constraints, there is only one entrance and exit in the area, and traffic will increase. Twelve witness affirmation forms were received stating opposition. Refer to the Houston Public Hearing transcript.



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Inez Tims, TDHCA Number 12112

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Nichols, District 3, NC

US Representative: Gohmert, District 1,

TX Representative: White, District 12, S

US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC

Resolution of Support from Local Government [checked]

Individuals and Businesses: In Support: 0 In Opposition 1

Quantifiable Community Participation Input:

Inez Tims Village Apartments Inc., Shirley White

Letter Score: 24 S or O: S

Rehabilitation will benefit the tenants by increasing energy efficiency.

Community Input Other than Quantifiable Community Participation Input:

Divine Touch Ministries of East Texas, Cedric R. Jackson, Pastor
Church of the Living God, Culverhouse, Elder Earl Whitaker, Pastor
West End Church of God in Christ, Elder Willie J. Spike Sr., Pastor

General Summary of Comment:

1 letter in opposition states home values will decrease and development will cause flooding.



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Churchill at Northlake, TDHCA Number 12113**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Nelson, District 12, NC

US Representative: Burgess, District 26,

TX Representative: Parker, District 63, NC

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

O, Michael C. Ganz, Place 3 Council Member, Town of Northlake

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**

Opposition - One letter in opposition from Councilmember Ganz stating that Northlake has a narrow tax base and the proposed development would not add to that tax base, strain what tax base resources available to the city, and would prohibit the city from attracting new taxable commercial business. The councilmember states that his constituents are concerned about the shift in demographics the development would bring.



MULTIFAMILY FINANCE DIVISION  
July 26, 2012  
Competitive Housing Tax Credit Program

**Timberedge Village, TDHCA Number 12114**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Nichols, District 3, NC

US Representative: Brady, District 8,

TX Representative: Eissler, District 15, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

Society of Samaritans, Inc., Mildred Ashworth, Director

Greater Magnolia Economic Development Partnership, Cecil Bell Jr., Chairman

Greater Magnolia Economic Development Partnership, Alisha Robert President

**General Summary of Comment:**



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Spring Trace, TDHCA Number 12118**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Patrick, District 7, NC

US Representative: Poe, District 2,

TX Representative: Riddle, District 150, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: O, R. Jack Cagle, County Commissioner      Resolution of Support from Local Government   
 Precinct 4

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

- Northwest Assistance Ministries, Carole Little, President/CEO
- Legacy Community Health Services, Katy Caldwell, Executive Director
- Timber Lane Utility District, Daniel M. Meacham, President
- Houston Northwest Chamber of Commerce, Barbara Thomason, President
- Spring Old Town Lions Club, Gail Schenck, Club Secretary

**General Summary of Comment:**





**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Villas at the Orchard, TDHCA Number 12120**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Hinojosa, District 20, NC

US Representative: Cuellar, District 28,

TX Representative: Munoz, District 36, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Memorial Apartments, TDHCA Number 12121**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Lucio, Jr., District 27, S

US Representative: Hinojosa, District 15,

TX Representative: Gonzales, District 41, NC

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

**Individuals and Businesses:** In Support: 0

In Opposition 0

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

- Planned Parenthood Association of Hidalgo County, Patricio C. Gonzales, CEO
- MET - Motivation Education & Training, Inc., Franklin Montgomery, Director of Field Services
- Migrant Health Promotion, Gayle Lawn-Day, PhD, Chief Executive Officer
- Fair Housing Council of Greater San Antonio, Sandra Tamez, Executive Director
- Rio Grande Valley Avance, Monica Pena
- AgriLIFE Extension, Texas A&M System, Luisa Colin
- Methodist Healthcare Ministries of South Texas, Inc., Elvira Cruz, LCSW
- Behavioral Health Supervisor

**General Summary of Comment:**



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Toepperwein Senior, TDHCA Number 12123**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Wentworth, District 25, S

US Representative: Smith, District 21,

TX Representative: Farias, District 118, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

Greater San Antonio Builders Association, Becky Oliver, Executive Vice President

**General Summary of Comment:**



MULTIFAMILY FINANCE DIVISION  
July 26, 2012  
Competitive Housing Tax Credit Program

**Monarch Meadows, TDHCA Number 12125**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Duncan, District 28, NC

US Representative: Neugebauer, District 19,

TX Representative: Perry, District 83, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

UNITED WAY of Lubbock area, Janis Putteet, Vice President

Wolfforth Lions Club, Dough Willis, President

Wolfforth Chamber of Commerce, Terri Robinette, President

American Red Cross South Plains Regional Chapter, Molly Babery, Volunteer Specialist

**General Summary of Comment:**



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**San Elizario Palms II, TDHCA Number 12126**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Uresti, District 19, NC

US Representative: Reyes, District 16,

TX Representative: Quintanilla, District 75, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

O, Sylvia Hopp, Superintendent, San Elizario ISD

O, Antonio Araujo, Director of San Elizario I.S.D.

S, Jose R. Rodriguez, State Senator District 29

O, George Luevano, Support Services Director of San Elizario I.S.D.

**Individuals and Businesses:** In Support: **2**      In Opposition **2**

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

Aliviane, Inc., Ivonne Tapia, MA, LPC, LCDC, Interim Chief Executive Officer

A.Y.U.D.A, Olivia Figueroa, Executive Director

Familias Triunfadora Inc., Maria Covernali Ortiz, Executive Director

TVP Non Profit Corporation, David W. Gillooly, Executive Director

Volar Center for Independent Living, Luis Enrique Chew, Executive Director

EPAA, Rick Soto, Association Executive

**General Summary of Comment:**

Two Witness Affirmation Forms in support. Refer to the El Paso Public Hearing.

Two Witness Affirmation Forms in opposition. Refer to the El Paso Public Hearing.



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Clint Palms, TDHCA Number 12127

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Uresti, District 19, NC

US Representative: Reyes, District 16,

TX Representative: Quintanilla, District 75, S

US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC

Resolution of Support from Local Government [ ]

S, Jose R. Rodriguez, State Senator District 29

Individuals and Businesses: In Support: 2 In Opposition 0

Quantifiable Community Participation Input:

Community Input Other than Quantifiable Community Participation Input:

- Familias Triunfadora Inc., Maria Covernali Ortiz, Executive Director
TVP Non Profit Corporation, David W. Gillooly, Executive Director
Aliviane, Inc., Ivonne Tapia, MA, LPC, LCDC, Interim Chief Executive Officer
Volar Center for Independent Living, Luis Enrique Chew, Executive Director
A.Y.U.D.A, Olivia Figueroa, Executive Director
EPAA, Rick Soto, Association Executive

General Summary of Comment:

Two Witness Affirmation Forms in support. Refer to the El Paso Public Hearing.



MULTIFAMILY FINANCE DIVISION  
July 26, 2012  
Competitive Housing Tax Credit Program

Monte Viejo, TDHCA Number 12132

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Uresti, District 19, NC

US Representative: Canseco, District 23,

TX Representative: Gutierrez, District 119, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

Greater San Antonio Builders Association, Becky Oliver, Executive Vice President

**General Summary of Comment:**



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Christie's Cove, TDHCA Number 12134

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Lucio, Jr., District 27, S

US Representative: Hinojosa, District 15,

TX Representative: Lozano, District 43, NC

US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC

Resolution of Support from Local Government [ ]

Individuals and Businesses: In Support: 0 In Opposition 0

Quantifiable Community Participation Input:

Community Input Other than Quantifiable Community Participation Input:

General Summary of Comment:





MULTIFAMILY FINANCE DIVISION  
July 26, 2012  
Competitive Housing Tax Credit Program

**Sierra Cove, TDHCA Number 12136**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Hinojosa, District 20, NC

US Representative: Hinojosa, District 15,

TX Representative: Peña, District 40, NC

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**



MULTIFAMILY FINANCE DIVISION  
July 26, 2012  
Competitive Housing Tax Credit Program

**Kiron at Mesquite Lane, TDHCA Number 12140**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Ogden, District 5, NC

US Representative: Carter, District 31,

TX Representative: Schwertner, District 20, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

WBC Opportunities, Andrew Shell, Executive Director

Georgetown Partners in Education, Stephanie Blanck, Executive Director

The Caring Place, John Stock, Executive Director

Georgetown Chamber of Commerce, Mel Pendland, President

**General Summary of Comment:**



MULTIFAMILY FINANCE DIVISION  
July 26, 2012  
Competitive Housing Tax Credit Program

**Comfort Place, TDHCA Number 12145**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Wentworth, District 25, S

US Representative: Smith, District 21,

TX Representative: Miller, District 73, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Seaside Manor, TDHCA Number 12146

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Zaffirini, District 21, S

US Representative: Farenthold, District 27,

TX Representative: Hunter, District 32, S

US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC

Resolution of Support from Local Government [ ]

Individuals and Businesses: In Support: 0 In Opposition 0

Quantifiable Community Participation Input:

Community Input Other than Quantifiable Community Participation Input:

Ingleside Chamber of Commerce, Michael Ladewig, Chairman

General Summary of Comment:



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Sunflower Gardens, TDHCA Number 12147**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Zaffirini, District 21, S

US Representative: Canseco, District 23,

TX Representative: King, District 80, NC

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

Carrizo Springs Lions Club, Lenny Hernandez, President

**General Summary of Comment:**



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**North Desert Palms, TDHCA Number 12149**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Rodríguez, District 29, S

US Representative: Reyes, District 16,

TX Representative: Pickett, District 79, NC

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: S, John F. Cook, Mayor of El Paso

Resolution of Support from Local Government

S, Dee Margo, State Representative, District 78

**Individuals and Businesses:** In Support: **2**      In Opposition: **0**

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**

Two Witness Affirmation Forms in support. Refer to the El Paso Public Hearing.



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Whitetail Ridge Apartments, TDHCA Number 12150**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Nichols, District 3, NC

US Representative: Gohmert, District 1,

TX Representative: Christian, District 9, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: S, Charles E. Watson, Sabine County  
 Judge

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

- Sabine County Chamber of Commerce, Lee M. Dutton Jr., President
- McMahon Health Management, LLC, Edith McCauley, Office Manager
- Hemphill Lions Club, Edith McCauley, President
- East Sabine Senior Services, Inc., Maurice Patterson, President of the Board of Directors
- Moore Asset Management, LLP, Carol C. Moore, Partner
- Texas Medical Enterprises, Inc., Meda Hart Bartholdi, Owner

**General Summary of Comment:**

Support - Broad support from Rep. Christian, County Judge Watson, and six local organizations.



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Eastside Crossings, TDHCA Number 12152**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Rodríguez, District 29, S

US Representative: Reyes, District 16,

TX Representative: Quintanilla, District 75, NC

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

S, Stan Waterhouse, Chief Operation Officer, Housing Authority City of El Paso

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

Workforce Solutions, Lorenzo Reyes, Jr., Chief Executive Officer

YWCA, Dr. Sandra E. Braham, Chief Executive Officer

El Paso Coalition for the Homeless, Carol Bohle

Upper Rio Grande Workforce Development Board, Lorenzo Reye Jr., Chief Executive Officer

**General Summary of Comment:**





MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Eastpointe Estates, TDHCA Number 12153

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Rodríguez, District 29, S

US Representative: Reyes, District 16,

TX Representative: Quintanilla, District 75, NC

US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC

Resolution of Support from Local Government [ ]

Individuals and Businesses: In Support: 1 In Opposition 0

Quantifiable Community Participation Input:

Community Input Other than Quantifiable Community Participation Input:

General Summary of Comment:

One Witness Affirmation Form in support. Refer to the El Paso Public Hearing.



MULTIFAMILY FINANCE DIVISION  
July 26, 2012  
Competitive Housing Tax Credit Program

**Villas at West Mountain, TDHCA Number 12154**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Rodríguez, District 29, NC

US Representative: Reyes, District 16,

TX Representative: Margo, District 78, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

**Individuals and Businesses:** In Support: **1** In Opposition **0**

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**

One Witness Affirmation Form in support. Refer to the El Paso Public Hearing.



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Laureles del Este, TDHCA Number 12155

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Uresti, District 19, S US Representative: Reyes, District 16,
TX Representative: Quintanilla, District 75, NC US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government [ ]

Individuals and Businesses: In Support: 1 In Opposition 0

Quantifiable Community Participation Input:

Community Input Other than Quantifiable Community Participation Input:

General Summary of Comment:

One Witness Affirmation Form in support. Refer to the El Paso Public Hearing.



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Hatcher Square, TDHCA Number 12159**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: West, District 23, S

US Representative: Johnson, District 30,

TX Representative: Johnson, District 100, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

S, The Honorable Carolyn R. Davis, Council member

S, Dan Branch, State Representative, District 108

**Individuals and Businesses:** In Support: **6** In Opposition **0**

**Quantifiable Community Participation Input:**

Bertrand Neighborhood Association, Willie Mac Coleman

Letter Score: 24 S or O: S

Conveniently located near public transportation, will create job opportunities, and will contribute to revitalization of the community.

**Community Input Other than Quantifiable Community Participation Input:**

David J. Gallagher Risk Management Services, Inc., David Owen, Vice President

Dolphin Heights Neighborhood Association, Inc., Anna B. Hill, President

Sunny Acres Neighborhood Association, Calvin Carter, President

Mill City Renaissance Neighborhood Association, Jim Slaughter, Acting President

Mill City Renaissance Fund, Inc., Roman D. Lewis, Executive Director

Fair Park Inncity Community Development Corp., Diane Ragsdale, Managing Director

**General Summary of Comment:**

Support - Broad support from Sen. West, Rep. Branch, Rep. Johnson, Councilmember Davis, and from several neighborhood associations.



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Residences of Greenville, TDHCA Number 12160**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Deuell, District 2, S	US Representative: Hall, District 4,
TX Representative: Flynn, District 2, NC	US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government

**Individuals and Businesses:** In Support: 0 In Opposition 2

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

WEB Church West End Baptist Church, Kim Wood, WEBchurch Secretary  
 Eat Well Live Well, Wally Jeffers, Executive Director  
 Senior Center Resources and Public Transit, David Caldwell, Chief Executive Officer  
 Women in Need, Roger Robertson, Executive Director

**General Summary of Comment:**

Support - Broad support from Senator Duell, Greenville City Council and Manager, one citizen, and three local businesses.

Opposition - One letter of opposition citing high crime rates and diminished home valuation.



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

GardenWalk of La Grange, Schulenburg and Weimar, TDHCA Number 12165

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Hegar, District 18, NC

US Representative: Doggett, District 25,

TX Representative: Kleinschmidt, District 17, S

US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC

Resolution of Support from Local Government [ ]

Individuals and Businesses: In Support: 0 In Opposition 0

Quantifiable Community Participation Input:

Community Input Other than Quantifiable Community Participation Input:

- Schulenburg Lions Club, Roy Schaffer, Director/ Past President
SWIFT, Sylvan Rossi, Executive Director
Weimar Lions Club, David Kocian, Secretary

General Summary of Comment:



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Villa Brazos, TDHCA Number 12166

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Huffman, District 17, NC

US Representative: Paul, District 14,

TX Representative: Bonnen, District 25, S

US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC

Resolution of Support from Local Government [ ]

Individuals and Businesses: In Support: 0 In Opposition 0

Quantifiable Community Participation Input:

Community Input Other than Quantifiable Community Participation Input:

Brazos Pointe Fellowship Church, Greg ickering, Pastor
First United Methodist Church of Freeport, J. Keith Broyles, Pastor

General Summary of Comment:



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Robbins Villas, TDHCA Number 12168

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Nichols, District 3, NC

US Representative: Hensarling, District 5,

TX Representative: Gooden, District 4, S

US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC

Resolution of Support from Local Government [ ]

Individuals and Businesses: In Support: 0 In Opposition 0

Quantifiable Community Participation Input:

Waverly Athens Neighborhood Association, Inc., Kelley Shand

Letter Score: 24 S or O: S

The development would enhance this part of Athens' future growth.

Community Input Other than Quantifiable Community Participation Input:

General Summary of Comment:

Support - One support letter from Rep. Gooden





**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Fairfield Creek Estates, TDHCA Number 12170**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Patrick, District 7, S

US Representative: McCaul, District 10,

TX Representative: Fletcher, District 130, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

Fairfield Place Property Owners Association, Inc, Ron Cloer

Letter Score: 18 S or O: S

They expect a positive financial impact on the surrounding community.

**Community Input Other than Quantifiable Community Participation Input:**

Child and Adult Development Center of Houston, Inc., Isaac Matthews, President  
 New Hoop Counseling Center, Inc., Dr. Samuel O. Osueke, Chief Administrator

**General Summary of Comment:**



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Royal Garden Mineral Wells, TDHCA Number 12174

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Estes, District 30, NC

US Representative: Thornberry, District 13,

TX Representative: Keffer, District 60, S

US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC

Resolution of Support from Local Government [ ]

Individuals and Businesses: In Support: 0 In Opposition 0

Quantifiable Community Participation Input:

South East Neighborhood Organization, Bill Sessum

Letter Score: 24 S or O: S

In favor of decent, affordable housing for seniors in their community.

Community Input Other than Quantifiable Community Participation Input:

General Summary of Comment:



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Royal Garden Sulphur Springs, TDHCA Number 12175**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Deuell, District 2, S

US Representative: Hall, District 4,

TX Representative: Cain, District 3, NC

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

S, Marc Maxwell, City Manager of Sulphur Springs

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

Hopkins County Chamber of Commerce, Meredith Caddell, President/CEO

**General Summary of Comment:**

Support - One letter of support from Sen. Deuell, and two local organizations.



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Royal Gardens Rio Grande City, TDHCA Number 12177

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Zaffirini, District 21, S US Representative: Cuellar, District 28,
TX Representative: Guillen, District 31, S US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: S, Eloy Vera, Starr County Judge Resolution of Support from Local Government [checked]

Individuals and Businesses: In Support: 0 In Opposition 0

Quantifiable Community Participation Input:

Community Input Other than Quantifiable Community Participation Input:

- Immaculate Conception Catholic Church, Rev. Jean Olivier M. Sambu, Pastor
Boys & Girls Club of McAllen, Mike Garcia, Deputy Director
Order Of Alhambra, Leonel J. Lopez Sr., Grand Commander
Community Action Council of South Texas, In M. Cantu, Executive Director
Starr County Industrial Foundation, Rose Benavidez, President

General Summary of Comment:



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

River Terrace, TDHCA Number 12179

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Hegar, District 18, NC

US Representative: Doggett, District 25,

TX Representative: Kleinschmidt, District 17, S

US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC

Resolution of Support from Local Government [ ]

Individuals and Businesses: In Support: 0 In Opposition: 0

Quantifiable Community Participation Input:

Community Input Other than Quantifiable Community Participation Input:

General Summary of Comment:



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Residences of Decatur, TDHCA Number 12180

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Estes, District 30, NC

US Representative: Granger, District 12,

TX Representative: King, District 61, S

US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC

Resolution of Support from Local Government [ ]

Individuals and Businesses: In Support: 0 In Opposition 0

Quantifiable Community Participation Input:

Community Input Other than Quantifiable Community Participation Input:

General Summary of Comment:



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**1701 Canton - EVERgreen Residences, TDHCA Number 12182**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: West, District 23, S

US Representative: Johnson, District 30,

TX Representative: Branch, District 108, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

**Individuals and Businesses:** In Support: **39** In Opposition **2**

**Quantifiable Community Participation Input:**

2100 Downtown, Micheal Lum

Letter Score: 18 S or O: O

While no one can be certain of the impact of the proposed low income housing on residential property values, we feel a development of this nature has the potential to make the downtown area a less desirable place for residential growth.

Farmers Market Stakeholders Association, Tanya Ragan

Letter Score: 24 S or O: S

Children and families in need. Family Gateway is an excellent services provider and has been in adjacent location for 25+ years. They also have a good opinion of the developer.

Downtown Resident Council, Steve Shepherd

Letter Score: 24 S or O: S

Components of the project fits within their vision for a vibrant and diverse downtown. Affordable housing is in short supply and will convert a vacant parking lot into a thriving residential development. They like the idea.

**Community Input Other than Quantifiable Community Participation Input:**

Downtown Dallas Inc., John F. Crawford, President & CEO

**General Summary of Comment:**

Support - One person spoke at the Dallas Public Hearing in support (refer to Dallas Public Hearing Transcript)



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**SilverLeaf at Quail Creek, TDHCA Number 12184**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Seliger, District 31, S

US Representative: Thornberry, District 13,

TX Representative: Price, District 87, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**





**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Independent Missionary Village , TDHCA Number 12188**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Jackson, District 11, S

US Representative: Olson, District 22,

TX Representative: Taylor, District 24, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Riverwood Commons Phase II, TDHCA Number 12191

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Hegar, District 18, NC

US Representative: Doggett, District 25,

TX Representative: Kleinschmidt, District 17, S

US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC

Resolution of Support from Local Government [ ]

Individuals and Businesses: In Support: 0 In Opposition 0

Quantifiable Community Participation Input:

Community Input Other than Quantifiable Community Participation Input:

- Advocacy Outreach, Beth Rolingson, Executive Director
Bastrop Family Cisis Center, Sherry Murphy, Executive Director
Bastrop County Emergency Food Pantry and Support Center, Inc., Tresha Silva, Executive Director

General Summary of Comment:



MULTIFAMILY FINANCE DIVISION  
July 26, 2012  
Competitive Housing Tax Credit Program

**The Hamilton, TDHCA Number 12192**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Ellis, District 13, S

US Representative: Jackson Lee, District 18,

TX Representative: Coleman, District 147, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Park Laureate, TDHCA Number 12202**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Lucio, Jr., District 27, S

US Representative: Hinojosa, District 15,

TX Representative: Lozano, District 43, NC

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

**Individuals and Businesses:** In Support: 1      In Opposition 0

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**

One Witness Affirmation Form in support. Refer to the Harlingen Public Hearing.



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Venetian Gardens, TDHCA Number 12204**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Birdwell, District 22, NC

US Representative: Flores, District 17,

TX Representative: Orr, District 58, NC

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

United Way of Johnson County, Dianne Packwood, Executive Director  
 Joshua Area Chamber of Commerce, Kim Henderson, President  
 Family Crisis Center Johnson County, De Ann Derrick, Program Director

**General Summary of Comment:**

Support - Three letters of broad support from neighborhood organizations. (not QCP)



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Spring Hills Apartments, TDHCA Number 12206

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Ogden, District 5, NC

US Representative: Brady, District 8,

TX Representative: Kolkhorst, District 13, S

US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC

Resolution of Support from Local Government [ ]

Individuals and Businesses: In Support: 0 In Opposition 0

Quantifiable Community Participation Input:

Community Input Other than Quantifiable Community Participation Input:

General Summary of Comment:



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Park Hudson Senior Development, TDHCA Number 12210

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Ogden, District 5, S US Representative: Flores, District 17,
TX Representative: Raney, District 14, S US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government [ ]

Individuals and Businesses: In Support: 0 In Opposition 0

Quantifiable Community Participation Input:

Park Hudson Property Owner's Association, William J. Lero Letter Score: 24 S or O: S

Supports the development because it appears to be well conceived, designed and located to provide safe quality housing for low-income seniors. It will be located adjacent to the best senior apartments in the area, giving access to additional services. It is close to medical, dental and eye care along with banking and shopping. All close, safe and convenient.

Community Input Other than Quantifiable Community Participation Input:

General Summary of Comment:



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Palm Gardens, TDHCA Number 12212

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Hinojosa, District 20, NC

US Representative: Farenthold, District 27,

TX Representative: Torres, District 33, S

US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC

Resolution of Support from Local Government [ ]

NC, Mike Pusley, Nueces County Commissioner, Precinct One

Individuals and Businesses: In Support: 0 In Opposition 0

Quantifiable Community Participation Input:

Mirabal Development Property Owners Association, James Mirabal

Letter Score: 24 S or O: S

There is a definite need for affordable housing in this area. The project will enhance the overall neighborhood and the organization is granting support for the second year and the need is very prevalent.

Community Input Other than Quantifiable Community Participation Input:

General Summary of Comment:





**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**College Station Senior, TDHCA Number 12216**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Ogden, District 5, S US Representative: Flores, District 17,  
 TX Representative: Raney, District 14, S US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: S, Nancy Berry, Mayor, City of College Station Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

Elder Aid, Lisa Guest, Executive Director  
 Chamber of Commerce Bryan/College Station, Royce H. Hickman, President & CEO  
 Project Unity, Jeannie McGuire, President  
 United Way of Brazos Valley, Hank Roraback, President & CEO  
 Scott & White Healthcare, Dr. William Rayburn  
 Scott & White Healthcare, Jason Jennin, Chief Executive Officer  
 Lincoln House of Hope, Jason Fike Spiritual Development Minister

**General Summary of Comment:**



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**The Reserve at Rosharon, TDHCA Number 12218**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Ellis, District 13, NC

US Representative: Olson, District 22,

TX Representative: Reynolds, District 27, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: S, Ron Reynolds, Stare Representative  
 District 27

Resolution of Support from Local Government

S, Richard Morrison, Commissioner Precinct 1

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

CSTEM Challenge, Reagan Flower Ph.D., Founder and CEO  
 Caribbean Chamber of Commerce, Sijollie Br ahm, President  
 East Fort Bend Human Need Inc., Vickie Coate, Executive Director

**General Summary of Comment:**



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Riverstone Trails, TDHCA Number 12221**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Deuell, District 2, NC

US Representative: Hensarling, District 5,

TX Representative: Burkett, District 101, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

**Individuals and Businesses:** In Support: 0 In Opposition 8

**Quantifiable Community Participation Input:**

Samuell Park Farms Homeowners', Edward Devine

Letter Score: 18 S or O: 0

The development is opposed because of its proximity to single-family homes, they anticipate a diminished and disrupted quality of life and the introduction of unwanted noise, traffic and pollution. They also anticipate unwanted additional demands on energy, water and sewage infrastructure. They oppose its location in an industrial park because it will make the commercial property less attractive or unsuitable for future business concerns. They also cite prolonged inconvenient traffic. The development would expand and centralize a substantial population of low wage earners, unemployed and underemployed in one of Mesquite's significantly less affluent, most densely populated neighborhoods where these economic conditions are already keenly felt.

It would isolate the residents from the mainstream benefits of access to public transportation, employment and educational opportunities and social services.

They feel that the admission of this development would satisfy a court order that would effectively make this development and its residents the responsibility of the City of Mesquite and its residents since it would be located as far away from Sunnyvale's residents as possible and right against the Mesquite/Sunnyvale border. They object because the development will unfairly expose taxpayers, Mesquite residents and homeowners, Samuel Park Farms homeowner especially, to unforeseen inconveniences, costs and adverse consequences of decisions made by the Administration of the Town of sunnyvale, where voters have no voice. These same voiceless voters will be forced to either share in the inconvenience or seek relief through costly, time-consuming litigation, which amounts to taxation without representation.

They believe the development will amount to segregation, which is unconstitutional.

**Community Input Other than Quantifiable Community Participation Input:**

Planters Road Property Owners Association, LLC, Jim Phaup, President

**General Summary of Comment:**

Opposition - One letter was received with objections to the development because of changes made from what the developer represented to the Town Council and what was submitted in the application. Several letters expressing opposition from residents of Mesquite stating that the Sunnyvale development would cause traffic problems for neighboring Mesquite. The development would be located in a commercial park not close to any amenities for tenants. Two witness affirmation forms in opposition - refer to Dallas Public Hearing transcript.

Support - General support from Representative Burkett, and from the Planters Road property owners association.



MULTIFAMILY FINANCE DIVISION  
July 26, 2012  
Competitive Housing Tax Credit Program

**Playa Lake Apartments, TDHCA Number 12222**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Duncan, District 28, NC

US Representative: Neugebauer, District 19,

TX Representative: Perry, District 83, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**



MULTIFAMILY FINANCE DIVISION  
July 26, 2012  
Competitive Housing Tax Credit Program

**Hidden Hollow, TDHCA Number 12223**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Seliger, District 31, S

US Representative: Thornberry, District 13,

TX Representative: Price, District 87, NC

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

Dumas Economic Development Corporation, Michael Running, Executive

**General Summary of Comment:**



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Cypress Lake Apartments, TDHCA Number 12225

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Duncan, District 28, NC

US Representative: Neugebauer, District 19,

TX Representative: Perry, District 83, S

US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: S, Darrell Newsom, Wolfforth City Manager

Resolution of Support from Local Government [checked]

Individuals and Businesses: In Support: 0 In Opposition 0

Quantifiable Community Participation Input:

Community Input Other than Quantifiable Community Participation Input:

General Summary of Comment:



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Iowa Park Homes, TDHCA Number 12228

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Estes, District 30, NC

US Representative: Thornberry, District 13,

TX Representative: Lyne, District 69, S

US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC

Resolution of Support from Local Government [ ]

Individuals and Businesses: In Support: 0

In Opposition: 0

Quantifiable Community Participation Input:

Community Input Other than Quantifiable Community Participation Input:

General Summary of Comment:



MULTIFAMILY FINANCE DIVISION  
July 26, 2012  
Competitive Housing Tax Credit Program

**Dunes Apartments, TDHCA Number 12243**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Seliger, District 31, S

US Representative: Neugebauer, District 19,

TX Representative: Perry, District 83, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**





MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Monahans Apartments, TDHCA Number 12244

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Uresti, District 19, NC US Representative: Conaway, District 11,
TX Representative: Gallegos, District 74, S US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: S, Greg M. Holly, Ward County Judge Resolution of Support from Local Government [ ]

Individuals and Businesses: In Support: 0 In Opposition 0

Quantifiable Community Participation Input:

Community Input Other than Quantifiable Community Participation Input:

- Monahans Economic Development Corp., Morse Hayne, Director
Lil Rugrats Learning Center, Tangy Mitchell, Director
Rotary Internationally, Nathan Sawyer, President
Texas Agri Life Extension Services, Arlan Gentry, Ward County
First Baptist Church, Dr. Charles Inman, Senior Pastor
Childs Play Learning Center, Jennifer Garcia, Director
Monahans- Wickertt- Pyote ISD, Kegn Richardson, Superintendent
Monohans Chamber of Commerce, Hal Upchurch, President
City of Monohans, David Mill, City Manager

General Summary of Comment:



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Perryton Apartments, TDHCA Number 12245**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Seliger, District 31, S

US Representative: Thornberry, District 13,

TX Representative: Chisum, District 88, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: S, Earl MLcKinley, Ochiltree County Judge

Resolution of Support from Local Government

S, Duae Pshigoda, Ochiltree County Commissioner  
Precinct 1

S, Richard Burger, Ochiltree County Commissioner  
Precinct 3

S, Doug Barnes, Ochiltree County Commissioner Precinct  
2

S, Dempsey Maloney, Ochiltree County Commissioner  
Precinct 4

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

Perryton Rotary Club, Robert Hall, President

Perryton Lions Club, Gayle Henderson, Secretary/Treasurer

Crime Stoppers Coordinator, Michael E. Smith, Assistant Chief of Police

**General Summary of Comment:**



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**The Grove at Elm Park, TDHCA Number 12246**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Duncan, District 28, NC

US Representative: Neugebauer, District 19,

TX Representative: Frullo, District 84, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

S, Karen Gibson, Councilwoman, District 5

**Individuals and Businesses:** In Support: 1      In Opposition 1

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

Lubbock Housing Finance Corporation, Shari Flynn, Executive Director

**General Summary of Comment:**

1 email in opposition cites decrease in property values and increase in crime.



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Lexington Manor Apartments, TDHCA Number 12248**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Hinojosa, District 20, S

US Representative: Farenthold, District 27,

TX Representative: Torres, District 33, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

NC, Mike Pusley, Nueces County Commissioner, Precinct One

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

**Quantifiable Community Participation Input:**

Lexington Manor Resident Council, Monica Jasso

Letter Score: 24    S or O: S

Strongly believe the neighborhood would benefit from a new complex which would provide affordable housing to our area.

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Grand Manor Apartments, TDHCA Number 12249**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Deuell, District 2, S	US Representative: Gohmert, District 1,
TX Representative: Berman, District 6, S	US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

Resident Council, Patricia McLendon Letter Score: 24 S or O: S

It would bring a greater sense of morality to our community as well as heightened self-esteem and pride back to the area. Additionally, it would bring beautification to the community.

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Gulf Coast Arms, TDHCA Number 12252**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Ellis, District 13, S

US Representative: Jackson Lee, District 18,

TX Representative: Dutton, District 142, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

S, Jerry Davis, Council Member, District B

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

**Quantifiable Community Participation Input:**

Super Neighborhood 48, Johnny R. Gant

Letter Score: 24    S or O: S

The Development is old, outdated and in need of redeveloping This will help with the revitalization of our area and provide much needed community services for the residents.

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**The Palms at Leopard, TDHCA Number 12254**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Hinojosa, District 20, NC

US Representative: Farenthold, District 27,

TX Representative: Scott, District 34, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

S, Priscilla J. Rocha, Supervisory Project Manager, U.S.

Department of Housing and Urban Development

NC, Mike Pusley, Nueces County Commissioner, Precinct

One

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

**Quantifiable Community Participation Input:**

Leopard Street Corridor Assoc, Jimmy Rodriquez

Letter Score: 24    S or O: S

There is a need for quality housing in the neighborhood and the development will make a positive economic impact to the area as well.

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Wichita Homes, TDHCA Number 12260

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Estes, District 30, NC

US Representative: Thornberry, District 13,

TX Representative: Lyne, District 69, S

US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: S, Glenn Barham, Mayor, City of Wichita Falls Resolution of Support from Local Government [ ]

Individuals and Businesses: In Support: 0 In Opposition 0

Quantifiable Community Participation Input:

Community Input Other than Quantifiable Community Participation Input:

- First United Methodist Church, John W. Dillard, Executive Pastor
Boys and Girls Clubs of Whichita Falls, Randy Cooper, Executive Director
Wichita Falls Downtown Development, Cynthia Laney, Executive Director
First United Methodist Church, John W. Dillard, Executive Pastor

General Summary of Comment:





MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Georgetown Senior, TDHCA Number 12262

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Ogden, District 5, S US Representative: Carter, District 31,
TX Representative: Schwertner, District 20, S US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government [ ]

Individuals and Businesses: In Support: 0 In Opposition 0

Quantifiable Community Participation Input:

Community Input Other than Quantifiable Community Participation Input:

The Caring Place, John Stock, Executive Director

General Summary of Comment:



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**LULAC Hacienda Apartments, TDHCA Number 12264**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Hinojosa, District 20, S

US Representative: Farenthold, District 27,

TX Representative: Scott, District 34, NC

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

NC, Mike Pusley, Nueces County Commissioner, Precinct

One

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

**Quantifiable Community Participation Input:**

Lulac Hacienda Apartments Resident Association, Filiberto Garcia

Letter Score: 24    S or O: S

The proposed development is needed to preserve decent, affordable housing for seniors in the community.

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Cornerstone Apartments, TDHCA Number 12267**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Lucio, Jr., District 27, S

US Representative: Farenthold, District 27,

TX Representative: Oliveira, District 37, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

Vermillion Road Neighbor Association, Eduardo Franco

Letter Score: 24 S or O: S

There is a need for decent safe and affordable housing in the area and the development will serve the needs of families with children by offering free afterschool programs. The development will also help create jobs and increase the property tax base.

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Stonebridge of Plainview, TDHCA Number 12268

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Duncan, District 28, NC

US Representative: Neugebauer, District 19,

TX Representative: Landroop, District 85, S

US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC

Resolution of Support from Local Government [ ]

Individuals and Businesses: In Support: 0 In Opposition 0

Quantifiable Community Participation Input:

Community Input Other than Quantifiable Community Participation Input:

General Summary of Comment:



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Stonebridge of Kelsey Park, TDHCA Number 12269

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Duncan, District 28, NC

US Representative: Neugebauer, District 19,

TX Representative: Perry, District 83, S

US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: S, Jim Landtroop, State Representative,
House District 85

Resolution of Support from Local Government [ ]

Individuals and Businesses: In Support: 0 In Opposition 1

Quantifiable Community Participation Input:

Community Input Other than Quantifiable Community Participation Input:

General Summary of Comment:

1 email in opposition refers to negative impact on property values.



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**The Reserve at Western Center, TDHCA Number 12271**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Nelson, District 12, S

US Representative: Granger, District 12,

TX Representative: Geren, District 99, NC

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

Northbrook, Becky Jerden

Letter Score: 24 S or O: S

Need for affordable housing and the development will offer services to its residents.

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**

Support - One letter of general support from Representative Geren, citing a need for affordable housing in Fort Worth.



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

AT Villages at Elk River, TDHCA Number 12274

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Nelson, District 12, NC

US Representative: Burgess, District 26,

TX Representative: Crownover, District 64, S

US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC

Resolution of Support from Local Government [ ]

Individuals and Businesses: In Support: 0 In Opposition 0

Quantifiable Community Participation Input:

Community Input Other than Quantifiable Community Participation Input:

General Summary of Comment:



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**AT Villages at Cypress, TDHCA Number 12276**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Patrick, District 7, S	US Representative: Culberson, District 7,
TX Representative: Fletcher, District 130, S	US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government

**Individuals and Businesses:** In Support: 0      In Opposition: 54

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

- Cypress United Methodist Church, Harold Knolls, Executive Pastor
- CY-Fair Houston Chamber of Commerce, Leslie Martone, President
- Cypress Assistance Ministries, Joan Christiansen, Executive Director
- Cypress-Fairbanks Rotary Club, Keith D. Peterson, Past President and Director

**General Summary of Comment:**

54 emails were received expressing opposition citing the following reasons: the development will cause a decline in property values, strain on schools, and increase in crime.





MULTIFAMILY FINANCE DIVISION  
July 26, 2012  
Competitive Housing Tax Credit Program

**TGO Villages at Ridge, TDHCA Number 12277**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Lucio, Jr., District 27, S

US Representative: Hinojosa, District 15,

TX Representative: Martinez, District 39, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**TGO Independence Village, TDHCA Number 12278**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Hegar, District 18, NC

US Representative: Paul, District 14,

TX Representative: Hunter, District 32, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

Veterans of Foreign Wars of the U.S. Post 4403, Jack Mageluzz, Commander Post 4403

**General Summary of Comment:**



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Cedarwood Apartments, TDHCA Number 12288**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Harris, District 9, NC

US Representative: Marchant, District 24,

TX Representative: Giddings, District 109, NC

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: S, Royce West, State Senator District 23      Resolution of Support from Local Government   

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

**Quantifiable Community Participation Input:**

Main Street Development and Preservation Board, Russell H. Read      Letter Score: 18    S or O: S

The development will help the redevelopment of downtown Cedar Hill, TX. This will be a great addition to the neighborhood replacing an architecturally non-relevant building with a development that fits and complements the area.

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**KIRON at Wilshire Boulevard, TDHCA Number 12289**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Birdwell, District 22, NC

US Representative: Flores, District 17,

TX Representative: Orr, District 58, NC

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

Wakefield Homeowners Asociation, Kyla Pickrell Letter Score: 18 S or O: O  
 Lower Home Property Values, Increase Crime

The Vinewood Addition, Ron Braswell Letter Score: 18 S or O: O  
 Burden on schools. Traffic congestion. Not enough police/fire already.

Mountain Vally Heights HOA, Lynette Clark Letter Score: 18 S or O: O  
 Streets and schools will be over crowded and police will be over tasked.

Shannon Creek Homeowners Association, Richard Moore Letter Score: 18 S or O: O  
 Nearest school is already busing to other campuses because it is at capacity. City only has 6 police on duty to patrol the entire city. Irresponsible growth.

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Woodbridge of Lubbock, TDHCA Number 12290**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Duncan, District 28, NC

US Representative: Neugebauer, District 19,

TX Representative: Perry, District 83, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

Iola Avenue Property Owner Association, Connie Carpentiere

Letter Score: 24 S or O: S

Fulfills the great need for good quality affordable housing for seniors.

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Abbingtion Commons, TDHCA Number 12297**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Deuell, District 2, S	US Representative: Hensarling, District 5,
TX Representative: Gooden, District 4, NC	US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

- Kaufman Chamber of Commerce, Anne Glasscock, President
- Kaufman Chamber of Commerce, Patsy Young Chairman of the Board
- Lions Club of Kaufman, Carmen Sullivan, President
- Kaufman County Christian Center, John Stock Senior Pastor
- Terrell First Assembly of God, Lonnie Harris, Senior Pastor
- Country Bible Church, Matt Puhg, Pastor
- First Assembly of God, Jerry Groom, Senior Pastor
- The Genesis Center, Alan D. Austin, Executive Director

**General Summary of Comment:**



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Capital Studios, TDHCA Number 12300**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Watson, District 14, S

US Representative: Doggett, District 25,

TX Representative: Naishtat, District 49, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

Downtown Austin Neighborhood Association, Michael McGill

Letter Score: 24 S or O: S

It improves the diversity of housing options in our neighborhood and encourages the quality of life enhancements that follow an increase in residential density in urban environments.

Downtown Austin Alliance, Charles A. Betts

Letter Score: 18 S or O: S

DAA supports more workforce housing serving downtown workers and permanent supportive housing for the chronically homeless in downtown emergence shelters and on the streets. DAA recognizes the developer has an excellent record of developing and effectively managing quality affordable developments.

**Community Input Other than Quantifiable Community Participation Input:**

Downtown Austin Alliance, Bill Price, Program Director

**General Summary of Comment:**



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Farm Labor Apartments, TDHCA Number 12302**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Zaffirini, District 21, S

US Representative: Cuellar, District 28,

TX Representative: Guillen, District 31, NC

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: S, Richard Pena Raymond, State Representative District 42

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

- Santo Nino Church, Santiago Domingo, Pastor
- South Texas Council on Alcohol and Drug Abuse, Romeo Rodriguez, Executive Director
- American Red Cross San Antonio Area Chapter, Laredo Branch Office, Isela Sanchez, Laredo Branch Manager
- Teaching & mentoring Communities, Mary G. Capell, President & CEO
- South Texas Food Bank, Alfonso Cass Jr., Manager Executive Director
- Loved Organization, Henry S. Carranza, Ph.D., Board Chairman
- Dioceses of Laredo, Rebecca Solloa, Executive Director
- S.C.A.N., Inc., Isela Dabdoub, CEO

**General Summary of Comment:**





**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Pinedale Village, TDHCA Number 12303**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Nichols, District 3, NC

US Representative: Gohmert, District 1,

TX Representative: White, District 12, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Stardust Apartments, TDHCA Number 12306**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Uresti, District 19, S

US Representative: Canseco, District 23,

TX Representative: Gallegos, District 74, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**North Bartlett Ave Apartments, TDHCA Number 12308**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Zaffirini, District 21, S

US Representative: Cuellar, District 28,

TX Representative: Raymond, District 42, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Ana M Lozano Apartments, TDHCA Number 12309**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Zaffirini, District 21, S

US Representative: Cuellar, District 28,

TX Representative: Raymond, District 42, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

St. Patrick Catholic Church, Fr. Wojciech Kosowicz, Ph.D.

Pastor, St. Patrick Church

STCADA (South Texas Council on Alcohol and Drug Abuse), Romeo Rodriguez, Executive Director

American Red Cross, Isela Sanchez, Laredo Branch Manager

TMC (Teaching & Mentoring Communities), Mary G. Capello, J.D., President & CEO

South Texas Food Bank, Alfonso Casso, Jr., Executive Director

LOVED (Laredo Organized Volunteers for the Elderly and Disadvantaged), Henry S. Carranza, Ph.D., Board Chairman

CSS (Catholic Social Services of Laredo, Inc.), Rebecca Solloa, Executive Director

S.C.A.N., Inc. (Serving Children and Adolescents In Need, Inc.), Isela Dabdoub, CEO

**General Summary of Comment:**



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**The Monarch at Bay Prairie, TDHCA Number 12310**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Hegar, District 18, NC

US Representative: Paul, District 14,

TX Representative: Weber, District 29, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

North End Neighborhood Association, Scott Evans

Letter Score: 24 S or O: S

There is a great demand for senior affordable housing in Bay City.

**Community Input Other than Quantifiable Community Participation Input:**

Bay City Community Development Corporation, D.C. Dunham, Executive Director

**General Summary of Comment:**



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Parkview Place, TDHCA Number 12314

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Ogden, District 5, S US Representative: Brady, District 8,
TX Representative: Kolkhorst, District 13, NC US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government [checked]

Individuals and Businesses: In Support: 0 In Opposition 0

Quantifiable Community Participation Input:

Community Input Other than Quantifiable Community Participation Input:

First United Methodist Church, Rev. Scott A. Dornbush, Senior Pastor
Huntsville Chamber of Commerce, Carol Smith, President & CEO
Senior Center of Walker County, Frank Ivory, Executive Director

General Summary of Comment:



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

The Sierra on Pioneer Road, TDHCA Number 12317

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Deuell, District 2, S

US Representative: Hensarling, District 5,

TX Representative: Burkett, District 101, NC

US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC

Resolution of Support from Local Government [ ]

Individuals and Businesses: In Support: 0 In Opposition 0

Quantifiable Community Participation Input:

Rutherford Neighborhood Watch Committee, Debbie Morgan
Senior housing for your comm.

Letter Score: 24 S or O: S

Community Input Other than Quantifiable Community Participation Input:

General Summary of Comment:

Support from Sen. Deuell







MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Lexington Court Phase III, TDHCA Number 12323

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Eltife, District 1, S

US Representative: Gohmert, District 1,

TX Representative: Simpson, District 7, S

US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC

Resolution of Support from Local Government [ ]

Individuals and Businesses: In Support: 0 In Opposition 0

Quantifiable Community Participation Input:

Highway 259 Property Owners Association, Doc E. Turk

Letter Score: 24 S or O: S

Demand in the area is high for this type property. People working in plants near IH-20 must drive 20-40 minutes to work. The development would be convenient to them. The owner assoc. believes the property would help maintain and improve general welfare of the neighborhood by adding additional new, well-maintained affordable housing to provide a safe environment for families with children.

Community Input Other than Quantifiable Community Participation Input:

Kilgore Chamber of Commerce and Visitor Bureau, Mike Coston, President

General Summary of Comment:

Support - Broad support from Sen. Eltife, and Rep. Simpson, along with a letter from the chamber of commerce.



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Summerstone Senior Village, TDHCA Number 12326**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Birdwell, District 22, NC	US Representative: Barton, District 6,
TX Representative: Pitts, District 10, S	US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

Ennis Senior Property Owners Association, Kim Wall Letter Score: 24    S or O: S

The development would be a great asset to the seniors of this area and the city of Ennis. The city council passed a resolution of support Jan. 17, 2012. The location is great for seniors being close to medical facilities, convenient for travel, close to the public library, banks and food markets. The property is well-designed and will offer amenities and safe, affordable housing.

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**West Park Senior Housing, TDHCA Number 12327**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Birdwell, District 22, NC

US Representative: Barton, District 6,

TX Representative: Cook, District 8, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

West Park Property Owners Association, Frank S. Wheelock

Letter Score: 24 S or O: S

Association members are familiar with another tax credit property in the neighborhood, Windvale Park, which is an asset to the city and area. The current development would be an asset to the area and assist low to moderate income elderly in the area with safe, modern housing and would improve the general welfare of the neighborhood. This development is needed, especially in this economy, to assist the elderly population of Corsicana so they can enjoy safe and affordable housing that is well-managed and maintained. This housing would give the seniors peace of mind that the community and the Property Owners Association care about helping to meet their needs.

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Windvale Park Phase II, TDHCA Number 12328

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Birdwell, District 22, NC

US Representative: Barton, District 6,

TX Representative: Cook, District 8, S

US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC

Resolution of Support from Local Government [ ]

Individuals and Businesses: In Support: 0 In Opposition 1

Quantifiable Community Participation Input:

West Park Property Owners Association, Frank S. Wheelock

Letter Score: 24 S or O: S

Our members know a tax credit development in our neighborhood called Windvale Park that has been a real asset to the area. Our association supports the current development because it will be an additional asset and would assist low to moderate income elderly and provide safe, modern, affordable housing and improve the welfare of the community. The development is needed, especially in this economy, to assist the city's elderly population and let them enjoy safe, affordable, well-maintained and well-managed housing. This type of housing would give the seniors peace of mind that the community and property owner's association care about helping to meet their needs.

Community Input Other than Quantifiable Community Participation Input:

Lakes Regional Mental Health and Mental Retardation Center, John P. Delaney, Executive Director

General Summary of Comment:



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Stonebridge Place, TDHCA Number 12329**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Nichols, District 3, NC

US Representative: Hensarling, District 5,

TX Representative: Cook, District 8, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

South Royal POA, Curtis W. Fitzgerald

Letter Score: 24 S or O: S

The current HTC development in the area has been an asset to the City of Palestine. This proposed development would provide the elderly population of Palestine with safe and modern housing within their budget and will also feature landscaped and maintained grounds and other amenities.

**Community Input Other than Quantifiable Community Participation Input:**

Multi-Cultural Educational Center, Betty M. Nickerson, Director

**General Summary of Comment:**

Support - One letter of support from Rep. Cook and a resolution of support from the city of Palestine.



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Apple Grove Villas, TDHCA Number 12332

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Deuell, District 2, S US Representative: Hensarling, District 5,
TX Representative: Burkett, District 101, NC US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: O, Michael Coffey, Assistant Superintendent, Mesquite I.S.D. Resolution of Support from Local Government [ ]

Individuals and Businesses: In Support: 0 In Opposition 0

Quantifiable Community Participation Input:

Community Input Other than Quantifiable Community Participation Input:

- Rainbow Days, Cindy Wright, Director
Life Net, Liam Mulvaney, President/ CEO
Shared Housing Center, Inc., Maria Machado, Executive Director
Greater Dallas Indo-American Chamber of Commerce, Harry Iyer, President
ACT Charities Inc., L. George Burke, President
Head Start of Greater Dallas, Wanda J. Smith, Chief Executive Office

General Summary of Comment:

Opposition - One letter from the Mesquite School district stating that the elementary and middle schools are at capacity and cannot accommodate additional students.
Support - One letter of support from Senator Deuell. Five letters of support from non-qualifying neighborhood organizations. (Head Start, ACT Charities, Rainbow Days, Lifenet, and Shared Housing Center Inc.)



MULTIFAMILY FINANCE DIVISION  
July 26, 2012  
Competitive Housing Tax Credit Program

**The Overlook at Linheir Farm, TDHCA Number 12334**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Hegar, District 18, NC

US Representative: McCaul, District 10,

TX Representative: Kolkhorst, District 13, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

The District, John M. McBeth, President/CEO

**General Summary of Comment:**



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

The Residences of Solms Village, TDHCA Number 12336

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Wentworth, District 25, S

US Representative: Smith, District 21,

TX Representative: Miller, District 73, NC

US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC

Resolution of Support from Local Government [ ]

Individuals and Businesses: In Support: 0 In Opposition 0

Quantifiable Community Participation Input:

Community Input Other than Quantifiable Community Participation Input:

- The Greater New Braunfels Chamber of Commerce, Michael Meek, President
Connections Individual and Family Services, Kellie Stallings, Executive Director
Goodwill Industries of San Antonio, Bob Dugas, President/CEO
Family Life Center, Kay Scott, Executive Director
Community Council of South Central Texas, Maria Huser, County Coordinator
Communities in Schools, David Ricker, Director of Operations and Community Partnerships
Any Baby Can, Jana Garcia, LMSW

General Summary of Comment:





**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Hacienda del Sol, TDHCA Number 12339**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Lucio, Jr., District 27, S

US Representative: Farenthold, District 27,

TX Representative: Lucio, District 38, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: S, Sid Miller, State Representative,  
 District 59

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

Boys & Girls Club of San Benito Texas, Mario Cervantes, C.P.O  
 START Center, Ron Rogers, President/CEO  
 San Benito Lions Club, Pete Claudio, Secretary  
 San Benito Chamber of Commerce, Zeke Padilla, President

**General Summary of Comment:**



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Merritt Legacy, TDHCA Number 12345

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Ogden, District 5, S US Representative: Carter, District 31,
TX Representative: Schwertner, District 20, S US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government [ ]

Individuals and Businesses: In Support: 0 In Opposition 0

Quantifiable Community Participation Input:

Community Input Other than Quantifiable Community Participation Input:

- Hill Country Bible Church of Leander, Peter Horn, Senior Pastor
Bagdad Activity Center Association, Kenn Schaefer, President
WBC Opportunities, Andrew Shell, Executive Director
Greater Leander Chamber of Commerce, Mary Bradshaw, President

General Summary of Comment:



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Merritt Hill Country, TDHCA Number 12346

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Wentworth, District 25, S US Representative: Doggett, District 25,
TX Representative: Isaac, District 45, S US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC Resolution of Support from Local Government [ ]

Individuals and Businesses: In Support: 0 In Opposition 1

Quantifiable Community Participation Input:

Community Input Other than Quantifiable Community Participation Input:

Hill Country Bible Church of Dripping Springs, Andrew B. Rauch, Elder
Dripping Springs Area Chamber of Commerce, Sherrie Park Executive Director
Hill Country Senior Citizens Activity Center, Inc., Dixie Myer, Executive Director
Dripping Springs Presbyterian Church, Nancy Marroquin, Pastor

General Summary of Comment:

One email was received stating opposition for the following reasons: the development will cause a decline in property values, it's unfair for current residents to pay taxes while the development will not, it will lower school performance, and increase crime.



MULTIFAMILY FINANCE DIVISION  
July 26, 2012  
Competitive Housing Tax Credit Program

**Merritt Estates, TDHCA Number 12347**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Ogden, District 5, S

US Representative: Carter, District 31,

TX Representative: Schwertner, District 20, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**



MULTIFAMILY FINANCE DIVISION  
 July 26, 2012  
 Competitive Housing Tax Credit Program

**Sunrise Villas Apartments, TDHCA Number 12356**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Zaffirini, District 21, S

US Representative: Hinojosa, District 15,

TX Representative: Hunter, District 32, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

The Villas at Woodbend, TDHCA Number 12359

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Hinojosa, District 20, NC

US Representative: Farenthold, District 27,

TX Representative: Torres, District 33, S

US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC

Resolution of Support from Local Government [ ]

NC, Mike Pusley, Nueces County Commissioner, Precinct One

Individuals and Businesses: In Support: 0 In Opposition 0

Quantifiable Community Participation Input:

Community Input Other than Quantifiable Community Participation Input:

National Archive and Historical Foundation of the American GI Forum, Amador Garcia, Chairman

Communities in Schools, Gloria Taylor, Executive Director

Boys & Girls Club of Corpus Christi, INC., Anne Baker, Chief Professional Officer

El Paraiso & Palacio Residential, Carolyn Valdes, Board Chairman

LULAC Council #1, Dr. Nick Adame DC, LULAC 1 President

General Summary of Comment:



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**El Campo Village, TDHCA Number 12361**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Hegar, District 18, S

US Representative: Paul, District 14,

TX Representative: Zerwas, District 28, NC

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

Lions Club of El Campo, John Steelman, Secretary/Treasurer  
 El Campo Chamber of Commerce, Rebecca Munos, President  
 Boys & Girls Club of El Campo, Shelly Schulz, Executive Director  
 Houston Hospice El Campo Site, Pat Matthes, LMSW

**General Summary of Comment:**



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Villas at Henderson, TDHCA Number 12362**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Eltife, District 1, S	US Representative: Gohmert, District 1,
TX Representative: Hopson, District 11, S	US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

- City of Henderson, Mike Barrow, City Manager
- Meals on Wheels of Palestine, Lois F. Durant, Executive Director
- Henderson Interchurch Ministry, Linda Gray, President
- Henderson Area Chamber of Commerce, John Cloutier, President
- Boys and Girls Club of Rusk County, Peggy S. McAlister
- Habitat for Humanity of Henderson, Bill Preston, President

**General Summary of Comment:**

1 letter of opposition from an owner of 2 apartment complexes with an occupancy survey of 3 apartment complexes showing borderline feasible rates of occupancy.

Support - Broad support from Sen. Eltife and Rep. Collins, along with letters from four local organizations.





**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Stepping Stone & Taylor Square Apartments, TDHCA Number 12365**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Ogden, District 5, S

US Representative: Carter, District 31, S

TX Representative: Gonzales, District 52, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

S, Bob van Til, Director of Planning and Development,  
 City of Taylor

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

Taylor Area Businesswomen, Annette Maruska, President  
 First Baptist Church, Matt Hudson, President  
 Taylor Chamber of Commerce & Visitor Center, Thomas E. Martinez, President

**General Summary of Comment:**



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Pecan Grove & Pecan Creek Village Apartments, TDHCA Number 12366

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Fraser, District 24, NC

US Representative: Conaway, District 11,

TX Representative: Aycock, District 54, S

US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC

Resolution of Support from Local Government [ ]

Individuals and Businesses: In Support: 0 In Opposition 0

Quantifiable Community Participation Input:

Community Input Other than Quantifiable Community Participation Input:

Lampasas Lions Club, Jason Jones, Secretary

Lampasas Kiwanas Club, Jeff Villanueva, President

Lampasas County Chamber of Commerce, Jill Carroll, Executive Director

General Summary of Comment:



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Justice Park Senior Villas, TDHCA Number 12367

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Patrick, District 7, NC

US Representative: Jackson Lee, District 18,

TX Representative: Bohac, District 138, S

US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC

Resolution of Support from Local Government [checked]

Individuals and Businesses: In Support: 0 In Opposition 0

Quantifiable Community Participation Input:

Central NorthWest Super Neighborhood Council, Mark Klein

Letter Score: 24 S or O: S

The proposed development is well conceived and designed appropriately for the neighborhood. It will also serve the needs of the neighborhood elderly residents.

Community Input Other than Quantifiable Community Participation Input:

General Summary of Comment:



MULTIFAMILY FINANCE DIVISION  
 July 26, 2012  
 Competitive Housing Tax Credit Program

**Heritage Plaza, TDHCA Number 12368**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Nichols, District 3, NC

US Representative: Brady, District 8,

TX Representative: Creighton, District 16, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Mariposa at Ranch Road 12, TDHCA Number 12371

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Wentworth, District 25, S

US Representative: Doggett, District 25,

TX Representative: Isaac, District 45, S

US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC

Resolution of Support from Local Government [ ]

Individuals and Businesses: In Support: 0 In Opposition 0

Quantifiable Community Participation Input:

Community Input Other than Quantifiable Community Participation Input:

- Apartment Life, Randy Phillips, Regional President South Central Texas
Younglife, Ryan Hammett, Area Director
Wimberley Chamber of Commerce, Carrie Harris, Executive Director
Casa of Central Texas, Inc., Norma Castilla-Blackwell, Executive Director

General Summary of Comment:



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Mariposa at Woodbridge, TDHCA Number 12372**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Shapiro, District 8, NC

US Representative: Hall, District 4,

TX Representative: Laubenberg, District 89, O

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

**Individuals and Businesses:** In Support: 0 In Opposition 9

**Quantifiable Community Participation Input:**

Woodbridge Association, Inc., Donald P. Herzog

Letter Score: 24 S or O: S

There is a need for senior housing within the area. An overwhelming majority of the homeowners supported the project at a presentation meeting.

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**

Opposition - One letter of opposition from Rep. Laubenberg citing adequate affordable housing already in Wylie. Nine letters of opposition citing lack of public transportation, the burden on schools, increased crime, decreased property values, and excessive multifamily developments in Sachse and Wylie.



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Sunrise Terrace, TDHCA Number 12379

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Lucio, Jr., District 27, S

US Representative: Hinojosa, District 15,

TX Representative: Lozano, District 43, NC

US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC

Resolution of Support from Local Government [ ]

Individuals and Businesses: In Support: 1 In Opposition 1

Quantifiable Community Participation Input:

Tax Increment Reinvestment Zone #1 Property Owners Association, Lance Elliott Letter Score: 24 S or O: S

The proposed project will use vacant land within the Zone and help support Zone employers who face a difficult time finding and hiring local workers and who are facing resistance from employees who are facing increased commuting costs.

Community Input Other than Quantifiable Community Participation Input:

General Summary of Comment:

One Witness Affirmation Form in support. Refer to the Harlingen Public Hearing.
One Witness Affirmation Form in opposition. Refer to the Harlingen Public Hearing.



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Stevenson Ranch, TDHCA Number 12382

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Fraser, District 24, NC

US Representative: Carter, District 31,

TX Representative: Miller, District 59, S

US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC

Resolution of Support from Local Government [ ]

Individuals and Businesses: In Support: 0 In Opposition 0

Quantifiable Community Participation Input:

Community Input Other than Quantifiable Community Participation Input:

- Cross Timbers Pregnancy Care Center, Leah Howard, Executive Director
Cross Timbers Family Services, Beth Mewhinney, M.Ed., LPC, Staff Counselor
Casa for the Cross Timbers, Christi Campbell
Erath County Child Welfare Board, Erin McEvoy, Secretary
Dublin Chamber of Commerce, Nancy Wooldridge, Executive Director
Erath County Senior Citizens, Inc., Whitney Lee, Executive Director
The Dublin Senior Citizens Center, Linda Ake, President
Cross Timbers Family Services, Jodee Lucer M.Ed., LPC, President/CEO

General Summary of Comment:





MULTIFAMILY FINANCE DIVISION  
July 26, 2012  
Competitive Housing Tax Credit Program

**Clear Springs, TDHCA Number 12383**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Whitmire, District 15, NC

US Representative: Poe, District 2,

TX Representative: Huberty, District 127, NC

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Paseo Pointe, TDHCA Number 12388

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Lucio, Jr., District 27, S

US Representative: Farenthold, District 27,

TX Representative: Oliveira, District 37, S

US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: NC

Resolution of Support from Local Government [checked]

Individuals and Businesses: In Support: 0 In Opposition 0

Quantifiable Community Participation Input:

Community Input Other than Quantifiable Community Participation Input:

- United Way of Southern Cameron County, Wendy Hanson, Director
START Center, Ron Rogers, President/CEO
Housing and Community Services, Inc., Gilbert M. Piette, Executive Director
Boys & Girls Clubs of Los Fresnos, Edward Barron, Executive Director
CASA of Cameron & Willacy Counties, Inc., Alicia Gracia, Executive Director
The Los Fresnos Chamber of Commerce, Carmen Amaya, President

General Summary of Comment:



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Riverstone Ranch, TDHCA Number 12389

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Davis, District 10, NC

US Representative: Barton, District 6,

TX Representative: Nash, District 93, NC

US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: O, David L. Cook, Mayor of Mansfield

Resolution of Support from Local Government [ ]

Individuals and Businesses: In Support: 0 In Opposition 0

Quantifiable Community Participation Input:

Community Input Other than Quantifiable Community Participation Input:

General Summary of Comment:

Opposition - One letter of opposition from Mayor Cook stating that the development site does not have access to public transportation, or employment opportunities.



MULTIFAMILY FINANCE DIVISION  
 July 26, 2012  
 Competitive Housing Tax Credit Program

**Highland Villas , TDHCA Number 12393**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Ogden, District 5, S

US Representative: Flores, District 17,

TX Representative: Raney, District 14, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

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

**Quantifiable Community Participation Input:**

Briarcrest Ridge Property Owners Association, Sam Harrison

Letter Score: 24 S or O: S

This proposed up-scale affordable apartment community for the elderly and families of limited income will meet a significant need in the community. There is a need for affordable rental housing in the area and such a development will help to revitalize our neighborhood.

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**



**MULTIFAMILY FINANCE DIVISION**  
**July 26, 2012**  
**Competitive Housing Tax Credit Program**

**Colonial Point Apartments, TDHCA Number 12395**

**PUBLIC COMMENT SUMMARY**

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

**State and Federal Officials with Jurisdiction:**

TX Senator: Birdwell, District 22, NC

US Representative: Carter, District 31,

TX Representative: Miller, District 59, S

US Senator: NC

**Local Officials and Other Public Officials:**

Mayor/Judge: NC

Resolution of Support from Local Government

S, David Byrom, City Manager, City of Gatesville

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

**Quantifiable Community Participation Input:**

**Community Input Other than Quantifiable Community Participation Input:**

**General Summary of Comment:**



MULTIFAMILY FINANCE DIVISION
July 26, 2012
Competitive Housing Tax Credit Program

Cotton Wood II, TDHCA Number 12397

PUBLIC COMMENT SUMMARY

Guide: "S" = Support, "O" = Opposition, "N" = Neutral, "NC" or Blank = No Comment

State and Federal Officials with Jurisdiction:

TX Senator: Lucio, Jr., District 27, S

US Representative: Farenthold, District 27,

TX Representative: Lozano, District 43, S

US Senator: NC

Local Officials and Other Public Officials:

Mayor/Judge: S, John F. Gonzales, Jr., Willacy County Judge

Resolution of Support from Local Government [ ]

S, Aurelio Guerra, Executive Director, Willacy County Housing Authority

Individuals and Businesses: In Support: 0 In Opposition 0

Quantifiable Community Participation Input:

Community Input Other than Quantifiable Community Participation Input:

General Summary of Comment:

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS  
MULTIFAMILY FINANCE DIVISION

PUBLIC HEARING  
ON  
2012 COMPETITIVE HOUSING TAX CREDIT APPLICATIONS

Room 1.111  
William B. Travis Building  
1701 N. Congress Avenue  
Austin, Texas

Monday,  
April 2, 2012  
6:00 p.m.

BEFORE: JEAN LATSHA, Housing Tax Credit Manager

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## P R O C E E D I N G S

MS. LATSHA: Good evening. Let the record show it is 6:00 p.m.. My name is Jean Latsha and I'm here to conduct a hearing on behalf of the Texas Department of Housing and Community Affairs.

The Department's mission is to help Texans achieve a higher quality of life by building better communities. Through our rental housing programs, the Department encourages the new construction or rehabilitation of high quality housing, primarily through private developers. These developments benefit Texans by providing qualified families and individuals with safe, affordable, quality housing.

The Department considers public input very important, and to support the significance of comment, the Department is conducting six public hearings around the State of Texas in order to receive public comment for any of the 2012 Competitive Housing Tax Credit Applications.

This public hearing is being held in Austin at the William B. Travis Building, Room 1.111, at 1701 N. Congress.

You may provide comment for any 2012 Competitive Housing Tax Credit Application. All comment that you provide today will be recorded and a summary of that comment will be presented to the Department's board prior to the final award recommendations.

If you wish to speak but haven't completed a witness affirmation form -- these, please be sure and complete one and hand it to me during the meeting. Also, if you do not wish to speak but would like to provide comment, your witness affirmation form may also serve as comment and will

be included in the public comment summary to the Department's board. If you have not signed in, please do so. The Department will have a record of attendance for this hearing.

If you are speaking on behalf of a group, feel free to indicate this by asking all persons in the group to stand. Each person will count as either support or opposition based on your comments.

If there are any elected public officials here -- which I don't see any, at least not that I recognize, we would ask that they be given the courtesy of coming to the podium first. We will try to organize the remaining witness affirmations by project so that folks wishing to speak to the same development are heard at the same time.

When you come to the podium, please state your name clearly for the record as well as the development name and application number for which you are speaking. You must come to the microphone to speak, right over here. Each person will be given three minutes to make their comments. Please take this into account when providing your comments so as to provide everyone the opportunity to speak if they want to.

Are questions?

(No response.)

MS. LATSHA: All right. Mr. William Cantrell.

MR. CANTRELL: I wanted to look somewhat official. I'm William Cantrell and I live at 428 Saddle Club Drive in Kerrville, Texas. I am the post commander of the Corporal Jacob C. Leicht Memorial AMVETS Post 1000 in Kerrville, Texas. I'm also representing VFW Post 1480 Heart O' the

Hills Post, Vietnam Veterans of America Post 863 in Kerrville, the Military Officers Association of America, Heart O' the Hills Post in Kerrville, Texas, Hill Country Veterans Council and -- who am I forgetting?

I'm here to support the Freedom's Path of Kerrville Senior Veterans affordable housing. To start with 49 units, it will be built on five acres of the 70 acres of the Kerrville VA Hospital property.

There is something that veterans really need in Kerr County, but not just Kerr County, in all the surrounding counties -- surrounding Kerr County. This is something we've been fighting quite a while to get support for. The county commissioners have voted to support it. The city council has voted to support it. We have a letter from Senator Troy Fraser in support of it. We understand that Representative Harvey Hilderbran will support it.

I bet my three minutes are about up and I've really said just about everything I want to say but I do want to tell you this, that there are close to 6,000 veterans in Kerr County alone. Kerr County only has a population of about 49,000.

The state of Texas has a population -- a veteran population of about 6 percent. We have 13 percent in Kerr County; adjacent to Kerr County is Bandera County with 14 percent; Gillespie County, I think, has 13 percent. So a lot of veterans in that area that would really be benefitted by this development.

MS. LATSHA: Thank you, sir.

All right. Mr. Gary Noller.

MR. NOLLER: Good evening. My name is Gary Noller. I

live at 140 North Ray Drive [phonetic] in Center Point, Texas, which is just outside Kerrville in Kerr County, Texas, and I'm speaking also on behalf of our Freedom's Path of Kerrville, which is senior housing on the property of the Kerrville VA facility.

And I would like to tell you a little bit why I think that this is a special project and should received not only ordinary consideration but special consideration. It is being built for veterans; it'll be exclusive to veterans. I'm a veteran. I served in Vietnam. I was there about eleven months.

The youngest Vietnam veteran today is probably 59. You might find some Vietnam veterans that are 58 years of age but those are very, very late in the War -- '72, and they must have been about 18 years when they got there.

Most Vietnam veterans are my age. I am going to turn 65 this year. Most Vietnam veterans have done very well but some Vietnam veterans are in need of quality healthcare and quality housing. This project at the Kerrville VA will give them both. They can literally ride in a golf cart from where they live to where their doctor's at.

We want this. We want it to be on the VA property because we think the VA will make sure that it is quality. The contract with the developer requires it to be quality and we believe the VA, as it gives us quality healthcare, will make sure that this housing is quality.

I got two cards here: I got this card -- this gives me healthcare at the VA; this card gives me healthcare with Blue Cross Blue Shield. There's a reason why I go to the VA for my healthcare, there's a reason why I want to

be buried in a VA cemetery, and there's a reason why I would very much love to be in a housing place when I need it -- and I'm going to need it someday.

I want to live to be a very old person and if I'm going to need to have some care in some senior housing, I want it to be in a place where veterans live because those are the people that got me through some very tough times 42 years ago when I was in the jungles of Vietnam, and those are the people that are going to be the left of me and to the right of me, I hope, where I live and help me get through the next difficult times --

So I'd very much like to request that the board take an extra long hard look, give every consideration possible for veterans, and particularly, Vietnam veterans -- yes, I'm very biased on that. A lot of my buddies out there need something like this.

Please consider that and grant this application. Thank you very much.

MS. LATSHA: Thank you. And Mr. Bill Brice.

MR. BRICE: Good afternoon. My name is Bill Brice. I'm with the Downtown Austin Alliance. I'm here to speak in support of the Capital Studios project, your project number 12300. Downtown Austin Alliance represents the owners of over 900 commercial properties that are located in the downtown Austin public improvement district and we support this project. We would ask for TDHCA's consideration to do the same.

Downtown Austin Alliance is deeply involved in this issue. We work with many partners including city, staff, elected officials, and the people that operate many of our social services here in Austin and also people that

are involved in housing.

We know that we need more permanent supportive housing here in Austin. We know that we need more workforce housing. And the Capital Studios project really helps to solve and address both of those needs.

With over a hundred units of affordable housing for people that are making \$13 an hour or less, ten of the eleven employees that I have that work the streets of Austin cleaning sidewalks, picking up litter or removing graffiti every day would qualify. Currently there is nowhere else for them to live in downtown Austin because it's not affordable.

We also employ people with barriers to employment. These are folks that are former substance abusers, people who are homeless, people that have educational barriers, and others, and that housing -- permanent supportive housing for folks like that who are living in shelters is not available.

A good example of what I'm talking about is not far down the street at 7th and Neches Street where we have our Salvation Army and our Austin Resource Center for the Homeless Shelter. The shelters are overflowing. In 2009 we had a hundred people that spent over 200 nights at Austin Resource Center for the Homeless, and these folks were engaged with the criminal justice system.

There are a lot of people there doing what they ought to be doing, trying to work themselves out of a situation. Right now the shelter is there -- temporary, but not permanent, housing. Some folks have been there over 20 years. We don't have housing, low-barrier housing, housing-first housing that's an option for our people in Austin and we desperately need it.

This presents a downtown location, an opportunity for folks who work downtown making that kind of wages to be there without needing a car, or even public transportation in many cases, but also for the folks that are in our shelters that need permanent supportive housing and low-barrier permanent supportive housing as a step out.

And we would ask for your support on this project. We're supporting it wholeheartedly.

MS. LATSHA: Thank you. Those are all the forms I have unless there is anyone else that had one?

(No response.)

MS. LATSHA: All right. A detailed log of all 2012 applications is posted to the Department's website. There were a couple back there too. Written and e-mail comments outside of this meeting are also encouraged. Such comments must be submitted prior to 5:00 p.m. Central Time on June 1, 2012.

Thank you all for your participation. Public input is very important to the Department and your comments will be included in the board summary for each application considered for an award. The board will make final decisions for allocations in the 2012 Competitive Housing Tax Credit Applications at the late July meeting.

For additional information you may contact me, Jean Latsha. I'm at jean.latsha -- that's L-A-T-S-H-A -- @.tdhca.state.tx.us. My number is 512-475-1676. Or you can visit our website at [www.tdhca.state.tx.us](http://www.tdhca.state.tx.us).

This concludes the public hearing. Let the record show it is

6:12 p.m. And this hearing is now adjourned.

(Whereupon, at 6:12 p.m., the meeting was concluded.)





TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS  
MULTIFAMILY FINANCE DIVISION

2012 COMPETITIVE HOUSING TAX CREDIT APPLICATIONS  
PUBLIC HEARING

Conference Room 179  
The Franklin Building  
401 East Franklin  
El Paso, Texas

April 9, 2012  
6:00 p.m.

BEFORE: MISAEL ARROYO

ON THE RECORD REPORTING  
(512) 450-0342

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P R O C E E D I N G S

MS. ARROYO: Good evening. My name is Misael Arroyo. I am here to conduct the public hearing on behalf of the Texas Department of Housing and Community Affairs.

The Department's mission is to help Texans achieve a higher quality of life by building better communities. Through our rental housing programs, the Department encourages the new construction or rehab of high quality housing primarily through private developers. Okay. This public hearing is held in El Paso, at the El Paso State Office Building, Room 179.

You may provide comment for any 2012 Competitive Housing Tax Credit Application. All comment that you provide today will be recorded, and a summary of that comment will be presented to the Department's Board prior to the final award recommendations.

If you wish to speak but you haven't completed a witness affirmation form, please be sure to let me know, and I can provide one for you. Also if you do not wish to speak but would like to provide comment, your witness affirmation form may also serve as comment. You can also write your comments on the public witness affirmation forms as written comments. If you don't want to speak, you don't have to.

And if you are speaking on behalf of a group, please feel free to indicate this by asking all persons in the group to stand. Each person will count as either support or opposition, based on your comments.

If there is any elected public elected officials here, please let me know, so they can, I guess, speak first, which I don't think there is any. Okay. What is -- do you want to speak first? You can either go to that chair, so they can hear you better with the microphone. Yes.

MR. ARAUJO: My name is Antonio Araujo. And I represent the San Elizario Independent School District, and with me is Mr. Luevano. He is our director in San Elizario.

We are here to oppose the application; it's application number 12126. And it is the housing tax credit application on San Elizario Palms II. We already have four multifamily units there in San Elizario.

I think that for us, it is putting too many students through our school district. Right now, we are at capacity right now. Any additional students that we get, we are going to be getting a paper from TEA, so that we can increase our -- or take some of our student load.

Also, with the -- I think you know, TEA is not providing any more additional funds for each student that

we bring into the district. We are like -- they are telling us that we are going to have to teach our students with the money that we have right now. There's no more money. So that is a big concern for us.

And we also feel like four housing units that's at San Elizario, we feel that they should be spread around the city, not just there at San Elizario. So that's a big concern for us, too.

Sir, do you want to add anything else?

MS. ARROYO: Do you want to speak.

MR. LUEVANO: Good evening, Ms. Arroyo.

MS. ARROYO: Misael.

MR. LUEVANO: Audience. My name is George Luevano, and I represent San Elizario Independent School District. And I am here to oppose application 12126.

This is the San Elizario Palms II development that is proposed for an expansion of an additional 68 units. The reason for our concern, I would like to augment what Board President Antonio Araujo mentioned, is our concern for many other aspects other than the student population and lack of additional funding from the State.

We have concerns also that our community, which is not incorporated, has now four developments. And really, without the school district opposing this, there is really

no other opposition as seen tonight. We have at first supported the first two developments that went into San Elizario Independent School District community. With the third one that was proposed, we also opposed and sent opposition letters.

And obviously, the application was approved, and it was -- it proceeded to be developed. We also are looking at some low-income migrant developments in that area. And we are also looking at another development, low-income tax credit that is not in our school district, but it is just right off within a few blocks from our school district.

And it's going to be located in the corner of Alameda and Herring Road, which is probably less than a mile from the proposed development that we are opposing at this moment, for the expansion of San Elizario Palms II.

We recently had an accident, and that was one of our biggest concerns. The development, which is San Elizario Palms II was developed right across the street from our high school, and it's now situated in a school zone.

So our concern regarding the traffic increase at which we had proposed to TxDOT to do a study at the corner of Herring and Socorro, regarding the traffic that would be created by the original development, let alone this expansion.

TxDOT concluded the study and found at that point that they would need a further study to warrant a traffic signal on the corner of Herring and Socorro.

With the development across the street, there's a lot of traffic that comes out of the development. At the same time, there's a lot of traffic coming out of our schools, specifically during morning start time and the afternoon end of school hours.

Three weeks ago, we had an accident. Two vehicles, one coming out of the development and one that was traveling east. We were very fortunate in that it happened in school hours, because this accident caused one of the vehicles to veer through our fence and into our school parking lot.

And that is one of the concerns that we have, is the safety in the school zone, with the amount of traffic that is existing at this moment, plus the additional 68 units being put there.

We also face a funding shortage, as Board President Araujo mentioned. We presently know right now at this moment that we are receiving about \$800,000 less this school year from TEA.

The additional student load means that our teachers are going to have higher student loads, because we



are having to do with what we are being given without consideration to an additional increased student population.

So again, as I started, San Elizario school district is a small community; it is not incorporated. And for the community members and for our district, our student population, there is no representation to somehow avert all of the multifamily low income tax credits being built there, other than the Board President and Board trustees opposing this.

Other areas have council members, have county individuals that possibly could go and oppose this. We don't. We don't, so we are very grateful that our Board and our Board President are opposing it, because we have four now, plus a migrant housing development there.

And if people there are listening to this in Austin, which we understand that this is a 16-mile square radius area, our district is only 16 square miles. So with the number of multi housing developments that are in place at this moment, it has put an undue burden on the district.

We are for low-income housing. But we feel now that four and the fourth one being expanded is too much of a burden. And we ask that these multi housing units be spread

out throughout the city. I think that Board President Araujo has a resolution from our school district to submit as hard copy testimony.

MS. ARROYO: Thanks.

MR. LUEVANO: And just to conclude my presentation, as I represent a school district, and our school district is very concerned with the safety in the area, and the school zone where this development is presently located, and the expansion of it. Thank you.

MS. ARROYO: Maria Espinoza.

MS. ESPINOZA: Good evening. My name is Maria Espinoza. I am here today to speak in support of Eastpointe Estates, TDHCA number 12153; Villas at West Mountain TDHCA 12154, and Laureles del Este, TDHCA number 12155. I will keep my comments brief, but first would like to thank you for making this trip.

El Paso County is home to a wide array of families.

And as each battle their individual challenges and hardships, our hope is that you support the families of the El Paso area, for without the help of the tax credit program, providing affordable housing in an area with such low median income is economically unfeasible.

The population of El Paso and neighboring towns has grown at a record pace, increasing the demand for units.

Eastpointe Estates, Villas at West Mountain, and Laurelas del Este are three proposed developments that will consist of 100, 76 and 42 units respectively. Each will be equipped with a different range of amenities, which may include a clubhouse, a fitness center and a swimming pool.

Furthermore, these three proposed developments are located in the vicinity of various amenities, including banking, shopping and schools. Neighboring projects currently have a waiting list with a substantial number of names, making the funding of these new developments a great urgency.

The work the Board and staff have done this application cycle is immensely appreciated. And as staff continues the review process, I ask that Eastpointe Estates, TDHCA number 12153; Villas at West Mountain, TDHCA number 12154; and Laurelas del Este TDHCA, number 12155, be recommended for funding.

Thank you for your consideration and the opportunity to speak before you today.

MS. ARROYO: Thank you. Stan Waterhouse?

MR. WATERHOUSE: [inaudible].

MS. ARROYO: You don't want to speak.

Bobby Bowling.

MR. BOWLING: Good evening, Ms. Arroyo.

MS. ARROYO: Thank you.

MR. BOWLING: It is good to see you. I am Bobby Bowling. I am with Tropicana Building here in El Paso. We have successfully developed 20 low-income housing tax credit projects in the last ten years with the support of TDHCA.

We are very proud of the projects we have developed. We are very proud of our compliance record with the Department. I would put our reputation and our record with the Agency up against any developer in the state. We also take a lot of pride in the communities in which we develop.

I would like to take the opportunity to have further discussions with the gentleman from the San Elizario school district Board, and I would like to point out a few things on record here, to give another side of the story, for the people in Austin that will be reading this transcript.

Number one, both the state rep for the area, Representative Chente Quintanilla, and the state senator for the area, Senator Jose Rodriguez, are on record in support of this development. San Elizario Palms Phase II is just that; it's a phase II of a development. We own this land. We will be developing it.

The traffic issues, as the gentleman stated, do

not warrant a stop light. It is kind of a red herring to state that there is ridiculous traffic in the area. Rather that's an overstatement.

But there is going to be something built there, whether it is single-family houses, whether it is a larger density development without the use of tax credits. But we bought this property. We have made an investment.

It is not going to continue to be farmland. We have met with a lot of the community leaders, who understand that. The people who run the water district and those other governing bodies understand that, and have also pledged their support for the project.

I would like to bring some information to the gentlemen about our current and our existing tax credit projects. We do own three. We have a fourth that is almost ready to start leasing. It is substantially complete.

We have done some investigation, and approximately 90 percent of the children that live in our tax credit developments already came from the San Elizario school district boundaries. We are not creating new children by creating new housing opportunities for them.

As a matter of fact, I think that what we are doing with -- in partnership with TDHCA is a very noble goal and a very noble thing for the community of San Elizario.

There are over 25 federally recognized colonias in the school district boundaries of San Elizario. We are providing these families with an opportunity to better themselves and to live in safe, decent and affordable housing.

Many of the units that we have built in the San Elizario area are eligible for 30 percent AMFI families. So the rent less utilities for lots of these families are approximately \$150 a month. This makes it very easy for these families who are living in these dilapidated colonia situations to live in decent new affordable housing.

We provide a variety of social services in the area. We give GED courses. We give English as a Second Language courses. We give free legal counseling, and a variety of other social services.

San Elizario Palms Phase I has a quarter-mile jogging track to encourage people to stay in shape. It has also got a little wilderness recognition, with native vegetation for children to understand about the native education in the area. We have got it named. We did that in coordination with Texas A&M Research Center that is also located in the area.

Again, I would like to, aside from the public hearing, sit down with these gentlemen and maybe walk them

through what we are doing out there, because again, we are very proud of what we are doing. This is the -- I take the 180-degree position to somehow what we are doing is not good for the community; I feel very strongly that the exact opposite is true.

I believe that we are providing a tremendous community service for the citizens of the San Elizario community. And that is reflected in the support that we have gotten from the elected officials.

I sympathize with the gentlemen that the Texas Education Agency is no longer giving them adequate funding, possibly. We did meet with the superintendent and at least one Board member before we started our first development in the San Elizario area, and at that time, the school, the high school that we built across the street from was less than 50 percent capacity.

I guess that has changed in the last couple of years, and I am sympathetic to that and willing to look at and meet with these gentlemen to try to help them resolve their problems, because we also want our children to have an excellent education provided by the school district.

I would just like to mention one more thing. This is a rural project in 13 Rural. It is the third highest scoring project. The likelihood of funding is very minimal

this year.

And we may, after some considerations and talking with you all, consider even pulling the application back altogether, in exchange for some other support in a future year, if we can reach a happy medium with you, to maybe incorporate some of the things that would better serve your school district. So I offer that out to you, as an olive branch, and again, as part of being a good community citizen.

We are very proud of what we have done, again, in San Elizario. And we are very proud of the people that we serve out there. They are hard working people. There are very few Section 8 tenants out there, as you probably well know.

These are hardworking blue collar people. Several of the people that we have moved into San Elizario Phase I as you sit across from the high school, are high school graduates of San Elizario High School. So again, I am very proud of what we do, and I look forward to meeting with you all.

Just briefly, we have two other tax credit developments that I would like to go on record in support of: North Desert Palms, within the city limits of El Paso, and the Clint Palms development.



Again, all of our projects have full support of the elected officials from the state reps and the state senators on each of those projects. So again, thank you for coming to El Paso.

As my colleagues said from Investment Builders, we really need a lot of affordable housing in El Paso. A lot of figures show that we are 30,000 units short here. We are one of the poorest border communities. I think we are the poorest border community in the United States for a population of over 500,000 people. So we welcome the tax credits.

I would wish the Department could find a way to fund every single one of these projects that is applying here.

And however you get that money, with forward commitments or some other region, anybody who doesn't want their tax credit dollars, please know that El Paso would love to have them.

Thank you very much.

MS. ARROYO: Thank you.

Mr. Jimenez?

(Pause.)

MS. ARROYO: Okay. I think we are almost done.

No one else wants to speak. And we also welcome written comments via email, fax, regular mail to our address.

Thank you for your participation. Your comments

will be included in the Board summary for each application considered for an award. The Board will make the final decisions for allocations in 2012 at the late July meeting.

For additional information, you can contact Jean Latsha at [jean.latsha@TDHCA.state.tx.us](mailto:jean.latsha@TDHCA.state.tx.us), or you can call her at (512)475-1676. You can also visit the program's website at [www.TDHCA.state.tx.us](http://www.TDHCA.state.tx.us).

It is 6:24, and this hearing is now adjourned.

(Whereupon, at 6:24 p.m., the hearing was concluded.)



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS  
MULTIFAMILY FINANCE DIVISION

2012 COMPETITIVE HOUSING TAX CREDIT APPLICATIONS  
PUBLIC HEARING

Auditorium  
Harlingen Public Library  
410 76th Drive  
Harlingen, Texas

April 10, 2012  
6:00 p.m.

BEFORE: SHANNON ROTH

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## P R O C E E D I N G S

MS. ROTH: Good evening. Let the record show that it is 6:10 p.m. My name is Shannon Roth, and I'm here to conduct a hearing on behalf of the Texas Department of Housing and Community Affairs.

The Department's mission is to help Texans achieve a higher quality of life by building better communities. Through our rental housing programs, the Department encourages the new construction or rehabilitation of high quality housing, primarily through private developers.

These developments benefit Texans by providing qualified families and individuals with safe, affordable quality housing. The Department considers public input very important.

And to support the significance of comment, the Department is conducting six public hearings around the State of Texas in order to receive public comment for any of the 2012 Competitive Housing Tax Credit Applications. This public hearing is held in Harlingen, at the public library.

You may provide comment for any of the 2012 Competitive Housing Tax Credit Applications. All comments that you provide today will be recorded, and a summary of that comment will be presented to the Department's Board prior to the final award recommendations.

If you wish to speak, but haven't completed a witness affirmation form, please be sure to complete one and hand it to me during this meeting. Also if you do not wish to speak, but would like to provide comment, your witness affirmation form may also serve as comment, and it will be included in the public comment summary to the Department's Board.

If you have not signed in, please do so. The Department will have a record of the attendance for this hearing. If you are speaking on behalf of a group, feel free to indicate this by asking all the persons in your group to stand. Each person will count as either support or opposition, based on your comments.

If there are any elected public officials here, we ask that they be given the courtesy of coming to the podium first. We will try to organize the remaining witness affirmation forms by project, so that folks wishing to speak on the same development will be heard at the same time.

When you come to the podium, please state your name clearly for the record, as well as the development name and application number for which you are speaking. You must come to the microphone to speak. Each person will be given three minutes to make their comments. So please take this into account when you are providing your comments, so as to provide everyone an opportunity to speak if they want to. Do you have any questions?

(No response.)

MS. ROTH: Okay. I know we have one elected official. Sir? I'm sorry. Are you going to speak? Okay. Are you planning on -- is this yours? Okay. So, Mr. John Gonzales, Jr.

MR. GONZALES: I think this group is here to speak on the same project.

MS. ROTH: Okay. So you don't want to speak as an individual? You are just going to have one person speak for the group?

MR. GONZALES: No. I'm going to speak in individual support of our project. We have several of us here to speak on our project.

MS. ROTH: Okay. Yours is the only form I have, which is why I am calling you up.

MR. GONZALES: Okay. Well, I think we are still going down to the group.

MS. ROTH: All right. Well, how about Aurelio Guerrero. Would you like to speak?

MR. GUERRERO: Sure.

MS. ROTH: Go ahead, then.

MR. GUERRERO: Good evening. Thank you for allowing me to speak, and I am speaking on behalf of Willacy County Housing Authority, application 12397, Cottonwood II Apartments.

MS. ROTH: Could you please state your name, sir?

MR. GUERRERO: My name is Aurelio Guerrero, and I am the Executive Director for the Willacy County Housing Authority. As I stated previously, I support the Cottonwood II Apartments.

The Cottonwood II Apartments consists of 80 affordable multifamily units. Twenty-five of those units are restricted for HOME rents, 5 percent are targeted to households earning 30 percent of median income or less.

And the proposed development offers 90 percent of two- and three-bedroom units. 54 percent of these units are targeted to households earning 50 percent of median income or less, and 10 percent of all units are



targeted to the needs of disabled individuals or households. That is my statement.

MS. ROTH: Okay. Thank you.

MR. GUERRERO: Thank you.

MS. ROTH: John Gonzales, Jr.

MR. GONZALES: Good evening. My name is John Gonzales, Jr. I am the Willacy County Judge. I am here to speak and say that I am in support of our Cottonwood II Apartment project.

And one of the main reasons, Willacy County has not had any affordable housing project from TDHCA since 2001. That was the Northstar Apartments that are still currently in existence. These apartments, though, because of the demand that we need for these type of apartments, those apartments usually stay at a very high occupancy level.

Basically we have no rentals in our county. We currently have a rental assistance grant through the county but do not have the rental properties to place our low-income residents, so this type of project is much needed.

Aside from that, Willacy County has the lowest income of all counties in the United States and needs more affordable housing. And this has become official. It has been in our local media; it has been on our local news stations, that Willacy County is the poorest county in the United States.

And with this, we also have very limited rentals that are left and affordable for low-income individuals. And so the county needs to house low-income residents and provide additional affordable housing, as we have

worked to create more economic development and economic development opportunities within the county and to attract more employers to our area.

And for this reason also, we need the apartment project of this magnitude which would also help the spark that we create an economic development. Since taking office last year, we have worked diligently to spark economic development, and we are now experiencing the initial impact of that. So these apartments will be a great boon for the small spark that we have currently created in our county.

Now, the four counties in the Rio Grande Valley -- we are probably the one county that was not able to experience the economic growth that our neighbors did over the last 15 years when we had basically the world's greatest economic boom.

And so we remain stagnant, until just last year, which now, because of some other companies that have come in, we now are starting to experience that small spark. It may not have anything to do with turbine companies.

So we now we basically lack very much on these, on rental properties. Through Willacy County, we have also designated our revitalization area, which the proposed Cottonwood II Apartments development is located. And the construction of this development will help spur additional revitalization in the same area.

So I am here today in support of this project for our county. It is a much needed project for our county and also much needed by the people in our county who currently do not have the places to rent.

And I am within our community all of the time. Some of the places that I see a lot of our residents living are homes that would -- you would be hard to even if you had your dogs living in these homes. And I am serious.

Some of these homes are practically falling apart, and we are trying to relocate these people into decent rental housing. And the housing rate that we have, we are still unable to do that.

So this project, unlike the other counties that have plenty of rental projects and plenty of opportunities for low income, we are now in a position where we really do need this. We have not had one since 2001. So I beg you, this is something, a project that we do need in our county. Thank you very much.

MS. ROTH: Thank you, sir.

Is this the one you're speaking on, Mary? Are you speaking on Cottonwood also? Oh. I just want to keep them together, if you want. Okay. All right.

Delores Seabolt. Did I say that right?

MS. SEABOLT: Yes. Seabolt. Yes. Hello. My name is Delores Seabolt, and I represent South Texas Collaborative for Housing Development. We represent four counties in the region. We are fairly new to your nonprofit organizations that develop. I am here to represent Sunrise Terrace, a development that will be in the process, if approved.

It is a 70-unit single-home project. And it is -- this is a top quality development. It is a no-nonsense development, which means that we really visualize, this is a gated community. They will have attached car

garages, and the construction will be very efficient.

It will be run by a management company and will be stricter than probably any city requirements. We are trying to target very low to moderate income in the area of La Feria, where there is a need for housing.

There has been a lot of families misplaced during our hurricanes, especially in the flooded areas in the upper north part of Cameron and in that area. So we are hoping to provide not only a means for them to relocate while there being a construction of drainage in that area but also to provide top quality means of homes to the low-/moderate-income families.

This is top quality. And we are very anticipated to have this approved and start the construction pretty soon. So I am here to really try to get more awareness, especially in the areas of the mid counties, Cameron, Willacy, Hidalgo and Starr.

MS. ROTH: Okay.

MS. SEABOLT: Thank you.

MS. ROTH: Sure. Thank you.

Okay. Joe Ballenger. Did I say that right?

MR. BALLENGER: We appreciate you all coming down to hear our comments. And the project that I am in support of is 12202, and it is based here in Harlingen.

I am a realtor, and I do not do property management, but I get calls frequently from people that are just desperate looking for housing. And I think that there is a tremendous need in this town for an apartment complex.

Thank you all very much.

MS. ROTH: All right. Thank you. Okay. Anyone else? Would anyone else like to speak? Okay. Would you like to? Yes. In support or opposition, whichever you want. Okay.

MS. HENDERSON: My name is Mary Henderson, Mary Henderson Associates. I am based in the Austin area as a consultant, and I am here to speak in opposition to application number 12379, which is the Sunrise Terrace project proposed in the City of La Feria by the nonprofit South Texas Collaborative for Housing Development, Inc. Okay.

I am here in opposition to this project because I feel that inherently there is a potential for severe conflicts of interest by the Executive Director of the nonprofit who happens to be the City Manager of the City of La Feria. There was no disclosure made throughout the application of his role as the City Manager on behalf of the project.

The project proposes 70 units at a cost of \$11.4 million, plus or minus, which is proposed as 70 units of single-family dwellings to be rented. The average cost per unit is \$163,000, which I think is financially unfeasible. The average resale price in the City of La Feria, as I think you have heard, is around 65,000 to \$85,000.

And as part of the application, now considering that Mr. Phillip is both the City Manager and the Executive Director of the nonprofit, there have been some actions taken by the City which I would question in terms of what I think might be considered self-dealing on behalf of the non-profit to benefit the application.

By that, I mean that there is a letter that was submitted, in

which the nonprofit, which is also a CHDO, which has a 50-percent tax exemption; the project is being proposed in a letter from the City Secretary.

Not a resolution, not a letter signed by the Mayor, but by the City Secretary, in which they are proposing that the City of La Feria will be annexing this project as a means of generating additional tax revenue to the City. So here we have the City Manager, also the Executive Director of the nonprofit, benefitting the City through use of the nonprofit.

In addition to that, the nonprofit as a CHDO is requesting \$50,000 in operating funds, which is standard for a CHDO, but I think it also goes to the fact that the Executive Director, who is the City Manager also, stands to benefit as a paid employee of the nonprofit.

Now, I also want to quote from the financial statements that were provided on behalf of this project. They were prepared by Long Chilton, LLP, which is a CPA firm based here in Harlingen.

And just quoting from the cover letter prepared by Long Chilton, LLP, as of February 16, 2012, the final paragraph reads, "Management has elected to omit substantially all of the disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures and the statement of cash flows were included in the financial statements, they might influence the user's conclusion about the company's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters."

In other words, it is a very misleading document. So I have in

the very abbreviated -- this covers only four months' worth of data.

And on there there are wages and salaries being paid out presumably to the City Manager as the Executive Director, in there for the period of four months, which is this document. This actually appears in the application. And I don't know if you want me to present it to you as an exhibit or if you just want to reference it in the application.

MS. ROTH: Whatever you would like. If you want to submit it, I can attach it to your --

MS. HENDERSON: Okay. I'll be glad to.

MS. ROTH: Sure. No problem.

MS. HENDERSON: And then the letter of nonprofit status prepared by Coates, Rose says that the bylaws of the nonprofit prohibits a member of its board of directors other than the Executive Director serving concurrently from receiving material compensation for service on the Board. So obviously no income is going to inure to the Board members. However, the Executive Director is staffing the nonprofit and is entitled to payment.

Now, under -- what I would like to point out is that -- you know, where I think it requires investigation is that under the proposed developer fee of \$1.3 million the Executive Director, who is also the City Manager, stands to make, on behalf of the nonprofit, 60 percent of the developer fee, which is around \$780,000. That's a significant amount, far more than most nonprofits are normally given in co-developer relationships.

However, I'm just pointing this out because I think it is worthwhile for the Department to be aware of it and also to consider whether

or not this is a conflict of interest.

The application is signed on behalf of the nonprofit by Mr. Phillip, who is also -- and I have the documentation showing that he is the City Manager.

So in scoring these applications, as you all know, there are a number of categories in which points are awarded for support by the local jurisdiction and also creation of revitalization zones or areas and also economic initiatives.

So what I think is worth investigating is to what extent the City Manager has created the perfect environment, if you will, for the nonprofit to benefit and for himself personally to benefit from this relationship.

And I believe I have the documentation here that I would like for you all to be aware of. I might add that the Long, Chilton CPA firm was fired and is not named in the development team, after having written this rather scathing analysis.

And I think that effectively is it. I just think that this has tremendous potential for conflict of interest and requires further investigation.

MS. ROTH: Okay.

MS. HENDERSON: Thank you.

MS. ROTH: Can I ask you if you have submitted a challenge or anything like that regarding that information.

MS. HENDERSON: No.

MS. ROTH: Okay.

MS. HENDERSON: I mean, that's coming, I'm sure.



MS. ROTH: Okay. I was just curious.

MS. HENDERSON: And I think --

MS. ROTH: I think --

MS. HENDERSON: What I think is true is we all -- if I may add one other remark. And that is, I think particularly when you have all of the applicants for the rural allocation for this region, that people need to be aware, other applicants need to be aware, because there should be a level playing field. There should not be a city official who is manipulating the outcome to the benefit of his nonprofit.

MS. ROTH: I was only asking about the challenge, because I think that would be -- when you were talking about an investigation, I think that would be your avenue to trigger such a --

MS. HENDERSON: An investigation.

MS. ROTH: Because I don't know if what's being said here would do that.

MS. HENDERSON: Okay.

MS. ROTH: So I just wanted to give you that information, that if that is what -- if that's what you think you need to do, that further avenue to go down, I believe.

MS. HENDERSON: So are there guidelines? I have never done a challenge.

MS. ROTH: The QAP may. I have never been involved in the challenges. The QAP may give you some guidelines. Otherwise, you could contact Jean Latsha. She is our new administrator and she could give you

those guidelines.

MS. HENDERSON: Okay.

MS. ROTH: And I don't know if you -- she just started with us. She has no business cards yet. So if you need information, like her contact information, I can give you that. I know you have contacted me before. So if you email or call me, I can forward you, transfer you, whatever you want to do. I know you don't want to read, just --

MS. HENDERSON: I will follow up with Jean. Thank you.

MS. ROTH: Okay. Sure. Okay. Anyone else want to speak?

(No response.)

MS. ROTH: Okay. A detailed log of all of the 2012 applications is posted to the Department's website. Written and emailed comments outside of this meeting are also encouraged. Such comments must be submitted prior to 5:00 p.m. Central Standard Time on June 1, 2012.

Thank you for your participation. Public input is very important to the Department. Your comments will be included in the Board summary for each application considered for an award. The Board will make final decisions for allocations in the 2012 Competitive Housing Tax Credit Applications at the late July meeting.

For additional information, you may contact Jean Latsha. And her email address is [jean.latsha@TDHCA.state.tx.us](mailto:jean.latsha@TDHCA.state.tx.us), or 512-475-1676, or you can visit our website.

This concludes the public hearing. Let the record show it is 6:30 p.m., and the hearing is now adjourned.

(Whereupon, at 6:30 p.m., the hearing was concluded.)



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS  
MULTIFAMILY FINANCE DIVISION

2012 COMPETITIVE HOUSING TAX CREDIT APPLICATIONS  
PUBLIC HEARING

City Hall Annex  
1306 9th Street  
Houston, Texas

April 18, 2012  
6:05 p.m.

BEFORE: NICOLE FISHER

ON THE RECORD REPORTING  
(512) 450-0342

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P R O C E E D I N G S

MS. FISHER: Good evening. Let the record show it is 6:03 p.m. My name is Nicole Fisher. I am here to conduct hearing on behalf of the Texas Department of Housing and Community Affairs.

The Department's mission is to help Texans achieve a higher quality of life by building better communities. Through our rental housing programs, the Department encourages the new construction or rehabilitation of high-quality housing primarily through private developers.

These developments benefit Texans by providing qualified families and individuals with safe, affordable quality housing.

The Department considers public input very important, and to support the significance of comment, the Department is conducting six public hearings around the state of Texas in order to receive public comment for any of the 2012 competitive housing tax credit applications.

This public hearing is held in Houston, at the City Hall Annex.

You may provide comment for any 2012 Competitive Housing Tax Credit Application. All comment that you provide today will be recorded, and a summary of that comment will be presented to the Department's board prior to the final

award recommendations.

If you wish to speak but you haven't completed a witness affirmation form, please be sure and complete one and hand it to me during the meeting.

Also, if you do not wish to speak but would like to provide comment, your witness affirmation form may also serve as comment and will be included in the public comment summary to the Department's board.

If you have not signed in, please do so so the Department will have a record of your attendance for this hearing.

And if you are speaking on behalf of a group, feel free to indicate this by asking all persons in the group to stand. Each person will count as either support or opposition, based on your comments.

If there are any elected public officials here, we would ask that they be given the courtesy of coming to the podium first. We will try to organize the remaining witness affirmation forms by projects so that folks wishing to speak on the same development are heard at the same time.

When you come to the podium, please state your name clearly for the record, as well as the development name and application number for which you are speaking. You must come to the microphone to speak.



Each person will be given three minutes to make their comments. Please take this into account when providing your comments, so as to provide everyone the opportunity to speak if they want to.

Are there any questions before I begin?

(No response.)

MS. FISHER: Our first speaker is Cynthia Hinson.

MS. HINSON: My name is Cynthia Hinson. I'm referring to project 12109. I don't know the name of it. I'm opposed, and I do not represent a group; however, I am a member of the East 1488 Neighborhood Association, but I'm representing myself.

I'd like to address the development in two ways: first, as a potential resident would see it and, second, from the point of view of a potential developer. Although both are hypothetical, they both have value.

When I was a child, my family lost everything that we owned and had to move into a very modest rental unit; however, we found one within walking distance to a library, a school, a church, a pool, and shopping. There were sidewalks, and the speed limit was 30 miles per hour.

In contrast, this Churchill development is proposed to be placed on a five-lane highway with a 55-mile-per-hour speed limit, without sidewalks, with no way

to safely walk to the closest grocery.

There are no nearby schools, libraries, ball fields, or public parks. There is no public transportation.

This very month a resident in Carriage Hills discovered strangers rummaging in their garage, and it took law enforcement over 30 minutes just to get there.

The boulevard itself is a bottleneck as it entrances onto 1488, and it is unsafe. There will be over 2,200 homes using that single exit when Jacobs Reserve is completed.

There are no senior amenities anywhere nearby. There is no public transportation. There is no place for the kids to go play, to worship, to walk to, to play sports, or to purchase prescriptions; not even a doctor's office or a fast-food restaurant within walking distance.

Now, let's consider this from the point of view of a developer. His concern would be, how might I max out my income and put the expense on somebody else's back, perhaps even the taxpayers?

Here's how: He can find a piece of real estate that's going to appreciate greatly in 10 or 15 years, paint himself as someone who really and truly cares about those on limited incomes, and then apply for tax credits, meaning that his rightful share of taxes gets passed to somebody else.

He can claim he doesn't ever sell the projects he builds, but the truth is he hasn't even been in business long enough to make that a meaningful statement. Then when his buildings reach functional obsolescence and the air conditioning compressors and the appliances start to go, coincidentally, about the same time as the land appreciation maxes out, he can now turn and sell that property for greatly increased land value, but the taxpayers see no return on the credits. It's money in the developer's pocket, and who cares about the low-income folks now. They're just his ticket to ride.

What I am proposing to you this evening -- I am not against low-income housing. I managed it. I had a broker's license at age 18. But I'm saying that this is a poor location for a project that should be designed to help those of low income and seniors.

And not only that, I propose that in this case it's a scam and a way for a developer to stuff his own pocket at the expense of the taxpayers. I think the State should set minimum standards for locations before ever allowing applications to get to this point.

Thank you.

MS. FISHER: Thank you.

Brad Foster.

MR. FOSTER: Good evening. My name is Brad Foster. I am a resident of the Jacobs Reserve neighborhood. I am speaking also on development 12109. I believe it is called the Montgomery County Living Community.

I am strongly opposed to the development for three major reasons, first being traffic concern. The proposed application that was submitted to the state shows not only one but two entrance and exits coming on to Carriage Hills Boulevard.

Carriage Hills Boulevard is a two-lane road with a grass median in between. Not only that, the proposed plot of development shows it in the middle of a blind curve.

It is already bottlenecked, as she pointed out earlier. They have put in I think three lanes within about 200 yards of the traffic light, but that is it. And so from an emergency vehicle standpoint, it is the only entrance and exit into not only Jacobs Reserve but mainly Carriage Hills as well.

So from an emergency evacuation, being that we do back up to a national forest, had there been a fire, you've got a lot of homes trying to exit there at one time, and emergency vehicles trying to get in.

Secondly is the concern as a resident and a father of three children, is the potential of crime rising. We moved

out into that area for a reason. We don't live in the city for a reason. It's because we are trying to get away from crime.

And I'm not saying that low-income housing always brings crime, but history proves itself that it does tend to increase when low-income housing does come into the area.

And secondly is I've invested a lot of money into my home, and just because one developer wants to make some money and off, quite frankly, in my opinion, the taxpayers, I don't see why I should have to pay in the decrease in my property value that will come after the development is up and going.

Thank you very much.

MS. FISHER: Thank you.

Brandon Belanger.

MR. BELANGER: My name is Brandon Belanger. I am referring to application 12109. It is the Montgomery County Living.

I'd like to publicly submit a petition here of opposition to the development. We have 573 signatures as of this morning. I'd like to publicly submit that. Thank you.

I have a lot of things that I wanted to say and, truthfully, I don't know if I could have said it any better

than Ms. Cynthia, but truly I have been a resident of one of these developments before, had good times, had bad times, truthfully.

Issues for me is that I find it to be a huge safety issue for one entrance, one exit. I know after talking to the fire marshal that ultimately there is not enough equipment to handle this.

We know that the law enforcement has taken a long time to get there for current incidents, and ultimately it's going to be a lot of funds in order to get another truck, which is going to cost a full million dollars if you have apartments that are stacked upon each other.

It's a million-dollar truck, which they don't have the funds to do that; they currently have one, and if we bring a huge development like this, it's going to make it a huge issue, both financially to the taxpayers, as well as to people that have to pay it, obviously.

So being a father of three children, moving out of a place in Louisiana, New Orleans, where we were around a lot of crime, it does bring me a little bit of unrest, no doubt, and, you know, especially with the incident that just happened yesterday at one of these types of facilities in the south part of Houston -- or south part of the Woodlands. It's a big issue for me.

We feel very safe where we're at. I have no opposition to a well run program. However, from what I'm reading, from what I'm seeing, this is exactly what Ms. Cynthia as well as Brad has stated: a place to make a lot of money in order to pitch it off later.

So completely in opposition to it and hope that our voice will be heard, absolutely. Thank you.

MS. FISHER: Thank you.

Alton Watson.

MR. WATSON: My name's Alton Watson. I've been a resident of Carriage Hills for nine years, and I presently serve on the Carriage Hills board, and I'm a board member of the East 1488 Association.

I'm opposed to the TDHCA application number 12109 for the following reasons: the burden imposed upon public health and safety access, creating a roadway bottleneck with one way in and one way out.

Unplanned impact on providers of emergency services; unwanted impact on the school system; and a lack of public transport is being key critical points.

These burdens are caused primarily from a skewed site-selection process for the benefit of securing a high-visibility location for the developer.

As a taxpayer, I take issue with the government

policy of targeting medium- to high-value rural areas' ETJ for site properties that are oblivious of the associated costs, all in an effort to enhance the living standard of the tenants but lowering the living standard of the neighboring residents.

Throughout this application-vetting process I wish to note the cooperation by TDHCA with access to information and the fact that our due diligence indicates that Churchill Residential seems to be a well managed development company for the activities they control.

But we're concerned with what they introduce to our community and cannot control. An example of what they don't control is when the primary tenant meets the required profile with the appropriate screening, but extended family members and associates congregate, and over time there's little to no controlling the eviction process as the facility's security begins to erode.

Many Carriage Hills residents have previous first-hand experience with low-income housing, which demonstrated a negative impact to area property valuations and community harmony as well.

The property seller, transaction brokers, and developers don't live here; we do. And we stand in opposition.



We are also presenting the 573 signatures between Jacobs Reserve, Carriage Hills, and East 1488 Association Residents for your review.

MS. FISHER: Thank you.

Martha Louise McMorries.

MS. McMORRIES: My name is Martha Louise McMorries, and thank you for being here this evening. It's a lovely evening, and I'm sorry to take up your time, but I am glad I get to come tonight and oppose application 12109, Montgomery County Living Community.

I have two main concerns about this living community. The first one is the application. I heard that the application was for a low-income housing development, to start with. Now it's been changed to a senior living community.

I find that disturbing that the application keeps kind of flip-flopping around. I'm not really sure which one I should be opposing, but I would oppose both at this point in time.

Now, continuing with the application, the application appears to have an annexation proposed by the City of Conroe back in 2007.

Now, the Jacobs family owned the property at that time, under the estate of Margaret Jacobs. They opposed the

annexation and replied to the City of Conroe that they would like to maintain the extraterritorial jurisdiction of their land for the benefit of wildlife habitation.

That would basically characterize this property as rural, certainly not urban, unless we want wild animals running in our yards in the inner cities. So the Jacobs family sold the property -- or the estate of Margaret Jacobs sold the property to the developer, but there is no clear and current separate ruling from the City of Conroe designating this property as annexed by the City of Conroe.

In fact, if you go on the Planning and Development site of Conroe city, it will definitely characterize this as Conroe ETJ, which is Conroe extraterritorial jurisdiction. It still remains the same jurisdiction as it was in 2007.

So I oppose this application because it definitely is marked as an urban application, which HUD would be the housing authority to file an application under for urban.

If you do not have an urban classification, you have to file for rural. There's only two classifications: urban or rural. If in fact this is a rural property, then they would have to file under the USDA.

USDA allows 80 units to be built. HUD allows 168. We have a very big discrepancy in the amount of units that can be allowed to be built on this property if we have unclear

jurisdiction, and we do at this point in time. So I oppose this application right now as being null and void due to clarification of jurisdiction.

Also, second thing I have opposition to is that this money that --

(Buzzer sounds.)

MS. McMORRIES: Thank you.

MS. FISHER: Go ahead. You can go just a little bit longer.

MS. McMORRIES: Okay. This money that's being -- the tax credits that are being used to fund this development is historical high. I work for Edwards Jones, and it's 9 percent guaranteed. With all the other perks through in that -- they don't have to qualify for state or income tax -- that can -- you can actually racket up to about 15 percent interest over the next 10 years on this money.

Our -- Cynthia and some of our other members have definitely showed we are not prepared to handle any type of mass development like this out there. I can guarantee you we do not have fire, we do not have police, we do not have sanitary, we do not have health, we do not have daycare. We don't have infrastructure, we have nothing prepared to handle these people.

The reason they're trying to push through this

9 percent interest-bearing development at this point in time is because in 2013 that 9 percent is no longer available. It expires. So if they don't get this thing built and pushed through in 2012, they don't get this wonderful interest rate.

I oppose this for negligence on the fact of these people are being neglected, not helped.

Thank you.

MS. FISHER: Thank you.

Jerry Hinson.

MR. HINSON: My name is Jerry Hinson. I'd like to speak in opposition to number 12109, Montgomery County Living Center.

The number one reason is for safety, not only for the current resident but the proposed new residents, because adding that many more people to the neighborhood, as others have said, would create a bottleneck.

There are no sidewalks in the area, no sidewalks along 1488. There's no schools nearby, no public parks, no place for any new children to play. There's no churches nearby and no public transportation.

I just feel like it would be a disservice to new residents and current ones, and I'm speaking as opposed to this.

Thank you.

MS. FISHER: Wanda Bamberg.

MS. BAMBERG: My name is Wanda Bamberg. I'm the superintendent of schools in the Aldine Independent School District, and I'm here to speak about Colonial Ridge Apartments, which is number 12038. And thank you for the opportunity to share our information.

The application itself is misleading, and it says in the site features that the site is located within a certain census tract; it's 48201232200. The census tract has a poverty percentage under 15 percent and has a median tract income that is greater than the median income for Harris County.

We have four schools that are approximately in that particular community. The district itself, we serve 84 economically disadvantaged, but the schools that are closest to that community, which would be basically almost under the Eastex Freeway -- I have four schools -- Francis Elementary serves 90 percent economically disadvantaged; Olson Elementary serves 88.6 percent economically disadvantaged; Johnson Elementary serves 90.8 percent economically disadvantaged; and Mendel Elementary serves 92.4 percent economically disadvantaged.

So clearly they are not -- they are putting a development of 184 units for low income into an area that

is already high-density low income as it is.

I do want to point out that even though we are proud to serve children of all areas, that the tax exemption creates an additional strain for the school district, because there is no local income coming in to serve those children.

And, again, that particular area is an area of generational poverty and also transient poverty along the Eastex Freeway.

Thank you very much for the opportunity.

MS. FISHER: Thank you.

Julius Albonetti.

MR. ALBONETTI: Thank you very much. I live in Copperfield, and the number I'm opposing is 12370.

MS. FISHER: State your name, please.

MR. ALBONETTI: Julius Albonetti.

MS. FISHER: Great. Thank you.

MR. ALBONETTI: Thank you.

Number one, for the record, where does the money come from? I'm just curious. I mean, we've had teachers out here. I think they deserve a pay raise, and I live on 290, and I'd like that highway fixed so I don't have to wait all the time trying to travel it.

Number two, this property is not close at all to any bus routes. In fact, the closest bus route there

is -- there's not even any sidewalks to it, and they'd have to walk under 290 two or three miles to get to a bus.

No supermarkets, no sidewalks to supermarkets or anything else. Law enforcement: Used to -- I used to be on an HOA in the Copperfield area. Most of the law enforcement is either on Highway 6 or 527.

The next thing is all the apartments in our area that we already have way too many apartments; we don't need any more.

So the Copperfield area pays the sheriffs to take care, but they're either on Highway 6 or at the apartment complexes. I would say the apartment developers should pay us more money for -- so we can pay the Sheriff's Department.

I guess the last thing is 290. 290 is already a bottleneck; it's going to be 10 years before it gets -- well, 10-plus years before it gets completed. Where they're going to build these apartments, I'm already waiting over an overpass, over a train track, trying to get on 290.

So, again, I oppose 12370, and thank you very much.

MS. FISHER: Thank you.

Paul Condit.

MR. CONDIT: Thank you. My name is Paul Condit.

I live in Jacobs Reserve, and I'm opposing -- I believe it's 12109.

I guess the -- actually I can't put it any better than some of my fellow residents have already stated. The thing that I would bring forward maybe as a question: We have two miles from the proposed location an existing large apartment complex that's already going in. We have an enormous cleared site that's being cleared now for a year, year and a half, with no construction on it whatsoever.

It's closer to the freeway, and it's not putting it in the middle of an area where, as you've heard, you've got a two-lane highway that can't be expanded without infringing on public property or private property and creating the hazards that we've talked about and that you've heard so eloquently stated.

So I'm opposed from the standpoint that I'm not sure that the due diligence has been done to determine where an appropriate and the best location and the safest location has been done, so I oppose.

MS. FISHER: Thank you.

Is there anyone else that wishes to speak?

(Pause.)

MS. FISHER: You can go ahead and come up and just state your name and which one you're wanting to --

MS. RASMUSSEN: Okay. My name is Inbal Rasmussen. I'm a Jacob Reserves resident, referring to



application 12109, Montgomery County Living Community.

I oppose this development for a number of reasons, most of which are already mentioned, but it is definitely a fire hazard or any kind of hurricane or -- there's only one way in and out of the neighborhood -- of a few neighborhoods.

And from speaking to the fire marshals, they said, you know, if we need to evacuate, they would be lined up all down Carriage Hills Boulevard, which will block it as it is.

So it has a large potential for crime, violence, drugs; lots of uninsured motorists when there's no public transportation. The school systems definitely will -- has a large potential of being affect because of it.

As a mother of a child and another one on the way, we just recently -- when we moved to the neighborhood, we moved for -- number one reason is because of the good schools in the area, and we would hate for the schools to be changed because of that.

So I definitely oppose this development. Thank you.

MS. FISHER: Thank you.

Charles Dickinson.

MR. DICKINSON: Thank you. My name is Charles Dickinson. I am a current resident of Carriage Hills, been

there for nine years.

I appreciate the comments and facts that have previously stated from fellow residents and board members.

In addition to what they've already mentioned about the fire, the police, the traffic, the highway, the lack of sidewalks, not to mention the lack of sewer water, Carriage Hills Boulevard, like was stated, is a two-lane road going in and out, divided by grass.

It has no curb and gutter. It has drainage ditches on both sides, which is very hazardous to heavy traffic. And with the addition of Jacobs Reserve, our traffic in and out of there has already doubled to the current -- with the current residents of Carriage Hills and Jacobs Reserve. On top of that, there are no hospitals within eight to ten miles of that current site.

And in addition to that, my daughter was a school teacher in Conroe district. She taught for three years. And with the budget cuts that Conroe and other districts have received, my daughter was moved to a different school each year because she was low on the totem pole.

And at the end of her third year, she decided to quit teaching because of the classroom size that was laid upon the districts; they keep growing and growing and growing.

So not only that, our schools can't handle it.

So I am definitely opposed to 12109, and that's all I have.

Thank you very much.

MS. FISHER: Thank you.

Is there anyone else?

(No response.)

MS. FISHER: Okay. A detailed log of the 2012 applications is posted to the Department's website. Written and email comments outside of this meeting are also encouraged. Such comments must be submitted prior to 5:00 p.m. Central Standard Time, on June 1, 2012.

Thank you for participation. Public input is very important to the Department. Your comments will be included in the Board's summary for each application considered for an award.

The Board will make final decisions for allocations in the 2012 Competitive Housing Tax Credit Applications at the July meeting. For additional information you may contact Jean Latsha at [jean.latsha@tdhca.state.tx.us](mailto:jean.latsha@tdhca.state.tx.us) or 512-475-1676, or visit the program's website at [www.tdhca.state.tx.us](http://www.tdhca.state.tx.us).

This concludes the public hearing. Please let the record show it is 6:34 p.m., and this hearing is now adjourned.

(Whereupon, at 6:34 p.m., the meeting was

concluded.)



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS  
MULTIFAMILY FINANCE DIVISION

2012 COMPETITIVE HOUSING TAX CREDIT APPLICATIONS  
PUBLIC HEARING

City Council Chambers  
1306 9th Street  
Houston, Texas

April 18, 2012  
6:00 p.m.

BEFORE: JEAN LATSHA

ON THE RECORD REPORTING  
(512) 450-0342

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SPEAKER

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P R O C E E D I N G S

MS. LATSHA: Good evening. Let the record show it is 6:00 p.m. My name is Jean Latsha, and I'm here to conduct a meeting on behalf of the Texas Department of Housing and Community Affairs.

The Department's mission is to help Texans achieve a higher quality of life by building better communities. Through our rental housing programs, the Department encourages the new construction or rehabilitation of high-quality housing primarily through private developers.

These developments benefit Texans by providing qualified families and individuals with safe, affordable quality housing.

The Department considers public input very important, and to support the significance of comment, the Department is conducting six public hearings around the state of Texas in order to receive public comment for any of the 2012 competitive housing tax credit applications.

This public hearing is being held in Houston, at the City Council Chambers.

You may provide comment for any 2012 Competitive Housing Tax Credit Application. All comment that you provide today will be recorded, and a summary of that comment will be presented to the Department's board prior to the final



award recommendations.

If there were other people here, I'd give more complete instructions, but you've already filled out a witness affirmation form, and I'll just continue those instructions later.

When you come, please state your name and as the development for which you are speaking.

If you have any other questions before we begin?

(No response.)

MS. LATSHA: All right. We have Mr. Heath Westfield. Go right ahead.

MR. WESTFIELD: Good evening. My name is Heath Westfield, with the Carriage Hills Board of Directors, here speaking about the application 12109, for the Montgomery County Living.

There seems to be some confusion because the original application showed workforce housing, and then the new application on the website shows a senior living community, so I think that needs to be fixed.

I'm here speaking on behalf of the residents for a 836-lot development that sits behind this, and the residents have voiced their common objections, which is the public and safety access, the impact to the school system, the impact on providers of emergency service, and the lack of public

transport for this application.

One of the main key concerns is that the application is going to be built on Carriage Hills Boulevard, and that is the only entrance and exit for both the Carriage Hills community and the Jacobs Reserve community, and in the case of a fire we're majorly concerned that the exit will be jammed with people, because we live in a very heavily pine-wooded area.

That's all. Thank you.

MS. LATSHA: Thank you.

We're going to give a few more minutes.

(Whereupon, a recess was taken.)

MS. LATSHA: This concludes the public hearing.

Let the record show it is 6:23 p.m., and this hearing is now adjourned.

(Whereupon, at 6:23 p.m., the meeting was concluded.)



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS  
MULTIFAMILY FINANCE DIVISION

2012 COMPETITIVE HOUSING TAX CREDIT APPLICATIONS  
PUBLIC HEARING

Community Room  
George Mahon Public Library  
1306 9th Street  
Lubbock, Texas

April 9, 2012  
6:15 p.m.

BEFORE: KENT BEDELL

ON THE RECORD REPORTING  
(512) 450-0342

P R O C E E D I N G S

MR. BEDELL: Good evening. My name is Kent Bedell. I am here to conduct this hearing for the Texas Department of Housing and Community Affairs.

The Department is conducting six public hearings around the State of Texas in order to receive comment on any of the 2012 Competitive Housing Tax Credit Applications. This public hearing is held in Lubbock, Texas, at the Mahon Library Community Room.

Let the record show it is 6:15 p.m. There is no one in attendance, or no one wishes to speak who is in attendance at this meeting. This meeting is hereby adjourned.

(Whereupon, at 6:20 p.m., the meeting was concluded.)

CERTIFICATE

IN RE: 2012 Competitive Housing Tax Credit  
Applications

LOCATION: Lubbock, Texas

DATE: April 9, 2011

I do hereby certify that the foregoing pages, numbers 1 through 3, inclusive, are the true, accurate, and complete transcript prepared from the verbal recording made by electronic recording by Penny Bynum before the Texas Department of Housing & Community Affairs.

\_\_\_\_\_  
(Transcriber) 04/12/2012  
(Date)

On the Record Reporting  
3307 Northland, Suite 315  
Austin, Texas 78731

3d

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

**July 26, 2012**

Presentation, Discussion, and Possible Action regarding Awards of HOME funds from the 2012-1 HOME Multifamily Development Program Notice of Funding Availability

**RECOMMENDED ACTION**

**WHEREAS**, the Department has received 77 applications for HOME awards under the 2012-1 HOME Multifamily Development Program Notice of Funding Availability;

**WHEREAS**, many of the applicants seeking HOME funds are being recommended for awards of Competitive (9%) Housing Tax Credits and awards of HOME loans are necessary to complete the Department's funding approval;

**RESOLVED**, that the list of recommended applications for commitments of HOME funding from the 2012-1 HOME Multifamily Development Program Notice of Funding Availability are hereby approved in the form presented at this meeting, and as amended by the Board for any appeals or tax credit allocation decisions previously heard and determined; and

**FURTHER RESOLVED**, that the Board's approval is conditioned upon completion of underwriting, all conditions of underwriting, and completion of any other reviews required to ensure compliance with the applicable rules and requirements for HOME Multifamily Development Program funds.

**BACKGROUND**

On June 14, 2012, the Board approved the 2012-1 HOME Multifamily Development (MFD) Program Notice of Funding Availability (NOFA) with \$ 37,220,274 in funds, divided between the General, Community Housing Development Organization (CHDO), and Persons with Disabilities Set-Asides. The Board action included a transfer of all pending applications from the 2011 HOME MFD NOFA. To date, no funds have been awarded under the NOFA but approximately \$61M in applications are pending and under consideration.

Staff is recommending 17 applications for an award under the General Set-Aside. In addition, staff is recommending one application from the CHDO Set-Aside and three applications from the Persons with Disabilities Set-Aside. All of the applications being recommended under this action item are being recommended for awards of 9% housing tax credits and therefore take priority over some other HOME MFD applications with earlier received dates but that are not being



recommended for tax credit awards. The 21 recommended applications and award amounts are outlined in the attached award recommendations log.

Each application recommended for an award is contingent upon the Board's approval of an award of tax credits. Should the Board's approved list of 9% tax credit applications deviate from those in the posted Board book as a result of allocation process decisions or appeals, staff's recommendations herein may be modified during the meeting to correspond with the board's tax credit allocation decisions.

As of July 19, 2012, the Real Estate Analysis (REA) Division has not completed their evaluation of some applications recommended today and the final loan amount, terms, and conditions are subject to the recommendations in the final underwriting reports.

In addition to those applications layered with Competitive Housing Tax Credits, an award of HOME Multifamily Development Program funds is also being considered today in conjunction with an award of 4% Housing Tax Credits under a separate agenda item. Three HOME applications not layered with Housing Tax Credits remain under review and may come before the Board for consideration at a later date.

Attached are the Application and Award Recommendations Logs.



**2012-1 HOME Multifamily Development Program - Application Log**  
**Application Acceptance Period ends 9/30/2012**  
**Total Funding Amount: \$37,220,274**

**General Set-Aside**

Total Set Aside Funding Level: \$ 26,732,208  
 Available Balance (after recommended/awarded): \$ 8,775,455

File #	Reg.	Date Received	Development Name	City	Housing Activity (1)	Reqstd HOME Units	Total units	Target Population (2)	Layering (3)		Requested Project Funds	As Underwritten	Recommended Project Funds	Status
									9%	4%				
12069	3	2/15/2012	Evergreen at Rowlett	Rowlett	NC	26	130	Elderly	Yes	No	\$ 2,000,000	\$ -		Not recommended for 9% HTC
12099	4	2/15/2012	Lindale Senior Living Community	Lindale	NC	16	80	Elderly	Yes	No	\$ 850,000	\$ -		Not recommended for 9% HTC
12501	2	2/16/2012	Villas of Brownwood II	Brownwood	NC	16	36	General	No	No	\$ 2,000,000	\$ -		Under Review
12061	4	2/23/2012	Lost Creek	Mount Pleasant	NC	20	80	General	Yes	No	\$ 2,000,000	\$ -	\$ 2,000,000	Recommended for Award
12031	12	2/23/2012	Mesquite Terrace	Midland	NC	12	60	Elderly	Yes	No	\$ 120,000	\$ -		Not recommended for 9% HTC
12146	10	2/23/2012	Seaside Manor	Ingleside	NC	20	100	Elderly	Yes	No	\$ 200,000	\$ -		Not recommended for 9% HTC
12113	3	2/24/2012	Churchill at Northlake	Northlake	NC	29	144	General	Yes	No	\$ 750,000	\$ -		Not recommended for 9% HTC
12032	4	2/27/2012	Heartland Village Apartments	Sulphur Springs	NC	16	80	General	Yes	No	\$ 1,510,000	\$ 1,510,000		Not recommended for 9% HTC
12150	5	2/27/2012	Whitetail Ridge	Hemphill	NC	8	36	Elderly	Yes	No	\$ 550,000	\$ -		Not recommended for 9% HTC
12345	7	2/27/2012	Merritt Legacy	Leander	NC	42	208	General	Yes	No	\$ 2,000,000	\$ -	\$ 2,000,000	Recommended for Award
12346	7	2/27/2012	Merritt Hill Country	Dripping Springs	NC	16	80	Elderly	Yes	No	\$ 1,999,801	\$ -		Not recommended for 9% HTC
12347	7	2/27/2012	Merritt Estates	Leander	NC	20	100	Elderly	Yes	No	\$ 2,000,000	\$ -		Not recommended for 9% HTC
12303	5	2/28/2012	Pinedale Village	Lufkin	NC	5	64	General	Yes	No	\$ 575,000	\$ -		Not recommended for 9% HTC
12306	11	2/28/2012	Stardust Apartments	Uvalde	NC	4	80	General	Yes	No	\$ 675,000	\$ -		Not recommended for 9% HTC
12175	4	2/29/2012	Royal Garden	Sulphur Springs	NC	20	80	General	Yes	No	\$ 250,000	\$ -		Not recommended for 9% HTC

File #	Reg.	Date Received	Development Name	City	Housing Activity (1)	Reqstd HOME Units	Total units	Target Population (2)	Layering (3)		Requested Project Funds	As Underwritten	Recommended Project Funds	Status
									9%	4%				
12177	11	2/29/2012	Royal Garden	Rio Grande City	NC	20	80	General	Yes	No	\$ 280,356	\$ 280,356		Not recommended for 9% HTC
12024	3	2/29/2012	Artisan at Twin Creeks	Allen	NC	30	150	Elderly	Yes	No	\$ 1,000,000	\$ -		Not recommended for 9% HTC
12326	3	2/29/2012	Summerstone Senior Village	Ennis	NC	20	80	Elderly	Yes	No	\$ 1,311,864	\$ -		Not recommended for 9% HTC
12328	3	2/29/2012	Windvale Park Phase II	Corsicana	NC	10	36	General	Yes	No	\$ 910,000	\$ -		Not recommended for 9% HTC
12084	7	3/1/2012	San Gabriel Apartments	Georgetown	R	35	136	General	Yes	No	\$ 1,300,000	\$ 1,300,000	\$ 1,300,000	Recommended for Award
12174	3	3/1/2012	Royal Gardens	Mineral Wells	NC	19	75	Elderly	Yes	No	\$ 280,356	\$ -	\$ 280,356	Recommended for Award
12310	6	3/1/2012	The Monarch at Bay Prairie	Bay City	NC	15	72	Elderly	Yes	No	\$ 700,000	\$ -		Not recommended for 9% HTC
12318	7	3/1/2012	Cottonwood Square	Hutto	NC	13	61	Elderly	Yes	No	\$ 1,300,000	\$ -		Not recommended for 9% HTC
12334	8	3/1/2012	The Overlook at Linheir Farm	Brenham	NC	14	75	Elderly	Yes	No	\$ 1,300,000	\$ -		Not recommended for 9% HTC
12060	1	3/1/2012	The Reserves at High Plains	Dumas	NC	13	64	General	Yes	No	\$ 500,000	\$ 500,000	\$ 500,000	Recommended for Award
12075	2	3/1/2012	Saddlebrook Apartments	Burkburnett	NC	18	64	General	Yes	No	\$ 300,000	\$ 300,000	\$ 300,000	Recommended for Award
12206	6	3/1/2012	Spring Hills Apartments	Huntsville	NC	20	80	General	Yes	No	\$ 80,000	\$ -		Not recommended for 9% HTC
12063	10	3/1/2012	Stockbauer Landings Apartments	Victoria	NC	31	168	General	Yes	No	\$ 304,000	\$ -		Not recommended for 9% HTC
12336	9	3/1/2012	The Residences of Solms Village	New Braunfels	NC	16	80	General	Yes	No	\$ 1,900,000	\$ 1,900,000		Not recommended for 9% HTC
12155	13	3/1/2012	Laureles del Este	Fabens	NC	9	42	General	Yes	No	\$ 200,000	\$ -		Not recommended for 9% HTC
12105	4	3/1/2012	New Haven Apts.	Athens	R	0	50	General	Yes	No	\$ 100,000	\$ -		Not recommended for 9% HTC
12100	5	3/1/2012	Pinewood Park	Lufkin	R	0	94	General	Yes	No	\$ 188,000	\$ -		Not recommended for 9% HTC
12112	5	3/1/2012	Inez Tims	Lufkin	R	14	70	Elderly	Yes	No	\$ 390,000	\$ -	\$ 390,000	Recommended for Award
12297	3	3/1/2012	Abbingtion Commons	Kaufman	NC	16	80	General	Yes	No	\$ 766,479	\$ -		Not recommended for 9% HTC
12245	1	3/1/2012	Perryton Apartments	Perryton	NC	16	80	General	Yes	No	\$ 860,868	\$ 1,100,000		Not recommended for 9% HTC
12244	12	3/1/2012	Monahans Apartments	Monahans	NC	14	66	General	Yes	No	\$ 1,500,000	\$ -		Not recommended for 9% HTC
12228	2	3/1/2012	Iowa Park Homes	Iowa Park	NC	15	72	General	Yes	No	\$ 1,350,000	\$ -		Not recommended for 9% HTC

File #	Reg.	Date Received	Development Name	City	Housing Activity (1)	Reqstd HOME Units	Total units	Target Population (2)	Layering (3)		Requested Project Funds	As Underwritten		Recommended Project Funds	Status
									9%	4%					
12278	10	3/1/2012	TGO Independence Village	Port Lavaca	NC	16	80	General	Yes	No	\$ 1,100,000	\$ 1,100,000	\$ 1,100,000	Recommended for Award	
12140	7	3/1/2012	KIRON at Mesquite Lane	Georgetown	NC	6	82	General	Yes	No	\$ 165,000	\$ -		Not recommended for 9% HTC	
12268	1	3/1/2012	Stonebridge of Plainview	Plainview	NC	12	80	General	Yes	No	\$ 1,000,000	\$ -		Not recommended for 9% HTC	
12371	7	3/1/2012	Mariposa at Ranch Road 12	Wimberley	NC	22	80	Elderly	Yes	No	\$ 2,000,000	\$ -		Not recommended for 9% HTC	
12372	3	3/1/2012	Mariposa at Woodbridge	Wylie	NC	22	180	Elderly	Yes	No	\$ 2,000,000	\$ -		Not recommended for 9% HTC	
12379	11	3/1/2012	Sunrise Terrace	La Feria	NC	16	70	General	Yes	No	\$ 2,000,000	\$ -	\$ 2,000,000	Recommended for Award	
12048	10	3/1/2012	Cottonwood Apartments	Taft	R	8	24	General	Yes	No	\$ 402,932	\$ 340,810	\$ 340,810	Recommended for Award	
12045	8	3/1/2012	Elmwood Apartments	Buffalo	R	8	24	General	Yes	No	\$ 369,733	\$ 369,733	\$ 369,733	Recommended for Award	
12397	11	3/1/2012	Cottonwood II Apartments	Raymondville	NC	25	80	General	Yes	No	\$ 575,000	\$ -		Not recommended for 9% HTC	
12314	6	3/1/2012	Parkview Place	Huntsville	R	9	41	Elderly	Yes	No	\$ 41,000	\$ -	\$ 41,000	Recommended for Award	
12388	11	3/1/2012	Paseo Pointe	Los Fresnos	NC	42	208	General	Yes	No	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	Recommended for Award	
12339	11	3/1/2012	Hacienda del Sol	San Benito	NC	31	152	General	Yes	No	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	Recommended for Award	
12074	5	3/1/2012	Acadiana Village	Bridge City	NC	17	80	General	Yes	No	\$ 250,000	\$ -	\$ 250,000	Recommended for Award	
12365	7	3/1/2012	Stepping Stone & Taylor Square Apts.	Taylor	R	20	96	General	Yes	No	\$ 1,036,854	\$ 1,036,854	\$ 1,036,854	Recommended for Award	
12366	8	3/1/2012	Pecan Creek & Pecan Grove	Lampasas	R	20	96	General	Yes	No	\$ 929,028	\$ -		Not recommended for 9% HTC	
12147	11	3/5/2012	Sunflower Gardens	Carrizo Springs	NC	15	72	Elderly	Yes	No	\$ 72,000	\$ -		Not recommended for 9% HTC	
12145	9	3/5/2012	Comfort Place	Comfort	NC	10	48	Elderly	Yes	No	\$ 48,000	\$ 48,000	\$ 48,000	Recommended for Award	
12049	12	3/19/2012	Brownstones Midland	Midland	NC	14	70	General	Yes	No	\$ 140,000	\$ 140,000		Not recommended for 9% HTC	
12267	11	3/30/2012	Cornerstone Apartment Homes	Cameron County	NC	25	104	General	Yes	No	\$ 500,000	\$ -		Not recommended for 9% HTC	
12199	9	4/2/2012	Freedoms Path at Kerrville	Kerrville	NC	49	49	Elderly	Yes	No	\$ 500,000	\$ -		Not recommended for 9% HTC	
12395	8	4/2/2012	Colonial Point	Gatesville	NC	12	60	General	Yes	No	\$ 60,000	\$ -		Not recommended for 9% HTC	
12410	7	4/30/2012	The Gateway Northwest	Georgetown	NC	36	180	General	No	Yes	\$ 2,000,000	\$ -	\$ 2,000,000	Recommended Under Separate Agenda Item	
12503	7	7/16/2012	Chandler Place Apartments	Blanco	NC	21	48	General	No	No	\$ 2,000,000	\$ -		Under Review	

File #	Reg.	Date Received	Development Name	City	Housing Activity (1)	Reqstd HOME Units	Total units	Target Population (2)	Layering (3)		Requested Project Funds	As Underwritten	Recommended Project Funds	Status	
									9%	4%					
12502	7	7/16/2012	Creek View Apartments III	Johnson City	NC	16	16	General	No	No	\$ 1,450,000	\$ -		Under Review	
<b>Total General Applications</b>					<b>59</b>	<b>Unit Totals:</b>		<b>1063</b>	<b>5089</b>	<b>Total:</b>		<b>\$ 56,941,271</b>	<b>\$ 13,925,753</b>	<b>\$ 17,956,753</b>	

Total Set Aside Funding Level: \$ 938,066.00  
 Available Balance (after recommended/awarded): \$ 356,266.00

**PWD Set-Aside**

File #	Reg.	Date Received	Development Name	City	Housing Activity (1)	Reqstd HOME Units	Total units	Target Population (2)	Layering (3)		Requested Project Funds	As Underwritten	Recommended Project Funds	Status	
									9%	4%					
12104	3	2/16/2012	Evergreen at Euless	Euless	NC	4	170	Elderly	Yes	No	\$ 350,000	\$ -		Not recommended for 9% HTC	
12034	2	2/28/2012	Meadow Place Apartments	Wichita Falls	NC	5	64	General	Yes	No	\$ 500,000	\$ -		Not recommended for 9% HTC	
12210	8	3/1/2012	Park Hudson Seniors	Bryan	NC	8	90	Elderly	Yes	No	\$ 500,000	\$ -		Not recommended for 9% HTC	
12168	4	3/1/2012	Robbins Villas	Athens, Texas	NC	4	80	General	Yes	No	\$ 100,000	\$ -		Not recommended for 9% HTC	
12260	2	3/1/2012	Wichita Homes	Wichita Falls	NC	5	58	General	Yes	No	\$ 500,000	\$ -		Not recommended for 9% HTC	
12288	3	3/1/2012	Cedarwood Apartments	Cedar Hills	R	4	37	Elderly	Yes	No	\$ 80,000	\$ -		Not recommended for 9% HTC	
12290	1	3/1/2012	Woodbridge of Lubbock	Lubbock	NC	9	90	Elderly	Yes	No	\$ 180,000	\$ -		Not recommended for 9% HTC	
12269	1	3/1/2012	Stonebridge of Kelsey Park	Lubbock	NC	16	152	General	Yes	No	\$ 400,000	\$ -		Not recommended for 9% HTC	
12393	8	3/1/2012	Highland Villas	Bryan	NC	4	180	General	Yes	No	\$ 361,800	\$ 361,800	\$ 361,800	Recommended for Award	
12356	10	3/1/2012	Sunrise Villas Apartments	Odem	NC	4	52	General	Yes	No	\$ 104,260	\$ -		Not recommended for 9% HTC	
12042	6	3/1/2012	Brentwood Apartments	West Columbia	R	8	24	General	Yes	No	\$ 141,807	\$ 24,000		Not recommended for 9% HTC	
12166	6	3/1/2012	Villa Brazos	Freeport	R	3	108	General	Yes	No	\$ 220,000	\$ -	\$ 220,000	Recommended for Award	
12188	6	3/8/2012	Independent Missionary Village	Hitchcock	R	4	72	General	Yes	No	\$ 612,000	\$ -		Not recommended for 9% HTC	
<b>Total PWD Applications</b>					<b>13</b>	<b>Unit Totals:</b>		<b>78</b>	<b>1177</b>	<b>Total:</b>		<b>\$ 4,049,867</b>	<b>\$ 385,800</b>	<b>\$ 581,800</b>	

Total Set Aside Funding Level: \$ 9,550,000.00  
 Available Balance (after recommended/awarded): \$ 9,550,000.00

**CHDO Set-Aside**

File #	Reg.	Date Received	Development Name	City	Housing Activity (1)	Reqstd HOME Units	Total units	Target Population (2)	Layering (3)		Requested Project Funds	As Underwritten	Recommended Project Funds	Status
									9%	4%				
12323	4	2/29/2012	Lexington Court Phase III	Kilgore	NC	13	48	General	Yes	No	\$ 675,000	\$ -		Not recommended for 9% HTC

File #	Reg.	Date Received	Development Name	City	Housing Activity <sup>(1)</sup>	Reqstd HOME Units	Total units	Target Population <sup>(2)</sup>	Layering <sup>(3)</sup>		Requested Project Funds	As Underwritten	Recommended Project Funds	Status
									9%	4%				
12327	3	2/29/2012	West Park Senior Housing	Corsicana	NC	10	48	Elderly	Yes	No	\$ 539,371	\$ -		Not recommended for 9% HTC
12329	4	2/29/2012	Stonebridge Place	Palestine	NC	16	80	Elderly	Yes	No	\$ 950,000	\$ -		Not recommended for 9% HTC
<b>Total CHDO Applications</b>					<b>3</b>	<b>Unit Totals:</b>		<b>39</b>	<b>176</b>	<b>Total:</b>		<b>\$ 2,164,371</b>	<b>\$ -</b>	

Sorted by Date and Time Received

1 = Housing Activity: New Construction=NC, Rehabilitation=R

2 = Target Population Abbreviation: Intergenerational=Intg

3 = Layering of Other Department Active Applications: 9%=9% Competitive Tax Credits, 4%=4% Tax Credit Program

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

**July 26, 2012**

Presentation, Discussion, and Possible Action on a Determination Notice for Housing Tax Credits with another Issuer and Award of HOME Multifamily Development Program Funds.

**RECOMMENDED ACTION**

**WHEREAS**, a Housing Tax Credit and HOME application for the Gateway Northwest was submitted to the Department on May 1, 2012; and

**WHEREAS**, the proposed issuer of the bonds for the Gateway Northwest Apartments is the Texas State Affordable Housing Corporation (“TSAHC”); and

**WHEREAS**, the reservation of allocation expires on September 29, 2012; and

**WHEREAS**, the Development is located in a municipality that has been identified as having twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds; and

**WHEREAS**, the Unit of Local Government, the City of Georgetown, has voted specifically to approve the construction of the Development and to authorize an allocation of 4% Housing Tax Credits; and,

**WHEREAS**, HOME Multifamily Development Program (MFD) funding is available to award the subject application under the General Set-Aside; and

**WHEREAS**, the Executive Award and Review Advisory Committee recommends the issuance of the Determination Notice; therefore,

It is hereby,

**RESOLVED**, that the issuance of a Determination Notice not exceed the Applicant’s requested amount of \$631,059 in 4% Housing Tax Credits, and award of a HOME commitment not to exceed \$2,000,000, subject to completion of underwriting and other conditions as applicable, for the Gateway Northwest is hereby approved in the form presented to this meeting.



## **BACKGROUND**

*Background and General Information:* The development is new construction and will consist of 180 total units serving a general population. This transaction is a Priority 3, with a combination of the units proposed to be restricted at 30%, 50% and 60% Area Median Family Income (AMFI) for the tax credit program and will have additional restrictions under the HOME Program. The development is also proposed to include three (3) market rate units. The development is located in Georgetown, Williamson County. The site has been re-zoned to allow for this type of development and received approval on April 10, 2012.

There is approximately \$37,220,274 in funding available from the 2012 Multifamily Development Program Notice of Funding Availability (NOFA), of which \$26,732,208 is available to applications under the General Set-Aside. The agenda today includes awards on the remaining funds under this NOFA that are layered with competitive housing tax credits.

*Organizational structure and Compliance:* The Borrower is THF Georgetown Gateway Northwest, Ltd. and the General Partner is THF Gateway Northwest, LLC. The Compliance Status Summary completed on June 21, 2012 reveals that the principals of the general partner have received 15 multifamily awards.

*Census Demographics:* The development is located at Northwest Boulevard at Washam Drive in Georgetown. Demographics for the census tract (0201.04) include AMFI of \$93,295; the total population is 4,154; the percent of population that is minority is 10.57%; the percent of population that is below the poverty line is 4.12%; the number of owner occupied units is 1,294; the number of renter units is 221 and the number of vacant units is 40. (Census information from FFIEC Geocoding for 2011).

*Public Comment:* The Department has not received any letters of support or opposition for this Development.