

BOARD MEETING OF AUGUST 14,

Michael Jones, Chair
C. Kent Conine, Vice-Chair



Beth Anderson, Member
Vidal Gonzalez, Member
Shadrick Bogany, Member
Norberto Salinas, Member

MISSION

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

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

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

BOARD MEETING

July 30, 2003

ROLL CALL

	Present	Absent
Jones, Michael, Chair	_____	_____
Conine, C. Kent, Vice-Chair	_____	_____
Anderson, Beth, Treasurer	_____	_____
Bogany, Shadrick, Member	_____	_____
Gonzalez, Vidal, Member	_____	_____
Salinas, Norberto, Member	_____	_____
Number Present	_____	
Number Absent		_____

Signed: _____, Board Chair

BOARD MEETING
TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
507 Sabine Street, Room 437, Austin, Texas
August 14, 2003 8:30 a.m.

A G E N D A

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

Michael Jones
Chair of Board

PUBLIC COMMENT

The Board will solicit Public Comment at the beginning of the meeting and will also provide for Public Comment on each agenda item after the presentation made by department staff and motions made by the Board.

The Board of the Texas Department of Housing and Community Affairs will meet to consider and possibly act on the following:

ACTION ITEMS

Item 1 Presentation, Discussion and Possible Approval of Financial Items: C. Kent Conine

a) Budget:

- 1) Operating Budget for TDHCA for FY2004 for the Texas Department of Housing and Community Affairs
- 2) Operating Budget for FY2004 for the Housing Finance Division of the Texas Department of Housing and Community Affairs

b) Multi-Family Bonds:

- 1) Proposed Issuance of Multifamily Mortgage Revenue Bonds for Ash Creek Apartments, Dallas, Texas in an Amount not to Exceed \$16,375,000 and Issuance of Determination Notice in the Amount of \$948,673 for Low Income Housing Tax Credits for Ash Creek Apartments, 03-410 with TDHCA as the Issuer
- 2) Proposed Issuance of Multifamily Mortgage Revenue Bonds for Evergreen @ Mesquite, Mesquite, Texas in an Amount not to Exceed \$11,000,000 and Issuance of Determination Notice in the Amount of \$490,632 for Low Income Housing Tax Credits for Evergreen @ Mesquite Apartments, 03-412 with TDHCA as the Issuer
- 3) Proposed Issuance of Multifamily Mortgage Revenue Bonds For Peninsula Apartments, Houston, Texas in an Amount not To Exceed \$12,600,000 and Issuance of Determination Notice In the Amount of \$679,386 for Low Income Housing Tax Credits for Peninsula Apartments, 03-411 with TDHCA as the Issuer

Item 2 Presentation, Discussion and Possible Approval of Low Income

Michael Jones

Housing Tax Credit Items:

- a) Proposed Amendments to Low Income Housing Tax Credit Projects:
Aransas Pass, 02-011, Aransas Pass, Texas
Kings Crossing, 02-043, Kingsville, Texas
Padre de Vida, 03-002, McAllen, Texas
- b) Issuance of Determination Notices:
02-475 Rose Court at Thorntree, Dallas, \$1,111,276
City of Dallas HFC as the Issuer
03-409 Travis Park Apartments, Austin, \$383,918
Austin HFC is the Issuer
03-415 Southwest Pines Apartments, Tyler, \$936,294
East Texas HFC is the Issuer
03-416 Glenwood Apartments, Amarillo, \$433,708
Panhandle Regional HFC is the Issuer
03-417 North Forest Trails Apartments, Houston, \$458,554
Houston HFC is the Issuer

Item 3 Presentation, Discussion and Possible Approval of:

Michael Jones

- a) Proposed Methodology for:
 - 1) 2004 Regional Allocation Formula
 - 2) 2004 Affordable Housing Needs Score
- b) Rules to be Published in the *Texas Register*:
 - 1) Low Income Housing Tax Credit Program Rules:
Proposed Repeal of Title 10, Part 1, Chapter 50 –
2001 Low Income Housing Tax Credit Program
Qualified Allocation Plan and Rules; and
Proposed New Title 10, Part 1, Chapter 50-
2004 Qualified Allocation Plan and Rules
 - 2) Home Investment Partnerships Program (HOME) Rules:
Proposed Amendment to Title 10, Part 1,
Chapter 53 – Home Investment Partnerships Program
 - 3) Housing Trust Fund Rules:
Proposed Amendment to Title 10, Part 1, Chapter 51 –
Housing Trust Fund Rules
 - 4) Multi-Family Mortgage Revenue Bond Program Rules:
Proposed Repeal of Title 10, Part 1, Chapter 33 –
Guidelines for Multifamily Housing Revenue Bond;
Proposed Repeal of Title 10, Part 1, Chapter 35 –
Taxable Multifamily Mortgage Revenue Bond Program;
Proposed Repeal of Title 10, Part 1, Chapter 39 –
Tax-Exempt Multifamily Mortgage Revenue Bond Program;
Adopts on an Emergency Basis Title 10, Part 1, Chapter 33
Multifamily Housing Revenue Bond Rules (as Required
by New State Legislation Including Amendments to
Sections 1372.0231 and 2306.359, Texas
Government Code);
Proposed New Title 10, Part 1, Chapter 33 - Multifamily
Housing Revenue Bond Rules (identical to the Emergency Rules)

- 5) Real Estate Analysis Rules:
Proposed Amendment to Title 10, Part 1, Chapter 1,
Subchapter B - Underwriting, Market Analysis,
Appraisal and Environmental Site Assessment and
Property Condition Assessment Rules and Guidelines
Including New Section 1.36 Property Condition Assessment
Rules and Guidelines

Item 4 Presentation, Discussion and Possible Approval of:

Shad Bogany

- a) HOME Program
 - 1) FY 2002-2003 Single Family HOME Program Appeal
Recommendations:
The City of San Benito, Homebuyer Assistance,
Region 11, San Benito, Texas
Futuro Communities Inc., Homebuyer Assistance,
Region 11, Uvalde, Texas
 - 2) FY 2002-2003 Multi Family HOME Program Appeal
Recommendations:
Cottage Community, 20030116, Austin, Texas
Caspita Apartments, 20030314, Cedar Park, Texas
Cedar Park Ranch, 20030319, Cedar Park, Texas

- b) FY 2003 Housing Trust Fund SECO Awards From the List of All
Applications:

Prj. No.	Name	Region	Award
03805	Willow Bend Creek Apts.	3	\$ 60,000
03806	Village Oak Apts./Cove Ter.	5	\$162,000
03809	Cole Creek Apts.	5	\$ 96,000
03810	Stone Ranch Apts.	8	\$114,000
03813	La Villata Apts.	11	\$ 50,000
03815	Las Lomas Apts.	13	\$ 90,089
03816	Subdivision Develop.	11	\$150,000
03817	Fallbrook Ranch, Ltd.	6	\$ 0
03820	Villa Elaina	7	\$ 28,000
03823	Meadows On Airport Apts.	6	\$ 0
03824	Villas at Park Grove	6	\$180,000
03825	Reading Road Apts.	6	\$325,000
03826	The Peninsula Apts.	6	\$ 0
03827	Kingsland Trails Apts.	7	0
03828	Bentley Place Apts.	9	\$249,000
03829	The Village @ Morningstar	6	\$ 0
03935	Crestview Homes	8	\$ 75,000

REPORT ITEMS

Executive Directors Report

Edwina Carrington

EXECUTIVE SESSION

Litigation and Anticipated Litigation (Potential or Threatened
under Sec. 551.071 and 551.103, Texas Government Code
Litigation Exception) – Century Pacific Equity Corporation v.
Texas Department of Housing and Community Affairs et al.
Cause No. GN-202219, in the District Court of Travis County,

Michael Jones

Texas, 53rd Judicial District
Consultation with Attorney Pursuant to Sec. 551.071, Texas
Government Code – Matters Concerning Section 572.054,
Texas Government Code;
Personnel Matters under Section 551.074, Texas Government Code
If permitted by law, the Board may discuss any item listed on this
agenda in Executive Session

OPEN SESSION

Michael Jones

Action in Open Session on Items Discussed in Executive Session

ADJOURN

Michael Jones
Chair of Board

To access this agenda and details on each agenda item in the board book, please visit our website at www.tdhca.state.tx.us or contact the Board Secretary, Delores Groneck, TDHCA, 507 Sabine, Austin, Texas 78701, 512-475-3934 and request the information.

Individuals who require auxiliary aids, services or translators 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.

Board Action Request

August 14, 2003

Action Item

The Department staff will present the FY 2004 Final Draft Operating Budget for the Board's consideration.

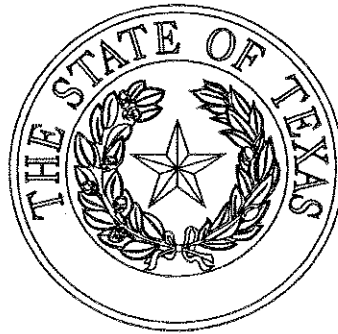
Required Action

The Board approve the attached FY 2004 Final Draft Operating Budget for fiscal year beginning September 1, 2003 through August 31, 2004.

Background

The Operating Budget for FY 2004 is the first for the 2004-05 Biennium and is within the appropriations approved by the 78th Legislature, but does not include the pass-through grant funds.

**TEXAS DEPARTMENT OF HOUSING AND COMMUNITY
AFFAIRS**



**FINAL DRAFT
FY-2004 OPERATING BUDGET**

(September 1, 2003 through August 31, 2004)

August 5, 2003

Prepared by the Financial Administration Division

**TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
FY-2004 OPERATING BUDGET**

T A B L E O F C O N T E N T S

Agency Wide Organizational Chart iii

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TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
FY-2004 OPERATING BUDGET

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 Manufactured Housing (Under Separate Budget)	

Texas Department of Housing & Community Affairs Organizational Chart
(323)

GOVERNOR

**Manufactured Housing Division
Governing Board**
Executive Director
(87.5)

Governing Board
Executive Director
Edwina P. Carrington
(5)

**Director of
Internal Audit**
David Gaines
(3)

Executive Office
Delores Groneck

Chief of Agency Administration
Bill Dally
(70)

Legal Services
Chris Wittmayer
(7)

Director of Governmental Affairs
Michael Lyttle
(4)

**Office of State and
Federal Relations**

**Director of
Administrative
Support**
John Gonzales
(13)

**Director of
Information
Systems**
Curtis Howe
(19)

Director of Financial Administration
David Cervantes
(37)

**Human
Resources**
Gina Esteves

**Technical
Support**
Ofelia Villela

**Accounting
Operations**
Esther Ku

**Budget/Travel/
Payroll**
David Aldrich

**Facilities &
Space
Management**
Trisha Randow

Network
**Software
Development**
Walt Vega

Financial Services
Ernie Palacios

Purchasing
Donna Schielack

Loan Servicing

Deputy Executive Director - Programs
Vacant
(78)

Deputy Executive Director - Housing Operations
Ruth Cedillo
(64)

**Director of
Office of
Colonia Initiatives**
Homer Cabello
(9)

**Director of
Community Affairs**
Eddie Fariss
(42)

**Director of
Multifamily Finance
Production**
Brooke Boston
(14)

**Director of Single
Family Finance
Production**
Eric Pike
(13)

**Director of Real Estate
Analysis**
Tom Gouris
(8)

**Director of Center
for Housing
Reserach, Planning,
and
Communication**
Sarah Anderson
(10)

**Director of
Portfolio Management
and
Compliance**
Suzanne Phillips
(42)

**Director of
Bond Finance**
Byron Johnson
(4)

Field Offices
Eagle Pass
Edinburg
El Paso
Laredo

**Community
Services**
Jesse Mitchell

Energy Assistance
Peggy Colvin

Section 8
Willie Faye Hurd

**Multifamily Awards
& Allocation**
Robert Onion

Closing

Capacity Building

**Loan Closing & Bond
Administration**
Sue Wash

**Product
Development. &
Award**
Skip Beard

**Credit
Underwriting**

**Cost
Certifications**

Workouts

**Credit Policy &
Training**

**Research &
Planning**

**Publications
Clearinghouse &
Communications**

**Compliance Monitoring
& Asset Management**
Sara Newsom

Portfolio Management
Sandy Mauro

Agency Wide Budget

Budget Category Comparison

FTEs by Division

Capital Budget

Capital Budget by Project

TEXAS DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS
 AGENCY WIDE
 ANNUAL OPERATING BUDGET
 SEPTEMBER 01, 2003 thru AUGUST 31, 2004

BUDGET CATEGORIES	GENERAL REVENUE	EARNED		SINGLE FAMILY BOND ADMIN	MULTI FAMILY BOND ADMIN	LIHTC	AHDP	IAC ORCA	IAC - BOND REVIEW BOARD	SUBTOTAL DEPARTMENT	MH SUPPORT	TOTAL
		FEDERAL FUNDS	FEDERAL FUNDS	FEEES	FEEES							DEPARTMENT
Salaries	533,662	614,511	3,900,240	2,611,152	255,161	3,006,617	187,187	80,642	0	11,189,172	403,220	11,592,392
Payroll Related Costs	128,079	147,483	936,058	626,677	61,239	721,588	44,925	19,354	0	2,685,401	96,780	2,782,181
Travel In-State	49,950	11,699	261,362	69,805	6,900	116,569	28,500	0	0	544,784	0	544,784
Travel Out-of-State	10,360	3,620	27,430	27,015	3,220	25,910	2,760	0	0	100,315	0	100,315
Professional Fees	13,200	6,075	699,166	468,863	5,000	171,436	507,810	0	410,000	2,281,550	0	2,281,550
Materials/Supplies	24,312	31,894	166,714	106,353	5,824	110,149	16,184	0	0	461,430	0	461,430
Repairs/Maintenance	10,557	10,717	37,397	100,206	2,072	47,037	8,924	0	0	216,910	0	216,910
Printing and Reproduction	4,830	3,319	71,048	33,218	2,703	18,949	1,950	0	0	136,015	0	136,015
Rental/Lease	97,218	104,741	465,957	437,394	22,912	484,388	99,539	0	0	1,712,149	0	1,712,149
Membership Dues	905	2,485	18,450	40,980	230	9,400	1,890	0	0	74,340	0	74,340
Registration Fees	21,898	24,572	51,161	93,664	3,140	79,894	6,657	0	0	280,986	0	280,986
Employee Tuition	2,150	630	2,535	4,925	1,840	2,420	0	0	0	14,500	0	14,500
Advertising	1,800	885	13,710	51,005	690	4,410	300	0	0	72,800	0	72,800
Freight/Delivery	1,163	1,565	5,403	8,215	460	5,715	480	0	0	23,000	0	23,000
Temporary Help	19,334	9,671	49,086	45,656	5,095	53,488	3,677	0	0	186,005	0	186,005
Furniture/Equipment	1,508	2,530	8,318	11,070	115	7,010	1,200	0	0	31,750	0	31,750
Communications/Utilities	23,672	19,049	84,784	81,291	12,187	90,586	14,149	0	0	325,717	0	325,717
Capital Outlay	0	0	53,070	26,958	0	49,432	50,540	0	0	180,000	0	180,000
State Office of Risk Management	2,430	2,430	21,557	20,523	976	12,246	0	0	0	60,162	0	60,162
Total Department	947,028	997,875	6,873,442	4,864,968	389,763	5,017,243	976,671	99,996	410,000	20,576,987	500,000	21,076,986

TEXAS DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS
 BUDGET CATEGORY COMPARISON
 FISCAL YEARS 2003 AND 2004

BUDGET CATEGORIES	Revised		Variance
	Fiscal Year 2003	Fiscal Year 2004	
Salaries	11,124,501	11,189,172	64,671
Payroll Related Costs	2,224,056	2,685,401	461,345
Travel In-State	531,998	544,784	12,786
Travel Out-of-State	89,661	100,315	10,654
Professional Fees	1,960,225	2,281,550	321,325
Materials/Supplies	466,841	461,430	(5,411)
Repairs/Maintenance	188,276	216,910	28,634
Printing and Reproduction	160,170	136,015	(24,155)
Rental/Lease	1,740,403	1,712,149	(28,254)
Membership Dues	76,100	74,340	(1,760)
Registration Fees	302,823	280,986	(21,837)
Employee Tuition	14,947	14,500	(447)
Advertising	106,550	72,800	(33,750)
Freight/Delivery	35,705	23,000	(12,705)
Temporary Help	284,282	186,005	(98,277)
Furniture/Equipment	54,572	31,750	(22,822)
Communications/Utilities	371,928	325,717	(46,211)
Capital Outlay	182,877	180,000	(2,877)
State Office of Risk Management	48,500	60,162	11,662
Total	19,964,415	20,576,987	612,572

Texas Department of Housing and Community Affairs
 FTEs by Division
 Internal Operating Budget

Executive Administration:	
Executive Office	5.00
Legal Services	7.00
Internal Audit	3.00
Government and Public Information	4.00
Total, Executive Administration	19.00
Agency Administration:	
Human Resources	7.00
Facilities	6.00
Information Services	19.00
Director's Office of Financial Administration	6.00
Accounting Operations	13.00
Financial Services	14.00
Purchasing	4.00
Total, Agency Administration	69.00
Housing Programs Division:	
Office of Colonia Initiatives	8.00
Division Administration-Community Affairs	3.00
Community Services	15.00
Energy Assistance	16.00
Section 8	8.00
Multi Family Finance Production	14.00
Single Family Finance Production	13.00
Total, Housing Programs Division	77.00
Housing Operations Division:	
Real Estate Analysis	8.00
Center for Housing Research and Planning	10.00
Portfolio Management and Compliance	44.00
Bond Finance	4.00
Total, Housing Operations Division	66.00
Subtotal, Housing and Community Affairs	231.00
Manufactured Housing	61.00
Total, Agency Wide	292.00

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 CAPITAL BUDGET
 ANNUAL OPERATING BUDGET
 SEPTEMBER 01, 2003 thru AUGUST 31, 2004

BUDGET CATEGORIES	BUDGETED	FEDERAL FUNDS	LIHTC	AHDP	BOND ADMIN FEES
Salaries					
Payroll Related Costs					
Travel In-State					
Travel Out-of-State					
Professional Fees	398,000	142,390	84,986	140,310	30,314
Materials/Supplies	0				
Repairs/Maintenance	0				
Printing and Reproduction	0				
Rental/Lease	0				
Membership Dues	0				
Registration Fees	0				
Employee Tuition	0				
Advertising	0				
Freight/Delivery	0				
Temporary Help	0				
Furniture/Equipment	0				
Communications/Utilities	0				
Capital Outlay	180,000	53,070	49,432	50,540	26,958
State Office of Risk Management					
Total	578,000	195,460	134,418	190,850	57,272

Notes:

1. Capital Outlay Category includes the Normal Growth/Integrate Systems and Disaster Recovery projects.
2. Professional Fees include the PeopleSoft Accounting System, Enhancement to the Compliance System, Central Database, and Weatherization Assistance Program Software Development projects.
3. Does not tie to the Capital Budget Rider due to \$10,000 budgeted in Manufactured Housing for Normal Growth and an additional \$8,000 placed in Energy Assistance for energy audit software.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 CAPITAL BUDGET by PROJECT
 FISCAL YEAR 2004

Project Name	Federal	Appropriated	Total
	Funds	Receipts	
Normal Growth/Integrate Sysyems	53,070	121,930	175,000
PeopleSoft Accounting	0	60,000	60,000
Disaster Recovery	0	15,000	15,000
Enhancements Compliance	0	135,000	135,000
Central Database	74,390	60,610	135,000
Weatherization Assistance Program Software	60,000	0	60,000
Easy Audit	8,000		8,000
Total, Fiscal Year 2004	195,460	392,540	588,000

Executive Administration Division

TEXAS DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS
EXECUTIVE ADMINISTRATION
ANNUAL OPERATING BUDGET
SEPTEMBER 01, 2003 thru AUGUST 31, 2004

BUDGET CATEGORIES	BUDGETED	EARNED FEDERAL FUNDS	BOND ADMIN FEES	MANUFACT. HOUSING APP REC	LIHTC
Salaries	1,295,976	160,265	289,734	53,253	792,724
Payroll Related Costs	311,041	38,464	69,536	12,788	190,254
Travel In-State	55,940	7,149	19,723	0	29,069
Travel Out-of-State	25,700	3,200	9,450	0	13,050
Professional Fees	223,000	125	211,325	0	11,550
Materials/Supplies	69,726	21,215	20,805	0	27,707
Repairs/Maintenance	14,850	3,786	4,349	0	6,716
Printing and Reproduction	4,625	1,131	1,256	0	2,238
Rental/Lease	134,481	41,290	34,118	0	59,074
Membership Dues	7,500	2,275	1,975	0	3,250
Registration Fees	62,392	10,723	21,165	0	30,504
Employee Tuition	0	0	0	0	0
Advertising	1,700	465	445	0	790
Freight/Delivery	6,100	865	2,055	0	3,180
Temporary Help	19,918	2,674	8,020	0	9,225
Furniture/Equipment	3,800	1,130	950	0	1,720
Communications/Utilities	29,729	8,391	7,114	0	14,224
Capital Outlay	0	0	0	0	0
State Office of Risk Management	0	0	0	0	0
Total	2,266,479	303,148	702,018	66,041	1,195,272

Note:

Executive Administration Includes:

- Executive Office
- Board
- Legal Services
- Internal Audit
- Governmental Affairs

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
EXECUTIVE OFFICE
ANNUAL OPERATING BUDGET
SEPTEMBER 01, 2003 thru AUGUST 31, 2004

BUDGET CATEGORIES	BUDGETED	EARNED FEDERAL FUNDS	BOND ADMIN FEES	AHDP	LIHTC
Salaries	418,812	49,404	61,568	0	307,841
Payroll Related Costs	100,515	11,857	14,776	0	73,882
Travel In-State	20,000	5,000	3,000		12,000
Travel Out-of-State	8,000	2,000	1,200		4,800
Professional Fees	500	125	75		300
Materials/Supplies	10,829	2,707	1,624		6,497
Repairs/Maintenance	3,640	910	546		2,184
Printing and Reproduction	1,625	406	244		975
Rental/Lease	36,864	9,216	5,530		22,118
Membership Dues	1,500	375	225		900
Registration Fees	16,840	4,210	2,526		10,104
Employee Tuition	0	0	0		0
Advertising	500	125	75		300
Freight/Delivery	2,500	625	375		1,500
Temporary Help	2,268	567	340		1,361
Furniture/Equipment	1,000	250	150		600
Communications/Utilities	13,087	3,272	1,963		7,852
Capital Outlay	0	0	0		0
State Office of Risk Management	0				
Total	638,480	91,049	94,217	0	453,214

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 BOARD
 ANNUAL OPERATING BUDGET
 SEPTEMBER 01, 2003 thru AUGUST 31, 2004

BUDGET CATEGORIES	BUDGETED	EARNED FEDERAL FUNDS	BOND ADMIN FEES	LIHTC
Salaries				
Payroll Related Costs				9,500
Travel In-State	19,000		9,500	5,550
Travel Out-of-State	11,100		5,550	250
Professional Fees	500		250	1,850
Materials/Supplies	3,700		1,850	1,250
Repairs/Maintenance	2,500		1,250	500
Printing and Reproduction	1,000		500	0
Rental/Lease	0		0	500
Membership Dues	1,000		500	12,500
Registration Fees	25,000		12,500	0
Employee Tuition	0		0	250
Advertising	500		250	1,500
Freight/Delivery	3,000		1,500	6,000
Temporary Help	12,000		6,000	500
Furniture/Equipment	1,000		500	50
Communications/Utilities	100		50	
Capital Outlay	0			
State Office of Risk Management				
Total	80,400	0	40,200	40,200

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 LEGAL SERVICES
 ANNUAL OPERATING BUDGET
 SEPTEMBER 01, 2003 thru AUGUST 31, 2004

BUDGET CATEGORIES	BUDGETED	EARNED FEDERAL FUNDS	BOND ADMIN FEES	AHDP	LIHTC
Salaries	433,315	42,413	148,447	0	242,455
Payroll Related Costs	103,996	10,179	35,627	0	58,189
Travel In-State	4,075	1,630	1,223		1,223
Travel Out-of-State	3,000	1,200	900		900
Professional Fees	200,000		200,000		
Materials/Supplies	38,661	15,464	11,598		11,598
Repairs/Maintenance	4,455	1,782	1,337		1,337
Printing and Reproduction	875	350	263		263
Rental/Lease	48,808	19,523	14,642		14,642
Membership Dues	2,500	1,000	750		750
Registration Fees	9,676	3,870	2,903		2,903
Employee Tuition	0	0	0		0
Advertising	400	160	120		120
Freight/Delivery	600	240	180		180
Temporary Help	4,575	1,830	1,373		1,373
Furniture/Equipment	1,000	400	300		300
Communications/Utilities	8,221	3,288	2,466		2,466
Capital Outlay	0				
State Office of Risk Management	0	0	0		0
Total	864,156	103,331	422,128	0	338,697

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
INTERNAL AUDIT
ANNUAL OPERATING BUDGET
SEPTEMBER 01, 2003 thru AUGUST 31, 2004

BUDGET CATEGORIES	BUDGETED	EARNED FEDERAL FUNDS	AHDP	MANUFACT. HOUSING APP REC	LIHTC
Salaries	199,732	33,856	0	19,515	146,362
Payroll Related Costs	47,943	8,125	0	4,691	35,127
Travel In-State	865	519			346
Travel Out-of-State	0	0			0
Professional Fees	0	0			0
Materials/Supplies	5,072	3,043			2,029
Repairs/Maintenance	1,823	1,094			729
Printing and Reproduction	625	375			250
Rental/Lease	20,918	12,551			8,367
Membership Dues	1,500	900			600
Registration Fees	4,404	2,642			1,762
Employee Tuition	0	0			0
Advertising	300	180			120
Freight/Delivery	0	0			0
Temporary Help	461	277			184
Furniture/Equipment	800	480			320
Communications/Utilities	3,052	1,831			1,221
Capital Outlay	0	0			0
State Office of Risk Management	0	0			0
Total	287,495	65,873	0	24,205	197,416

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 GOVERNMENTAL AFFAIRS
 ANNUAL OPERATING BUDGET
 SEPTEMBER 01, 2003 thru AUGUST 31, 2004

BUDGET CATEGORIES	BUDGETED	EARNED FEDERAL FUNDS	BOND ADMIN FEES	MANUFACT. HOUSING APP REC	LIHTC
Salaries	244,117	34,592	79,719	33,738	96,067
Payroll Related Costs	58,588	8,302	19,133	8,097	23,056
Travel In-State	12,000		6,000		6,000
Travel Out-of-State	3,600		1,800		1,800
Professional Fees	22,000		11,000		11,000
Materials/Supplies	11,464		5,732		5,732
Repairs/Maintenance	2,432		1,216		1,216
Printing and Reproduction	500		250		250
Rental/Lease	27,891		13,946		13,946
Membership Dues	1,000		500		500
Registration Fees	6,472		3,236		3,236
Employee Tuition	0		0		0
Advertising	0		0		0
Freight/Delivery	0		0		0
Temporary Help	614		307		307
Furniture/Equipment	0		0		0
Communications/Utilities	5,269		2,635		2,635
Capital Outlay	0		0		0
State Office of Risk Management	0	0	0		0
Total	395,947	42,895	145,473	41,835	165,744

Housing Programs Division

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 HOUSING PROGRAMS DIVISION
 ANNUAL OPERATING BUDGET
 SEPTEMBER 01, 2003 thru AUGUST 31, 2004

BUDGET CATEGORIES	BUDGETED	GENERAL REVENUE OCI	GENERAL REVENUE HTF	ORCA IAC	FEDERAL FUNDS	LIHTC	MULTI FAMILY BOND ADMIN FEES	SINGLE FAMILY BOND ADMIN FEES
Salaries	3,601,202	48,663	157,257	80,642	2,494,138	181,117	202,963	436,422
Payroll Related Costs	864,288	11,679	37,742	19,354	598,593	43,468	48,711	104,741
Travel In-State	254,562	36,000	7,500	0	178,262	7,500	6,900	18,400
Travel Out-of-State	39,000	5,500	3,500	0	20,880	3,500	3,220	2,400
Professional Fees	199,100	0	0	0	161,576	0	5,000	32,524
Materials/Supplies	182,366	0	6,330	0	143,312	6,330	5,824	20,570
Repairs/Maintenance	48,304	0	2,253	0	34,232	2,253	2,072	7,494
Printing and Reproduction	62,000	0	2,938	0	42,873	2,938	2,703	10,550
Rental/Lease	592,610	0	24,905	0	419,744	24,905	22,912	100,145
Membership Dues	19,050	0	250	0	17,095	250	230	1,225
Registration Fees	61,334	0	3,413	0	40,777	3,413	3,140	10,591
Employee Tuition	9,500	0	2,000	0	2,385	2,000	1,840	1,275
Advertising	51,100	0	750	0	12,210	750	690	36,700
Freight/Delivery	7,350	0	500	0	5,190	500	460	700
Temporary Help	69,116	0	5,538	0	44,892	5,538	5,095	8,054
Furniture/Equipment	10,600	0	125	0	7,175	125	115	3,060
Communications/Utilities	124,179	0	13,247	0	72,250	13,247	12,187	13,248
Capital Outlay	0	0	0	0	0	0	0	0
State Office of Risk Management	34,948	259	1,144	0	21,557	4,825	976	6,187
Total	6,230,609	102,101	269,390	99,996	4,317,142	302,657	325,037	814,287

Note:
 Housing Programs Division Includes:
 Office of Colonia Initiatives
 Community Affairs
 Multi Family Finance Production
 Single Family Finance Production

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
OFFICE OF COLONIA INITIATIVES
ANNUAL OPERATING BUDGET
SEPTEMBER 01, 2003 thru AUGUST 31, 2004

BUDGET CATEGORIES	BUDGETED	HOME	IAC ORCA	GENERAL REVENUE	BOND ADMIN FEES
Salaries	386,613	64,668	80,642	48,663	192,640
Payroll Related Costs	92,787	15,520	19,354	11,679	46,234
Travel In-State	36,000			36,000	
Travel Out-of-State	5,500			5,500	
Professional Fees	6,000	900			5,100
Materials/Supplies	12,926	1,939			10,987
Repairs/Maintenance	4,863	729			4,134
Printing and Reproduction	2,000	300			1,700
Rental/Lease	72,197	10,830			61,367
Membership Dues	500	75			425
Registration Fees	6,444	967			5,477
Employee Tuition	1,500	225			1,275
Advertising	2,000	300			1,700
Freight/Delivery	0	0			0
Temporary Help	6,729	1,009			5,720
Furniture/Equipment	2,000	300			1,700
Communications/Utilities	8,139	1,221			6,918
Capital Outlay	0	0			0
State Office of Risk Management	1,683			259	1,424
Total	647,881	98,983	99,996	102,101	346,801

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 COMMUNITY AFFAIRS
 ANNUAL OPERATING BUDGET
 SEPTEMBER 01, 2003 thru AUGUST 31, 2004

BUDGET CATEGORIES	BUDGETED	GENERAL REVENUE ENTERP	FEDERAL FUNDS
Salaries	1,892,847	0	1,892,847
Payroll Related Costs	454,283	0	454,283
Travel In-State	142,562	0	142,562
Travel Out-of-State	13,500	0	13,500
Professional Fees	114,540	0	114,540
Materials/Supplies	120,163	0	120,163
Repairs/Maintenance	26,029	0	26,029
Printing and Reproduction	26,125	0	26,125
Rental/Lease	323,851	0	323,851
Membership Dues	15,550	0	15,550
Registration Fees	28,454	0	28,454
Employee Tuition	0	0	0
Advertising	11,100	0	11,100
Freight/Delivery	3,600	0	3,600
Temporary Help	34,401	0	34,401
Furniture/Equipment	4,700	0	4,700
Communications/Utilities	47,228	0	47,228
Capital Outlay	0	0	0
State Office of Risk Management	14,157	0	14,157
Total	3,273,091	0	3,273,091

Note:

Community Affairs Includes:
 Administration - Community Affairs
 Community Services Program
 Energy Assistance Program
 Section 8

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 ADMINISTRATION-COMMUNITY AFFAIRS
 ANNUAL OPERATING BUDGET
 SEPTEMBER 01, 2003 thru AUGUST 31, 2004

BUDGET CATEGORIES	BUDGETED	CSBG	DOE	
			GRANTEE	LIHEAP
Salaries	192,660	74,870	0	117,789
Payroll Related Costs	46,238	17,969	0	28,269
Travel In-State	5,000	2,500		2,500
Travel Out-of-State	5,000	2,500		2,500
Professional Fees	1,000	500		500
Materials/Supplies	4,097	2,049		2,049
Repairs/Maintenance	2,323	1,162		1,162
Printing and Reproduction	1,250	625		625
Rental/Lease	21,918	10,959		10,959
Membership Dues	1,500	750		750
Registration Fees	3,104	1,552		1,552
Employee Tuition	0	0		0
Advertising	100	50		50
Freight/Delivery	100	50		50
Temporary Help	461	231		231
Furniture/Equipment	500	250		250
Communications/Utilities	3,052	1,526		1,526
Capital Outlay	0	0		0
State Office of Risk Management	0	0		0
Total	288,303	117,542	0	170,761

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 COMMUNITY SERVICES PROGRAM
 ANNUAL OPERATING BUDGET
 SEPTEMBER 01, 2003 thru AUGUST 31, 2004

BUDGET CATEGORIES	BUDGETED	COMM SRVC BLK GRNT	EMERGENCY SHELTER
Salaries	660,421	543,963	116,458
Payroll Related Costs	158,501	130,551	27,950
Travel In-State	50,000	32,500	17,500
Travel Out-of-State	3,000	1,950	1,050
Professional Fees	8,000	8,000	
Materials/Supplies	18,987	18,987	
Repairs/Maintenance	9,118	9,118	
Printing and Reproduction	4,375	4,375	
Rental/Lease	124,590	124,590	
Membership Dues	7,050	7,050	
Registration Fees	11,519	11,519	
Employee Tuition	0	0	
Advertising	5,000	5,000	
Freight/Delivery	500	500	
Temporary Help	3,054	3,054	
Furniture/Equipment	2,500	2,500	
Communications/Utilities	16,760	16,760	
Capital Outlay	0	0	
State Office of Risk Management	5,515	5,515	
Total	1,088,889	925,932	162,958

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
ENERGY ASSISTANCE PROGRAM
ANNUAL OPERATING BUDGET
SEPTEMBER 01, 2003 thru AUGUST 31, 2004

BUDGET CATEGORIES	BUDGETED	DOE T&TA	DOE GRANTEE	LIHEAP
Salaries	700,870	68,708	68,708	563,455
Payroll Related Costs	168,209	16,490	16,490	135,229
Travel In-State	73,562	14,712	22,069	36,781
Travel Out-of-State	3,000	600	900	1,500
Professional Fees	80,680	24,204	24,204	32,272
Materials/Supplies	83,853	29,349	29,349	25,156
Repairs/Maintenance	9,725			9,725
Printing and Reproduction	15,500			15,500
Rental/Lease	121,562			121,562
Membership Dues	6,000			6,000
Registration Fees	7,887			7,887
Employee Tuition	0			0
Advertising	4,000			4,000
Freight/Delivery	2,500			2,500
Temporary Help	25,957			25,957
Furniture/Equipment	500			500
Communications/Utilities	19,277			19,277
Capital Outlay	0			0
State Office of Risk Management	6,540	0	0	6,540
Total	1,329,622	154,063	161,719	1,013,841

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
SECTION 8 - RENTAL ASSISTANCE PROGRAM
ANNUAL OPERATING BUDGET
SEPTEMBER 01, 2003 thru AUGUST 31, 2004

BUDGET CATEGORIES	BUDGETED	DALLAS	HOUSTON CERTIF	SAN ANTONIO	HOUSTON VOUCHER
Salaries	338,896	105,075	101,716	43,899	88,207
Payroll Related Costs	81,335	25,218	24,412	10,536	21,170
Travel In-State	14,000	4,340	5,110		4,550
Travel Out-of-State	2,500	775	913		813
Professional Fees	24,860	7,707	9,074		8,080
Materials/Supplies	13,226	4,100	4,827		4,298
Repairs/Maintenance	4,863	1,508	1,775		1,580
Printing and Reproduction	5,000	1,550	1,825		1,625
Rental/Lease	55,781	17,292	20,360		18,129
Membership Dues	1,000	310	365		325
Registration Fees	5,944	1,843	2,170		1,932
Employee Tuition	0	0	0		0
Advertising	2,000	620	730		650
Freight/Delivery	500	155	183		163
Temporary Help	4,929	1,528	1,799		1,602
Furniture/Equipment	1,200	372	438		390
Communications/Utilities	8,139	2,523	2,971		2,645
Capital Outlay	0	0	0		0
State Office of Risk Management	2,102	0	2,102		
Total	566,276	174,915	180,768	54,435	156,157

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 MULTIFAMILY FINANCE PRODUCTION
 ANNUAL OPERATING BUDGET
 SEPTEMBER 01, 2003 thru AUGUST 31, 2004

BUDGET CATEGORIES	BUDGETED	MULTI FAMILY BOND ADMIN		GENERAL REVENUE	
		LIHTC FEES	FEES	HOME	HTF
Salaries	690,029	181,117	202,963	148,692	157,257
Payroll Related Costs	165,607	43,468	48,711	35,686	37,742
Travel In-State	30,000	7,500	6,900	8,100	7,500
Travel Out-of-State	14,000	3,500	3,220	3,780	3,500
Professional Fees	5,000		5,000		
Materials/Supplies	25,321	6,330	5,824	6,837	6,330
Repairs/Maintenance	9,010	2,253	2,072	2,433	2,253
Printing and Reproduction	11,750	2,938	2,703	3,173	2,938
Rental/Lease	99,618	24,905	22,912	26,897	24,905
Membership Dues	1,000	250	230	270	250
Registration Fees	13,652	3,413	3,140	3,686	3,413
Employee Tuition	8,000	2,000	1,840	2,160	2,000
Advertising	3,000	750	690	810	750
Freight/Delivery	2,000	500	460	540	500
Temporary Help	22,150	5,538	5,095	5,981	5,538
Furniture/Equipment	500	125	115	135	125
Communications/Utilities	52,987	13,247	12,187	14,306	13,247
Capital Outlay	0	0	0	0	0
State Office of Risk Management	6,945	4,825	976		1,144
Total	1,160,568	302,657	325,037	263,485	269,390

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 SINGLE FAMILY FINANCE PRODUCTION
 ANNUAL OPERATING BUDGET
 SEPTEMBER 01, 2003 thru AUGUST 31, 2004

BUDGET CATEGORIES	BUDGETED	SINGLE FAMILY BOND ADMIN	
		HOME	FEEES
Salaries	631,714	387,931	243,782
Payroll Related Costs	151,611	93,103	58,508
Travel In-State	46,000	27,600	18,400
Travel Out-of-State	6,000	3,600	2,400
Professional Fees	73,560	46,136	27,424
Materials/Supplies	23,956	14,374	9,582
Repairs/Maintenance	8,402	5,041	3,361
Printing and Reproduction	22,125	13,275	8,850
Rental/Lease	96,944	58,166	38,778
Membership Dues	2,000	1,200	800
Registration Fees	12,784	7,670	5,114
Employee Tuition	0	0	0
Advertising	35,000		35,000
Freight/Delivery	1,750	1,050	700
Temporary Help	5,836	3,502	2,334
Furniture/Equipment	3,400	2,040	1,360
Communications/Utilities	15,825	9,495	6,330
Capital Outlay	0	0	0
State Office of Risk Management	12,163	7,400	4,763
Total	1,149,070	681,584	467,486

Housing Operations Division

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
HOUSING OPERATIONS DIVISION
ANNUAL OPERATING BUDGET
SEPTEMBER 01, 2003 thru AUGUST 31, 2004

BUDGET CATEGORIES	BUDGETED	SINGLE FAMILY BOND ADMIN FEES	MULTI FAMILY BOND ADMIN FEES	FEDERAL FUNDS	GENERAL REVENUE HTF	AHDP	IAC - BOND REVIEW BOARD	LIHTC FEES
Salaries	3,383,671	523,746	52,199	1,406,102	97,333	187,187	0	1,117,104
Payroll Related Costs	812,081	125,699	12,528	337,464	23,360	44,925	0	268,105
Travel In-State	204,532	17,532	0	83,100	1,500	28,500	0	73,900
Travel Out-of-State	31,315	12,065	0	6,550	1,000	2,760	0	8,940
Professional Fees	1,327,800	70,000	0	395,200	13,200	367,500	410,000	71,900
Materials/Supplies	106,711	19,643	0	23,402	2,263	16,184	0	45,219
Repairs/Maintenance	55,118	16,971	0	3,164	1,341	8,924	0	24,719
Printing and Reproduction	54,650	14,375	0	28,175	250	1,950	0	9,900
Rental/Lease	496,545	62,754	0	46,213	13,945	99,539	0	274,094
Membership Dues	42,800	35,050	0	1,355	25	1,890	0	4,480
Registration Fees	53,726	12,677	0	10,384	2,380	6,657	0	21,629
Employee Tuition	2,600	2,000	0	150	150	0	0	300
Advertising	16,100	12,250	0	1,500	150	300	0	1,900
Freight/Delivery	3,600	1,500	0	213	63	480	0	1,345
Temporary Help	28,136	4,382	0	4,193	1,932	3,677	0	13,952
Furniture/Equipment	7,350	1,550	0	1,143	213	1,200	0	3,245
Communications/Utilities	95,665	23,067	0	12,533	2,035	14,149	0	43,882
Capital Outlay	0	0	0	0	0	0	0	0
State Office of Risk Management	7,421	0	0	0	0	0	0	7,421
Total	6,729,820	955,261	64,727	2,360,840	161,138	785,821	410,000	1,992,033

Note:

Housing Operations Division Includes:

Real Estate Analysis

Center for Housing Research, Planning and Communication

Portfolio Management and Compliance

Bond Finance

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 REAL ESTATE ANALYSIS
 ANNUAL OPERATING BUDGET
 SEPTEMBER 01, 2003 thru AUGUST 31, 2004

BUDGET CATEGORIES	BUDGETED	LIHTC	HOME	GENERAL REVENUE HTF	MULTI FAMILY BOND ADMIN FEES	IAC - BOND REVIEW BOARD
Salaries	398,603	228,739	64,041	97,333	8,490	
Payroll Related Costs	95,665	54,897	15,370	23,360	2,038	
Travel In-State	6,000	3,000	1,500	1,500		
Travel Out-of-State	4,000	2,000	1,000	1,000		
Professional Fees	410,000					410,000
Materials/Supplies	9,051	4,526	2,263	2,263		
Repairs/Maintenance	5,363	2,682	1,341	1,341		
Printing and Reproduction	1,000	500	250	250		
Rental/Lease	55,781	27,891	13,945	13,945		
Membership Dues	100	50	25	25		
Registration Fees	9,519	4,760	2,380	2,380		
Employee Tuition	600	300	150	150		
Advertising	600	300	150	150		
Freight/Delivery	250	125	63	63		
Temporary Help	7,729	3,865	1,932	1,932		
Furniture/Equipment	850	425	213	213		
Communications/Utilities	8,139	4,070	2,035	2,035		
Capital Outlay	0	0	0	0		
State Office of Risk Management	0	0	0	0		
Total	1,013,250	338,128	106,657	147,938	10,528	410,000

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 CENTER for HOUSING RESEARCH, PLANNING and COMMUNICATION
 ANNUAL OPERATING BUDGET
 SEPTEMBER 01, 2003 thru AUGUST 31, 2004

BUDGET CATEGORIES	SINGLE FAMILY BOND			
	BUDGETED	ADMIN FEES	HOME	LIHTC
Salaries	506,761	278,885	148,126	79,750
Payroll Related Costs	121,623	66,932	35,550	19,140
Travel In-State	22,000	11,000	6,600	4,400
Travel Out-of-State	2,500	1,250	750	500
Professional Fees	66,000	66,000		
Materials/Supplies	14,658	7,329	4,397	2,932
Repairs/Maintenance	6,078	3,039	1,823	1,216
Printing and Reproduction	24,250	12,125	7,275	4,850
Rental/Lease	69,726	34,863	20,918	13,945
Membership Dues	100	50	30	20
Registration Fees	6,680	3,340	2,004	1,336
Employee Tuition	0	0	0	0
Advertising	4,500	2,250	1,350	900
Freight/Delivery	500	250	150	100
Temporary Help	7,536	3,768	2,261	1,507
Furniture/Equipment	100	50	30	20
Communications/Utilities	33,995	16,998	10,199	6,799
Capital Outlay	0	0	0	0
State Office of Risk Management	0	0	0	0
Total	887,006	508,129	241,463	137,414

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 PORTFOLIO MANAGEMENT and COMPLIANCE
 ANNUAL OPERATING BUDGET
 SEPTEMBER 01, 2003 thru AUGUST 31, 2004

BUDGET CATEGORIES	BUDGETED	GENERAL REVENUE			MULTI FAMILY BOND		TAX CREDIT	
		HTF	HOME	CSBG	LIHEAP	ADMIN FEES		AHDP
Salaries	2,233,445		977,945	43,709	172,280	43,709	187,187	808,615
Payroll Related Costs	536,027		234,707	10,490	41,347	10,490	44,925	194,068
Travel In-State	170,000		75,000				28,500	66,500
Travel Out-of-State	14,000		4,800				2,760	6,440
Professional Fees	847,800	13,200	395,200				367,500	71,900
Materials/Supplies	70,688		16,742				16,184	37,762
Repairs/Maintenance	29,745						8,924	20,822
Printing and Reproduction	27,150		20,650				1,950	4,550
Rental/Lease	343,147		11,350				99,539	232,258
Membership Dues	7,600		1,300				1,890	4,410
Registration Fees	28,190		6,000				6,657	15,533
Employee Tuition	0						0	0
Advertising	1,000						300	700
Freight/Delivery	1,600						480	1,120
Temporary Help	12,257						3,677	8,580
Furniture/Equipment	4,900		900				1,200	2,800
Communications/Utilities	47,462		300				14,149	33,013
Capital Outlay	0						0	0
State Office of Risk Management	7,421							7,421
Total	4,382,432	13,200	1,744,894	54,199	213,627	54,199	785,821	1,516,491

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 BOND FINANCE
 ANNUAL OPERATING BUDGET
 SEPTEMBER 01, 2003 thru AUGUST 31, 2004

BUDGET CATEGORIES	BUDGETED	SINGLE
		FAMILY BOND ADMIN FEES
Salaries	244,861	244,861
Payroll Related Costs	58,767	58,767
Travel In-State	6,532	6,532
Travel Out-of-State	10,815	10,815
Professional Fees	4,000	4,000
Materials/Supplies	12,314	12,314
Repairs/Maintenance	13,932	13,932
Printing and Reproduction	2,250	2,250
Rental/Lease	27,891	27,891
Membership Dues	35,000	35,000
Registration Fees	9,337	9,337
Employee Tuition	2,000	2,000
Advertising	10,000	10,000
Freight/Delivery	1,250	1,250
Temporary Help	614	614
Furniture/Equipment	1,500	1,500
Communications/Utilities	6,069	6,069
Capital Outlay	0	0
State Office of Risk Management	0	0
Total	<u>447,132</u>	<u>447,132</u>

Agency Administration Division

TEXAS DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS
 AGENCY ADMINISTRATION
 ANNUAL OPERATING BUDGET
 SEPTEMBER 01, 2003 thru AUGUST 31, 2004

BUDGET CATEGORIES	BUDGETED	GENERAL REVENUE	EARNED FEDERAL FUNDS	BOND ADMIN FEES	MANUFACT. HOUSING APP REC	LIHTC
Salaries	3,311,543	230,410	454,246	1,361,250	349,967	915,672
Payroll Related Costs	794,770	55,298	109,019	326,700	83,992	219,761
Travel In-State	29,750	4,950	4,550	14,150	0	6,100
Travel Out-of-State	4,300	360	420	3,100	0	420
Professional Fees	133,650	0	5,950	124,700	0	3,000
Materials/Supplies	102,627	15,719	10,679	45,336	0	30,893
Repairs/Maintenance	98,638	6,964	6,931	71,392	0	13,350
Printing and Reproduction	14,740	1,643	2,188	7,036	0	3,874
Rental/Lease	488,513	58,369	63,451	240,377	0	126,316
Membership Dues	4,990	630	210	2,730	0	1,420
Registration Fees	103,534	16,106	13,849	49,231	0	24,348
Employee Tuition	2,400	0	630	1,650	0	120
Advertising	3,900	900	420	1,610	0	970
Freight/Delivery	5,950	600	700	3,960	0	690
Temporary Help	68,835	11,864	6,997	25,200	0	24,774
Furniture/Equipment	10,000	1,170	1,400	5,510	0	1,920
Communications/Utilities	76,144	8,390	10,658	37,862	0	19,234
Capital Outlay	0	0	0	0	0	0
State Office of Risk Management	17,793	1,027	2,430	14,336	0	0
Total	5,272,078	414,399	694,727	2,336,131	433,959	1,392,862

Note:

Agency Administration Includes:
 Human Resources
 Facilities and Space Management
 Information Systems
 Financial Administration
 Capital Budget

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
HUMAN RESOURCES
ANNUAL OPERATING BUDGET
SEPTEMBER 01, 2003 thru AUGUST 31, 2004

BUDGET CATEGORIES	BUDGETED	GENERAL REVENUE	AHDP	LIHTC	MANUFACT. HOUSING APP REC
Salaries	321,656	0	0	274,020	47,636
Payroll Related Costs	77,197	0	0	65,765	11,433
Travel In-State	500			500	
Travel Out-of-State	0			0	
Professional Fees	0			0	
Materials/Supplies	10,661			10,661	
Repairs/Maintenance	4,555			4,555	
Printing and Reproduction	1,075			1,075	
Rental/Lease	48,808			48,808	
Membership Dues	700			700	
Registration Fees	7,256			7,256	
Employee Tuition	0			0	
Advertising	100			100	
Freight/Delivery	150			150	
Temporary Help	9,075			9,075	
Furniture/Equipment	0			0	
Communications/Utilities	7,121			7,121	
Capital Outlay	0			0	
State Office of Risk Management	0				
Total	488,854	0	0	429,786	59,069

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 FACILITIES AND SPACE MANAGEMENT
 ANNUAL OPERATING BUDGET
 SEPTEMBER 01, 2003 thru AUGUST 31, 2004

BUDGET CATEGORIES	BUDGETED	GENERAL REVENUE	BOND ADMIN FEES	LIHTC	MANUFACT. HOUSING APP REC
Salaries	206,615	0	80,602	91,478	34,536
Payroll Related Costs	49,588	0	19,344	21,955	8,289
Travel In-State	1,500		750	750	
Travel Out-of-State	0		0	0	
Professional Fees	0		0	0	
Materials/Supplies	6,470		3,235	3,235	
Repairs/Maintenance	3,847		1,924	1,924	
Printing and Reproduction	2,065		1,033	1,033	
Rental/Lease	42,436		21,218	21,218	
Membership Dues	340		170	170	
Registration Fees	3,708		1,854	1,854	
Employee Tuition	0		0	0	
Advertising	100		50	50	
Freight/Delivery	100		50	50	
Temporary Help	14,671		7,336	7,336	
Furniture/Equipment	2,400		1,200	1,200	
Communications/Utilities	7,304		3,652	3,652	
Capital Outlay	0		0	0	
State Office of Risk Management	1,000		1,000		
Total	342,144	0	143,416	155,903	42,825

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 INFORMATION SYSTEMS
 ANNUAL OPERATING BUDGET
 SEPTEMBER 01, 2003 thru AUGUST 31, 2004

BUDGET CATEGORIES	BUDGETED	GENERAL REVENUE	BOND ADMIN FEES	MANUFACT. HOUSING APP REC	LIHTC
Salaries	1,060,764	106,876	365,669	104,477	483,742
Payroll Related Costs	254,583	25,650	87,761	25,074	116,098
Travel In-State	13,000	3,900	4,550		4,550
Travel Out-of-State	1,200	360	420		420
Professional Fees	0	0	0		0
Materials/Supplies	44,450	13,335	15,558		15,558
Repairs/Maintenance	17,550	5,265	6,143		6,143
Printing and Reproduction	3,875	1,163	1,356		1,356
Rental/Lease	135,780	40,734	47,523		47,523
Membership Dues	1,000	300	350		350
Registration Fees	39,991	11,997	13,997		13,997
Employee Tuition	0	0	0		0
Advertising	2,000	600	700		700
Freight/Delivery	1,000	300	350		350
Temporary Help	22,918	6,875	8,021		8,021
Furniture/Equipment	1,200	360	420		420
Communications/Utilities	19,829	5,949	6,940		6,940
Capital Outlay	0		0		0
State Office of Risk Management	2,903	567	2,336		
Total	1,622,044	224,231	562,093	129,551	706,168

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 FINANCIAL ADMINISTRATION
 ANNUAL OPERATING BUDGET
 SEPTEMBER 01, 2003 thru AUGUST 31, 2004

BUDGET CATEGORIES	BUDGETED	EARNED FEDERAL FUNDS	BOND ADMIN FEES	LIHTC	AHDP	MANUFACT. HOUSING APP REC	GENERAL REVENUE
Salaries	1,722,508	454,246	914,979	66,432	0	163,318	123,534
Payroll Related Costs	413,402	109,019	219,595	15,944	0	39,196	29,648
Travel In-State	14,750	4,550	8,850	300	0	0	1,050
Travel Out-of-State	3,100	420	2,680	0	0	0	0
Professional Fees	133,650	5,950	124,700	3,000	0	0	0
Materials/Supplies	41,046	10,679	26,543	1,439	0	0	2,384
Repairs/Maintenance	72,686	6,931	63,326	729	0	0	1,699
Printing and Reproduction	7,725	2,188	4,648	410	0	0	480
Rental/Lease	261,489	63,451	171,636	8,767	0	0	17,635
Membership Dues	2,950	210	2,210	200	0	0	330
Registration Fees	52,579	13,849	33,380	1,242	0	0	4,108
Employee Tuition	2,400	630	1,650	120	0	0	0
Advertising	1,700	420	860	120	0	0	300
Freight/Delivery	4,700	700	3,560	140	0	0	300
Temporary Help	22,171	6,997	9,843	342	0	0	4,988
Furniture/Equipment	6,400	1,400	3,890	300	0	0	810
Communications/Utilities	41,890	10,658	27,270	1,521	0	0	2,441
Capital Outlay	0	0	0	0	0	0	0
State Office of Risk Management	13,890	2,430	11,000	0	0	0	460
Total	2,819,036	694,727	1,630,621	101,006	0	202,514	190,168

Note:

Financial Operations Includes:

Director's Office

Accounting Operations

Financial Services

Purchasing

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 DIRECTOR'S OFFICE of FINANCIAL ADMINISTRATION
 ANNUAL OPERATING BUDGET
 SEPTEMBER 01, 2003 thru AUGUST 31, 2004

BUDGET CATEGORIES	BUDGETED	EARNED FEDERAL FUNDS	BOND ADMIN FEES	LIHTC	AHDP	MANUFACT. HOUSING APP REC	GENERAL REVENUE
Salaries	340,411	33,216	123,965	66,432	0	39,590	77,208
Payroll Related Costs	81,699	7,972	29,752	15,944	0	9,502	18,530
Travel In-State	1,500		1,200	300			
Travel Out-of-State	0		0	0			
Professional Fees	15,000		12,000	3,000			
Materials/Supplies	7,195		5,756	1,439			
Repairs/Maintenance	3,647		2,918	729			
Printing and Reproduction	2,050		1,640	410			
Rental/Lease	43,836		35,069	8,767			
Membership Dues	1,000		800	200			
Registration Fees	6,208		4,966	1,242			
Employee Tuition	600		480	120			
Advertising	600		480	120			
Freight/Delivery	700		560	140			
Temporary Help	1,711		1,369	342			
Furniture/Equipment	1,500		1,200	300			
Communications/Utilities	7,604		6,083	1,521			
Capital Outlay	0		0	0			222
State Office of Risk Management	11,222		11,000				
Total	526,483	41,188	239,237	101,006	0	49,092	95,960

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 ACCOUNTING OPERATIONS
 ANNUAL OPERATING BUDGET
 SEPTEMBER 01, 2003 thru AUGUST 31, 2004

BUDGET CATEGORIES	BUDGETED	EARNED FEDERAL FUNDS	BOND ADMIN FEES	LIHTC	AHDP	MANUFACT. HOUSING APP REC
Salaries	535,664	421,030	28,257	0	0	86,377
Payroll Related Costs	128,559	101,047	6,782	0	0	20,731
Travel In-State	6,500	4,550	1,950			
Travel Out-of-State	600	420	180			
Professional Fees	8,500	5,950	2,550			
Materials/Supplies	15,256	10,679	4,577			
Repairs/Maintenance	9,902	6,931	2,971			
Printing and Reproduction	3,125	2,188	938			
Rental/Lease	90,644	63,451	27,193			
Membership Dues	300	210	90			
Registration Fees	19,784	13,849	5,935			
Employee Tuition	900	630	270			
Advertising	600	420	180			
Freight/Delivery	1,000	700	300			
Temporary Help	9,996	6,997	2,999			
Furniture/Equipment	2,000	1,400	600			
Communications/Utilities	15,225	10,658	4,568			
Capital Outlay	0	0	0			
State Office of Risk Management	2,430	2,430				
Total	850,986	653,539	90,339	0	0	107,108

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 FINANCIAL SERVICES
 ANNUAL OPERATING BUDGET
 SEPTEMBER 01, 2003 thru AUGUST 31, 2004

BUDGET CATEGORIES	BUDGETED	BOND ADMIN FEES
Salaries	654,441	654,441
Payroll Related Costs	157,066	157,066
Travel In-State	5,000	5,000
Travel Out-of-State	2,500	2,500
Professional Fees	110,150	110,150
Materials/Supplies	14,621	14,621
Repairs/Maintenance	56,305	56,305
Printing and Reproduction	1,750	1,750
Rental/Lease	97,618	97,618
Membership Dues	1,100	1,100
Registration Fees	19,740	19,740
Employee Tuition	900	900
Advertising	0	0
Freight/Delivery	2,500	2,500
Temporary Help	2,150	2,150
Furniture/Equipment	1,550	1,550
Communications/Utilities	14,992	14,992
Capital Outlay	0	0
State Office of Risk Management	0	0
Total	<u>1,142,383</u>	<u>1,142,383</u>

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
PURCHASING
ANNUAL OPERATING BUDGET
SEPTEMBER 01, 2003 thru AUGUST 31, 2004

BUDGET CATEGORIES	BUDGETED	GENERAL REVENUE	BOND ADMIN FEES	LIHTC	AHDP	MANUFACT. HOUSING APP REC
Salaries	191,991	46,326	108,315	0	0	37,350
Payroll Related Costs	46,078	11,118	25,996	0	0	8,964
Travel In-State	1,750	1,050	700			
Travel Out-of-State	0	0	0			
Professional Fees	0	0	0			
Materials/Supplies	3,974	2,384	1,590			
Repairs/Maintenance	2,832	1,699	1,133			
Printing and Reproduction	800	480	320			
Rental/Lease	29,391	17,635	11,756			
Membership Dues	550	330	220			
Registration Fees	6,847	4,108	2,739			
Employee Tuition	0	0	0			
Advertising	500	300	200			
Freight/Delivery	500	300	200			
Temporary Help	8,314	4,988	3,326			
Furniture/Equipment	1,350	810	540			
Communications/Utilities	4,069	2,441	1,628			
Capital Outlay	0	0				
State Office of Risk Management	238	238				
Total	299,184	94,208	158,662	0	0	46,314

Board Action Request

August 14, 2003

Action Item

The Department staff will present the FY 2004 Final Draft Housing Finance Operating Budget for the Board's consideration.

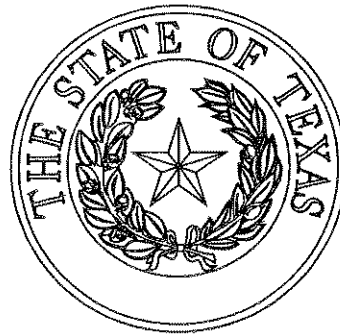
Required Action

The Board approve the attached FY 2004 Final Draft Housing Finance Operating Budget for fiscal year beginning September 1, 2003 through August 31, 2004. The Board Chair must sign a certificate to certify the attached is a true and correct copy of the annual budget.

Background

The Housing Finance Operating Budget for FY 2004 is the first for the 2004-05 Biennium and is within the appropriations approved by the 78th Legislature. This budget is a subset of the whole operating budget and shows the Housing Finance revenues that support the budget.

**TEXAS DEPARTMENT OF HOUSING AND COMMUNITY
AFFAIRS**



**FINAL DRAFT
ANNUAL HOUSING FINANCE OPERATING BUDGET
FISCAL YEAR 2004**

Prepared by the Financial Administration Division

Texas Department of Housing and Community Affairs
Housing Finance Budget
Appropriated Receipts
Fiscal Year 2004

Budget Category	Executive Administration	Agency Administration	Capital Budget	Housing Programs Division	Housing Operations Division	Total Appropriated Receipts
Salaries	1,082,458	2,276,921	0	820,502	1,880,236	6,060,117
Payroll Related Costs	259,790	546,461	0	196,920	451,257	1,454,428
Travel In-State	48,791	20,250	0	32,800	119,932	221,773
Travel Out-of-State	22,500	3,520	0	9,120	23,765	58,905
Professional Fees	222,875	127,700	255,610	37,524	509,400	1,153,109
Materials/Supplies	48,511	76,228	0	32,724	81,046	238,509
Repairs/Maintenance	11,064	84,742	0	11,819	50,613	158,239
Printing and Reproduction	3,494	10,910	0	16,190	26,225	56,819
Rental/Lease	93,191	366,694	0	147,962	436,387	1,044,233
Membership Dues	5,225	4,150	0	1,705	41,420	52,500
Registration Fees	51,669	73,580	0	17,144	40,963	183,355
Employee Tuition	0	1,770	0	5,115	2,300	9,185
Advertising	1,235	2,580	0	38,140	14,450	56,405
Freight/Delivery	5,235	4,650	0	1,660	3,325	14,870
Temporary Help	17,244	49,974	0	18,686	22,011	107,915
Furniture/Equipment	2,670	7,430	0	3,300	5,995	19,395
Communications/Utilities	21,338	57,096	0	38,682	81,097	198,213
Capital Outlay	0	0	126,930	0	0	126,930
State Office of Risk Management	0	14,336	0	11,988	7,421	33,745
Total, Appropriated Receipts	1,897,290	3,728,993	382,540	1,441,981	3,797,842	11,248,645

Method of Finance:

Bond Administration Fees	5,254,732
Low Income Housing Tax Credit Fees	5,017,243
Affordable Housing Disposition Program Fees	976,671
Total, Method of Finance	11,248,645

Note: Appropriated Receipts include Bond Administration Fees, Low Income Housing Tax Credit Fees, and Affordable Housing Disposition Program Fees.



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Rick Perry
GOVERNOR

Edwina P. Carrington
EXECUTIVE DIRECTOR

BOARD MEMBERS
Michael E. Jones, *Chair*
Elizabeth Anderson
Shadrick Bogany
C. Kent Conine
Vidal Gonzalez
Norberto Salinas

CERTIFICATE

FY-2004 HOUSING FINANCE DIVISION BUDGET

I, Michael E. Jones, Chair of the Board of the Texas Department of Housing and Community Affairs, certify that the attached is a true and correct copy of the annual budget of the Housing Finance Division of the Department, as considered and approved by such Board at its meeting on August 14, 2003, in accordance with Texas Government Code, Chapter 2306, Sections 112 and 113.

Signed this fourteenth day of August, 2003.

Michael E. Jones, Chair and Member of the Board

**Low Income Housing Tax Credit Program
Board Action Request
August 14, 2003**

Action Item

Request, review and possible approval of three (3) four percent (4%) tax credit applications with TDHCA as the issuer.

Recommendation

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

Development No.	Name	Location	Issuer	Total Units	LI Units	Total Development	Applicant Proposed Tax Exempt Bond Amount	Recommended Credit Allocation
03410	Ash Creek Apartments	Dallas	TDHCA	280	280	\$24,454,959	\$16,375,000	\$948,673
03411	The Peninsula Apartments	Houston	TDHCA	280	280	\$19,963,632	\$12,600,000	\$679,386
03412	Evergreen at Mesquite Apartments	Mesquite	TDHCA	200	200	\$15,535,000	\$11,000,000	\$490,632



TEXAS DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS

HOUSING FINANCE DIVISION - MULTIFAMILY

REQUEST FOR BOARD APPROVAL OF MULTIFAMILY MORTGAGE REVENUE BOND ISSUANCE

2003 PRIVATE ACTIVITY MULTIFAMILY REVENUE BONDS

Ash Creek Apartments
2500 block John West Road
Dallas, Texas
Primrose Houston South Housing, L.P.
280 Units
\$15,000,000 (*) Tax Exempt – Series 2003 A
\$1,375,000 (*) Taxable – Series 2003 B

TABLE OF EXHIBITS

TAB 1	TDHCA Board Presentation
TAB 2	Bond Resolution
TAB 3	LIHTC Profile and Board Summary
TAB 4	Sources & Uses of Funds Estimated Costs of Issuance
TAB 5	Department's Credit Underwriting Analysis
TAB 6	Rental Restrictions Explanation Results & Analysis
TAB 7	Location Map
TAB 8	TDHCA Compliance Report
TAB 9	Public Hearing Transcript (July 8, 2003) and Public Comments

() Preliminary - subject to change*

**BOARD APPROVAL
MEMORANDUM
August 14, 2003**

DEVELOPMENT:

Ash Creek Apartments, Dallas, Dallas County, Texas

PROGRAM:

Texas Department of Housing & Community Affairs
2003 Private-Activity Multifamily Housing Mortgage Revenue Bonds
(Reservation received 5/2/2003)

ACTION

REQUESTED:

Approve the issuance of multifamily housing mortgage revenue bonds (the "Bonds") by the Texas Department of Housing and Community Affairs (the "Department"). The Bonds will be issued under Chapter 1371, Texas Government Code, as amended, and under Chapter 2306, Texas Government Code, the Department's Enabling Act (the "Act"), which authorizes the Department to issue its revenue bonds for its public purposes as defined therein.

PURPOSE:

The proceeds of the Bonds will be used to fund a mortgage loan (the "Mortgage Loan") to Primrose Houston South Housing, L.P., a Texas limited partnership (the "Borrower"), to finance the acquisition, construction, equipment and long-term financing of a new, 280 unit multifamily residential rental development located at the north side of the 2500 Block of John West Rd, Dallas, Dallas County, Texas (the "Development"). The Bonds will be tax-exempt by virtue of the Development's qualifying as a residential rental development.

BOND AMOUNT:

\$15,000,000 Series 2003 A Tax Exempt Bonds
\$ 1,375,000 Series 2003 B Taxable Bonds
\$16,375,000 Total Bonds

(*) The aggregate principal amount of the Bonds will be determined by the Department based on its rules, underwriting, the cost of construction of the Development and the amount for which Bond Counsel can deliver its Bond Opinion.

ANTICIPATED

CLOSING DATE:

The Department received a volume cap allocation for the Bonds on May 2, 2003 pursuant to the Texas Bond Review Board's 2003 Private Activity Bond Allocation Program. While the Department is required to deliver the Bonds on or before August 30, 2003, the anticipated closing date is August 26, 2003.

BORROWER:

The general partner of the Borrower is Primrose Houston South Development, L.L.C., a Texas limited liability company, the sole member of which is Brian Potashnik..

COMPLIANCE HISTORY:

A recent Compliance Report reveals that the principal of the general partner above has a total of eight (8) properties being monitored by the Department. Eight (8) of these properties have received a compliance score of between 0-9. All of the scores are below the material non-compliance threshold score of 30.

ISSUANCE TEAM & ADVISORS:

GMAC Commercial Holding Capital Corp (“Bond Purchaser”)
Wells Fargo Bank Texas, NA, (“Trustee”)
Vinson & Elkins L.L.P. (“Bond Counsel”)
RBC Dain Rauscher, Inc. (“Financial Advisor”)
McCall, Parkhurst & Horton, L.L.P. (Issuer Disclosure Counsel)
JP Morgan Chase Bank (“Letter of Credit Provider”)

BOND PURCHASER:

The Bonds will be purchased by GMAC Commercial Holding Capital Corp. The purchaser and any subsequent purchaser will be required to sign the Department’s standard traveling investor letter.

DEVELOPMENT DESCRIPTION:

The Development is a 280-unit multifamily residential rental development to be constructed on approximately 16.43 acres of land located at the north side of the 2500 Block of John West Rd, Dallas, Dallas County, Texas. The site density will be 16.43 dwelling units per acre. The Development will include a total of sixteen (16) two and three-story wood-framed buildings with a total of 287,600 net rentable square feet and an average unit size of 1,027 square feet. The development will include a clubhouse with offices, a community room, a community laundry room, a community pool and a playground.

<u>Units</u>	<u>Unit Type</u>	<u>Square Feet</u>
136	2-Bedrooms/2-Baths	950
144	3-Bedrooms/2-Baths	1100
280	Total Units	

SET-ASIDE UNITS:

For Bond covenant purposes, at least forty (40%) of the residential units in the development are both rent restricted and occupied by persons or families earning not more than sixty percent (60%) of the area median income. Five percent (5%) of the units in each development will be set aside on a priority basis for persons with special needs. *(The Borrower has elected to set aside 100% of the units for tax credit purposes.)*

RENT CAPS:

For Bond covenant purposes, the rental rates on 100% of the units will be restricted to a maximum rent that will not exceed thirty percent (30%) of the income, adjusted for family size, for fifty percent (50%) of the area median income.

TENANT SERVICES:

Tenant Services will be performed by Housing Services of Texas (HST). HST will employ an on-site social service administrator to coordinate and administer the programs at the Primrose Houston School Apartments.

**DEPARTMENT
ORIGINATION
FEES:**

\$1,000 Pre-Application Fee (Paid).
\$10,000 Application Fee (Paid).
\$81,875 Issuance Fee (.50% of the bond amount paid at closing).

**DEPARTMENT
ANNUAL FEES:**

\$16,375 Bond Administration (0.10% of first year bond amount)
\$7,000 Compliance (\$25/unit/year adjusted annually for CPI)

(Department's annual fees may be adjusted, including deferral, to accommodate underwriting criteria and Development cash flow. These fees will be subordinated to the Mortgage Loan and paid outside of the cash flows contemplated by the Indenture)

**ASSET OVERSIGHT
FEE:**

\$7,000 to TDHCA or assigns (\$25/unit/year adjusted annually for CPI)

TAX CREDITS:

The Borrower has applied to the Department to receive a Determination Notice for the 4% tax credit that accompanies the private-activity bond allocation. The tax credit equates to \$967,982 per annum and represents equity for the transaction. To capitalize on the tax credit, the Borrower will sell a substantial portion of the limited partnership, typically 99%, to raise equity funds for the development. Although a tax credit sale has not been finalized, the Borrower anticipates raising approximately \$7,534,819 of equity for the transaction.

BOND STRUCTURE:

The Bonds are proposed to be issued under a Trust Indenture (the "Trust Indenture") that will describe the fundamental structure of the Bonds, permitted uses of Bond proceeds and procedures for the administration, investment and disbursement of Bond proceeds and program revenues.

The Bonds will be privately placed with the Bond Purchaser. The Tax-Exempt Bonds will mature over a term of 32 and one half years and the Taxable Bonds will mature over a term of fifteen (15) years. During the construction and lease-up period, the Bonds will pay as to interest only. The Bonds will be secured by a first lien on the Development.

The Bondholder Representative will have the option to (1) change the interest payment date from a monthly payment to a semi-annual payment, (2) deposit amounts into debt service reserve funds for the purpose of paying the debt service of the Bonds, (3) convert some of the Bonds to subordinate bonds or convert subordinate bonds to senior bonds and (4) create a Registered Coupon consisting only of a portion of the interest on the Bonds to be retained by the Bondholder Representative.

During the Construction Phase, the Letter of Credit Provider will provide a Letter of Credit to the benefit of the Bond Purchaser to secure the Borrower's reimbursement obligations during the construction phase. The Borrower's reimbursement obligations to the

Letter of Credit Provider will be secured by a 2nd lien mortgage on the property and certain related obligations to the Trustee on behalf of the Bond Purchaser. Upon satisfaction of certain Conversion Requirements, the Mortgage Loan will convert from the Construction Phase to the Permanent Phase. The Bond Purchaser will return the Letter of Credit to the Letter of Credit Provider upon completion and lease up of the development.

The Bonds are mortgage revenue bonds and, as such, create no potential liability for the general revenue fund or any other state fund. The Act provides that the Department's revenue bonds are solely obligations of the Department, and do not create an obligation, debt, or liability of the State of Texas or a pledge or loan of the faith, credit or taxing power of the State of Texas. The only funds pledged by the Department to the payment of the Bonds are the revenues from the financing carried out through the issuance of the Bonds.

BOND INTEREST RATES: The interest rate on the Series A Bonds shall be the greater of (x) 5.74% per annum from and including the date of issuance thereof through and including September 30, 2005 and 6.74% per annum thereafter and (y) the BMA Municipal Swap Index, as published from time to time by the Bond Market Association, until paid on the maturity date or earlier redemption or acceleration thereof. The taxable bonds will be 8.10% during construction and permanent phase until maturity.

CREDIT ENHANCEMENT: The bonds will be unrated with no credit enhancement.

FORM OF BONDS: The Bonds will be issued and delivered in certified form to the Bond Purchaser in book entry form and in denominations of \$100,000 and any multiple of \$1.00 in excess thereof.

MATURITY/SOURCES & METHODS OF REPAYMENT: The Bonds will bear interest at the rates set forth above until maturity and will be payable monthly. During the construction phase, the Bonds will be payable as to interest only, from an initial deposit at closing to the Capitalized Interest Account of the Bond Fund, earnings derived from amounts held on deposit in an investment agreement, and other funds deposited to the Capitalized Interest Account. After conversion to the permanent phase, the Bonds will be paid from revenues earned from the Mortgage Loan.

TERMS OF THE MORTGAGE LOAN: The Mortgage Loan is a non-recourse obligation of the Owner (which means, subject to certain exceptions, the Owner is not liable for the payment thereof beyond the amount realized from the pledged security) providing for monthly payments of interest during the construction phase and level monthly payments of principal and interest upon conversion to the permanent phase. A Deed of Trust and related documents convey the Owner's interest in the development to secure the payment of the Mortgage Loan.

**REDEMPTION OF
BONDS PRIOR TO
MATURITY:**

The Bonds are subject to redemption under any of the following circumstances:

Mandatory Redemption:

- (a) In whole, if the Development shall have been damaged or destroyed to the extent that it is not practicable or feasible to rebuild, repair or restore the damaged or destroyed property within the period and under the conditions described in the Mortgage following such event of damage or destruction; or
- (b) In whole, if title to, or the use of, all or a substantial portion of the Development shall have been taken under the exercise of the power of eminent domain by any governmental authority with the result that the Borrower is thereby prevented from carrying on its normal operation of the Development within the period and under the conditions described in the Mortgage; or
- (c) In whole or in part, to the extent that insurance proceeds or proceeds of any condemnation award with respect to the Development are not applied to restoration of the Development in accordance with the provisions of the Mortgage; or
- (d) In whole or in part upon the acceleration of the note in the event of the occurrence of a Loan Agreement Default; or
- (e) In whole, upon receipt by the Trustee of Written Direction from the Bondholder Representative, in accordance with the Construction Phase Financing Agreement, to redeem the Bonds as a result of the occurrence of an Event of Default as defined in and under the Construction Phase Financing Agreement.
- (f) In whole, upon receipt by the Trustee of Written Direction from the Bondholder Representative, on or after the Commitment Maturity Date, if the Conversion Notice is not issued by the Bondholder Representative prior to the Commitment Maturity Date; or
- (g) In part, in the event that the Borrower or the Construction Phase Credit Facility Provider elects to make a Pre-Conversion Loan Equalization Payment and the Trustee has received Written Notice thereof and Written Direction from the Construction Phase Credit Facility Provider to redeem Bonds, in an amount equal to the amount of the Note prepaid by the Borrower.
- (h) In part, in the event and to the extent amounts remaining in the Fund allocated to the Bonds are transferred to the Bond Fund.

- (i) In part on each Bond Payment Date, commencing the first business day of the month immediately after commencement of amortization of the Loan.
- (j) as otherwise provided in the Trust Indenture and the Commitment.

Optional Redemption:

- (a) The Bonds are subject to redemption, in whole, but not in part, on any date on which the Note may be prepaid pursuant to its terms at the option of the Borrower any time on or after the first fifteen years of the Permanent Period.

**FUNDS AND
ACCOUNTS/FUNDS
ADMINISTRATION:**

Under the Trust Indenture Wells Fargo Bank Texas, N.A. (the "Trustee") will serve as registrar and authenticating agent for the Bonds, trustee of certain of the funds created under the Trust Indenture (described below), and will have responsibility for a number of loan administration and monitoring functions.

Moneys on deposit in Trust Indenture funds are required to be invested in eligible investments prescribed in the Trust Indenture until needed for the purposes for which they are held.

The Trust Indenture will create the following Funds and Accounts:

1. Bond Fund – The Trustee shall deposit moneys it receives for deposit to the Bond Fund to pay interest, principal and redemption price of the Bonds.
2. Development Fund (including the Tax-Exempt bonds Account, Taxable Bonds Account and Capitalized Interest Account) – Funds for the acquisition and construction of the Development, to pay other Qualified Development Costs and to pay other costs related to the Development.
3. Expense Fund – an amount equal to 1/12 of the Annual Rebate Analyst Fee, the Trustee Fee and the Issuer's Fee;
4. Cost of Issuance Fund – Funds to the cover the cost of issuance of this transaction
5. Rebate Fund – Fund into which certain investment earnings are transferred that are required to be rebated periodically to the federal government to preserve the tax-exempt status of the Bonds. Amounts in this fund are held apart from the trust estate and are not available to pay debt service on the Bonds.

6. Surplus Fund – excess revenues used to redeem Bonds;
7. Senior Bonds Debt Service Reserve Fund – additional security for Senior Bonds;
8. Subordinate Bonds Debt Service Reserve Fund – additional security for Subordinate Bonds;
9. Remarketing Proceeds Fund – to purchase remarketed Bonds.

Essentially, all of the Bond proceeds will be deposited into the Development Fund and disbursed therefrom during the Construction Phase (not to exceed 12 months) to finance the construction of the Development. Although costs of issuance of up to two percent (2%) of the principal amount of the Bonds may be paid from Tax Exempt Bond proceeds, it is currently expected that all costs of issuance will be paid by an equity contribution of the Borrower and/or proceeds of the Taxable Bonds.

**DEPARTMENT
ADVISORS:**

The following advisors have been selected by the Department to perform the indicated tasks in connection with the issuance of the Bonds.

1. Bond Counsel - Vinson & Elkins L.L.P. ("V&E") was most recently selected to serve as the Department's bond counsel through a request for proposals ("RFP") issued by the Department in August 17, 2001. V&E has served in such capacity for all Department or Agency bond financings since 1980, when the firm was selected initially (also through an RFP process) to act as Agency bond counsel.
2. Bond Trustee Wells Fargo Bank Texas, N.A. formerly Norwest Bank N.A. was selected as bond trustee by the Department pursuant to a request for proposal process in June 1996.
10. Financial Advisor – RBC Dain Rauscher, Inc., formerly Rauscher Pierce Refsnes, was selected by the Department as the Department's financial advisor through a request for proposals process in September 1991.
11. Disclosure Counsel – McCall, Parkhurst & Horton, L.L.P. was selected by the Department as Disclosure Counsel through a request for proposals process in 1998.

**ATTORNEY GENERAL
REVIEW OF BONDS:**

No preliminary written review of the Bonds by the Attorney General of Texas has yet been made. Department bonds, however, are subject to the approval of the Attorney General, and transcripts of proceedings with respect to the Bonds will be submitted for review and approval prior to the issuance of the Bonds.

RESOLUTION NO. 03-68

RESOLUTION AUTHORIZING AND APPROVING THE ISSUANCE, SALE AND DELIVERY OF MULTIFAMILY HOUSING REVENUE BONDS (ASH CREEK APARTMENTS) SERIES 2003A AND TAXABLE MULTIFAMILY HOUSING REVENUE BONDS (ASH CREEK APARTMENTS) SERIES 2003B; APPROVING THE FORM AND SUBSTANCE AND AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS AND INSTRUMENTS PERTAINING THERETO; AUTHORIZING AND RATIFYING OTHER ACTIONS AND DOCUMENTS; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT

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 individuals and families of low and very low income (as defined in the Act) and families of moderate income (as described in the Act and determined by the Governing Board of the Department (the “Board”) from time to time); 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 individuals and families of low and very 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 multi-family residential rental project 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, the Board has determined to authorize the issuance of the Texas Department of Housing and Community Affairs Multifamily Housing Revenue Bonds (Ash Creek Apartments) Series 2003A (the “Series A Bonds”) and Texas Department of Housing and Community Affairs Taxable Multifamily Housing Revenue Bonds (Ash Creek Apartments) Series 2003B (the “Series B Bonds” and together with the Series A Bonds, the “Bonds”), pursuant to and in accordance with the terms of a Trust Indenture (the “Indenture”) by and between the Department and Wells Fargo Bank Texas, N.A. (the “Trustee”), for the purpose of obtaining funds to finance the Project (defined below), all under and in accordance with the Constitution and laws of the State of Texas; and

WHEREAS, the Department desires to use the proceeds of the Bonds to fund a mortgage loan to Primrose Houston South Housing, L.P., a Texas limited partnership (the “Borrower”), in order to finance the cost of acquisition, construction and equipping of a qualified residential rental project described on Exhibit A attached hereto (the “Project”) located within the State of Texas required by the Act to be occupied by individuals and families of low and very low income and families of moderate income, as determined by the Department; and

WHEREAS, the Board, by resolution adopted on October 10, 2002, declared its intent to issue its revenue bonds to provide financing for the Project; and

WHEREAS, it is anticipated that the Department and the Borrower will execute and deliver a Loan Agreement (the "Loan Agreement") pursuant to which (i) the Department will agree to make a mortgage loan funded with the proceeds of the Bonds (the "Loan") to the Borrower to enable the Borrower to finance the cost of acquisition and construction of the Project and related costs, and (ii) the Borrower will execute and deliver to the Department two promissory notes (collectively, the "Note") in an original aggregate principal amount equal to the original aggregate principal amount of the Bonds, and providing for payment of interest on such principal amount equal to the fixed bond coupon rate on the Bonds and to pay other costs described in the Agreement; and

WHEREAS, it is anticipated that the Note will be secured by a first lien Multifamily Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (the "Deed of Trust") from the Borrower for the benefit of the Department and the Trustee; and

WHEREAS, the Department's interest in the Loan, including the Note and the Deed of Trust, will be assigned to the Trustee pursuant to an Assignment of Deed of Trust and Loan Documents (the "Assignment") from the Department to the Trustee; and

WHEREAS, the Board has determined that the Department shall enter into a Bond Placement Agreement (the "Purchase Agreement") with Newman and Associates, A Division of GMAC Commercial Holding Capital Markets Corp., as placement agent (the "Placement Agent"), a purchaser as set forth in the Purchase Agreement (the "Purchaser") and the Borrower, with respect to the sale of the Bonds; and

WHEREAS, the Board has determined that the Department, the Trustee and the Borrower will execute a Regulatory and Land Use Restriction Agreement (the "Regulatory Agreement"), with respect to the Project which will be filed of record in the real property records of Dallas County; and

WHEREAS, the Board has determined that the Department and the Borrower will execute an Asset Oversight Agreement (the "Asset Oversight Agreement"), with respect to the Project for the purpose of monitoring the operation and maintenance of the Project; and

WHEREAS, the Board has examined proposed forms of the Indenture, the Loan Agreement, the Assignment, the Regulatory Agreement, the Asset Oversight Agreement and the Purchase Agreement, all of which are attached to and comprise a part of this Resolution; has found the form and substance of such documents to be satisfactory and proper and the recitals contained therein to be true, correct and complete; and has determined, subject to the conditions set forth in Section 1.13, to authorize the issuance of the Bonds, the execution and delivery of such documents and the taking of such other actions as may be necessary or convenient in connection therewith; NOW, THEREFORE,

BE IT RESOLVED BY THE GOVERNING BOARD OF THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS:

ARTICLE I

ISSUANCE OF BONDS; APPROVAL OF DOCUMENTS

Section 1.1--Issuance, Execution and Delivery of the Bonds. That the issuance of the Bonds is hereby authorized, under and in accordance with the conditions set forth herein and in the Indenture, and that, upon execution and delivery of the Indenture, the authorized representatives of the Department named in this Resolution each are authorized hereby to execute, attest and affix the Department's seal to the Bonds and to deliver the Bonds to the Attorney General of the State of Texas for approval, the Comptroller of Public Accounts of the State of Texas for registration and the Trustee for authentication (to the extent required in the Indenture), and thereafter to deliver the Bonds to the order of the initial purchaser thereof.

Section 1.2--Interest Rate, Principal Amount, Maturity and Price. That: (i) (A) the interest rate on the Series A Bonds shall be the greater of (x) five and six tenths percent (5.60%) (subject to adjustment as provided in the Indenture) per annum from and including the date of issuance thereof through and including September 30, 2005 and six and six tenths percent (6.60%) (subject to adjustment as provided in the Indenture) per annum thereafter and (y) the BMA Municipal Swap Index, as published from time to time by the Bond Market Association, until paid on the maturity date or earlier redemption or acceleration thereof and (B) the interest rate on the Series B Bonds shall be eight percent (8.00%) (subject to adjustment as provided in the Indenture) per annum from and including the date of issuance thereof until paid on the maturity date or earlier redemption or acceleration thereof; (ii) the aggregate principal amount of the Series A Bonds shall be \$15,000,000 and of the Series B Bonds shall be \$1,375,000; (iii) the final maturity of the Series A Bonds shall occur on October 1, 2036 and the Series B Bonds shall occur on September 1, 2018; and (iv) the Chairman or Vice Chairman of the Governing Board or the Executive Director of the Department are hereby authorized and empowered, in accordance with Chapter 1371, Texas Government Code, to fix and determine the interest rates on the Bonds (as determined by the Indexing Agent (as defined in the Indenture)), which determinations shall be conclusively evidenced by the execution and delivery by the Chairman or Vice Chairman of the Governing Board or the Executive Director of the Department of the Indenture and the Purchase Agreement. In no event shall the interest rate on the Series A Bonds or the Series B Bonds (including any default interest rate) exceed the maximum interest rate permitted by applicable law.

Section 1.3--Approval, Execution and Delivery of the Indenture. That the form and substance of the Indenture are hereby approved, and that the authorized representatives of the Department named in this Resolution each are authorized hereby to execute, attest and affix the Department's seal to the Indenture and to deliver the Indenture to the Trustee.

Section 1.4--Approval, Execution and Delivery of the Loan Agreement and Regulatory Agreement. That the form and substance of the Loan Agreement and the Regulatory Agreement are hereby approved, and that the authorized representatives of the Department named in this Resolution each are authorized hereby to execute, attest and affix the Department's seal to the Loan Agreement and the Regulatory Agreement and deliver the Loan Agreement and the Regulatory Agreement to the Borrower and the Trustee.

Section 1.5--Acceptance of the Deed of Trust and Note. That the Deed of Trust and the Note are hereby accepted by the Department.

Section 1.6--Approval, Execution and Delivery of the Assignment. That the form and substance of the Assignment are hereby approved and that the authorized representatives of the Department named in this Resolution each are hereby authorized to execute, attest and affix the Department's seal to the Assignment and to deliver the Assignment to the Trustee.

Section 1.7--Approval, Execution and Delivery of the Purchase Agreement. That the form and substance of the Purchase Agreement are hereby approved, and that the authorized representatives of the Department named in this Resolution each are authorized hereby to execute and deliver the Purchase Agreement to the Placement Agent, the Borrower and the Purchaser.

Section 1.8--Approval, Execution and Delivery of the Asset Oversight Agreement. That the form and substance of the Asset Oversight Agreement are hereby approved, and that the authorized representatives of the Department named in this Resolution each are authorized hereby to execute and deliver the Asset Oversight Agreement to the Borrower.

Section 1.9--Taking of Any Action; Execution and Delivery of Other Documents. That the authorized representatives of the Department named in this Resolution each are authorized hereby to take any actions and to execute, attest and affix the Department's seal to, and to deliver to the appropriate parties, all such other agreements, commitments, assignments, bonds, certificates, contracts, documents, instruments, releases, financing statements, letters of instruction, notices of acceptance, written requests and other papers, whether or not mentioned herein, as they or any of them consider to be necessary or convenient to carry out or assist in carrying out the purposes of this Resolution.

Section 1.10--Exhibits Incorporated Herein. That all of the terms and provisions of each of the documents listed below as an exhibit shall be and are hereby incorporated into and made a part of this Resolution for all purposes:

- Exhibit B - Indenture
- Exhibit C - Loan Agreement
- Exhibit D - Regulatory Agreement
- Exhibit E - Assignment
- Exhibit F - Purchase Agreement
- Exhibit G - Asset Oversight Agreement

Section 1.11--Power to Revise Form of Documents. That notwithstanding any other provision of this Resolution, the authorized representatives of the Department named in this Resolution each are authorized hereby to make or approve such revisions in the form of the documents attached hereto as exhibits as, in the judgment of such authorized representative or authorized representatives, and in the opinion of Vinson & Elkins L.L.P., Bond Counsel to the Department, may be necessary or convenient to carry out or assist in carrying out the purposes of this Resolution, such approval to be evidenced by the execution of such documents by the authorized representatives of the Department named in this Resolution.

Section 1.12--Authorized Representatives. That the following persons are each hereby named as authorized representatives of the Department for purposes of executing, attesting, affixing the Department's seal to, and delivering the documents and instruments and taking the other actions referred to in this Article I: Chairman and Vice Chairman of the Board, Executive Director of the Department, Deputy Executive Director of Housing Operations of the

Department, Deputy Executive Director of Programs of the Department, Chief of Agency Administration of the Department, Director of Financial Administration of the Department, Director of Bond Finance of the Department, Director of Multifamily Finance Production of the Department and the Secretary of the Board.

Section 1.13--Conditions Precedent. That the issuance of the Bonds shall be further subject to, among other things: (a) the Project's meeting all underwriting criteria of the Department, to the satisfaction of the Executive Director; and (b) the execution by the Borrower and the Department of contractual arrangements satisfactory to the Department staff requiring that community service programs will be provided at the Project.

ARTICLE II

APPROVAL AND RATIFICATION OF CERTAIN ACTIONS

Section 2.1--Approval and Ratification of Application to Texas Bond Review Board. That the Board hereby ratifies and approves the submission of the application for approval of state bonds to the Texas Bond Review Board on behalf of the Department in connection with the issuance of the Bonds in accordance with Chapter 1231, Texas Government Code.

Section 2.2--Approval of Submission to the Attorney General of Texas. That the Board hereby authorizes, and approves the submission by the Department's Bond Counsel to the Attorney General of the State of Texas, for his approval, of a transcript of legal proceedings relating to the issuance, sale and delivery of the Bonds.

Section 2.3--Certification of the Minutes and Records. That the Secretary and the Assistant Secretary of the Board hereby are severally authorized to certify and authenticate minutes and other records on behalf of the Department for the Bonds and all other Department activities.

Section 2.4--Authority to Invest Proceeds. That the Department is authorized to invest and reinvest the proceeds of the Bonds and the fees and revenues to be received in connection with the financing of the Project in accordance with the Indenture and to enter into any agreements relating thereto only to the extent permitted by the Indenture.

Section 2.5--Approving Initial Rents. That the initial maximum rent charged by the Borrower for 100% of the units of the Project shall not exceed the amounts attached as Exhibit G to the Regulatory Agreement and shall be annually redetermined by the Issuer.

Section 2.6--Ratifying Other Actions. That all other actions taken by the Executive Director of the Department and the Department staff in connection with the issuance of the Bonds and the financing of the Project are hereby ratified and confirmed.

ARTICLE III

CERTAIN FINDINGS AND DETERMINATIONS

Section 3.1--Findings of the Board. That in accordance with Section 2306.223 of the Act, and after the Department's consideration of the information with respect to the Project and the information with respect to the proposed financing of the Project by the Department,

including but not limited to the information submitted by the Borrower, independent studies commissioned by the Department, recommendations of the Department staff and such other information as it deems relevant, the Board hereby finds:

(a) Need for Housing Development.

(i) That the Project is necessary to provide needed decent, safe, and sanitary housing at rentals or prices that individuals or families of low and very low income or families of moderate income can afford;

(ii) That the Borrower will supply well-planned and well-designed housing for individuals or families of low and very low income or families of moderate income;

(iii) That the Borrower is financially responsible;

(iv) That the financing of the Project is a public purpose and will provide a public benefit; and

(v) That the Project will be undertaken within the authority granted by the Act to the housing finance division and the Borrower.

(b) Findings with Respect to the Borrower.

(i) That the Borrower, by operating the Project in accordance with the requirements of the Regulatory Agreement, will comply with applicable local building requirements and will supply well-planned and well-designed housing for individuals or families of low and very low income or families of moderate income;

(ii) That the Borrower is financially responsible and has entered into a binding commitment to repay the loan made with the proceeds of the Bonds in accordance with its terms; and

(iii) That the Borrower is not, or will not enter into a contract for the Project with, a housing developer that: (A) is on the Department's debarred list, including any parts of that list that are derived from the debarred list of the United States Department of Housing and Urban Development; (B) breached a contract with a public agency; or (C) misrepresented to a subcontractor the extent to which the developer has benefited from contracts or financial assistance that has been awarded by a public agency, including the scope of the developer's participation in contracts with the agency and the amount of financial assistance awarded to the developer by the Department.

(c) Public Purpose and Benefits.

(i) That the Borrower has agreed to operate the Project in accordance with the Loan Agreement and the Regulatory Agreement, which require, among other things, that the Project be occupied by individuals and families of low and very low income and families of moderate income; and

(ii) That the issuance of the Bonds to finance the Project is undertaken within the authority conferred by the Act and will accomplish a valid public purpose and will provide a public benefit by assisting individuals and families of low and very low income

and families of moderate income in the State of Texas to obtain decent, safe, and sanitary housing by financing the costs of the Project, thereby helping to maintain a fully adequate supply of sanitary and safe dwelling accommodations at rents that such individuals and families can afford.

Section 3.2--Determination of Eligible Tenants. That the Board has determined, to the extent permitted by law and after consideration of such evidence and factors as it deems relevant, the findings of the staff of the Department, the laws applicable to the Department and the provisions of the Act, that eligible tenants for the Project shall be (1) individuals and families of low and very low income, (2) persons with special needs, and (3) families of moderate income, with the income limits as set forth in the Loan Agreement and the Regulatory Agreement.

Section 3.3--Sufficiency of Mortgage Loan Interest Rate. That the Board hereby finds and determines that the interest rate on the loan established pursuant to the Loan Agreement will produce the amounts required, together with other available funds, to pay for the Department's costs of operation with respect to the Bonds and the Project and enable the Department to meet its covenants with and responsibilities to the holders of the Bonds.

Section 3.4--No Gain Allowed. That, in accordance with Section 2306.498 of the Act, no member of the Board or employee of the Department may purchase any Bond in the secondary open market for municipal securities.

Section 3.5--Waiver of Rules. That the Board hereby waives the rules contained in Sections 33 and 39, Title 10 of the Texas Administrative Code to the extent such rules are inconsistent with the terms of this Resolution and the bond documents authorized hereunder.

ARTICLE IV

GENERAL PROVISIONS

Section 4.1--Limited Obligations. That the Bonds and the interest thereon shall be limited obligations of the Department payable solely from the trust estate created under the Indenture, including the revenues and funds of the Department pledged under the Indenture to secure payment of the Bonds and under no circumstances shall the Bonds be payable from any other revenues, funds, assets or income of the Department.

Section 4.2--Non-Governmental Obligations. That the Bonds shall not be and do not create or constitute in any way an obligation, a debt or a liability of the State of Texas or create or constitute a pledge, giving or lending of the faith or credit or taxing power of the State of Texas. Each Bond shall contain on its face a statement to the effect that the State of Texas is not obligated to pay the principal thereof or interest thereon and that neither the faith or credit nor the taxing power of the State of Texas is pledged, given or loaned to such payment.

Section 4.3--Effective Date. That this Resolution shall be in full force and effect from and upon its adoption.

Section 4.4--Notice of Meeting. Written notice of the date, hour and place of the meeting of the Board at which this Resolution was considered and of the subject of this Resolution was

furnished to the Secretary of State and posted on the Internet for at least seven (7) days preceding the convening of such meeting; that during regular office hours a computer terminal located in a place convenient to the public in the office of the Secretary of State was provided such that the general public could view such posting; that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof was discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended; and that written notice of the date, hour and place of the meeting of the Board and of the subject of this Resolution was published in the Texas Register at least seven (7) days preceding the convening of such meeting, as required by the Administrative Procedure and Texas Register Act, Chapters 2001 and 2002, Texas Government Code, as amended. Additionally, all of the materials in the possession of the Department relevant to the subject of this Resolution were sent to interested persons and organizations, posted on the Department's website, made available in hard-copy at the Department, and filed with the Secretary of State for publication by reference in the Texas Register not later than seven (7) days before the meeting of the Board as required by Section 2306.032, Texas Government Code, as amended.

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PASSED AND APPROVED this ____ day of August, 2003.

By: _____
Michael E. Jones, Chairman

[SEAL]

Attest: _____
Delores Groneck, Secretary

EXHIBIT A

DESCRIPTION OF PROJECT

Owner: Primrose Houston South Housing, L.P., a Texas limited partnership

Project: The Project is a 280-unit multifamily facility to be known as Ash Creek Apartments and to be located on the north side of the 2500 block of John West Road, Dallas, Texas. The Project will include a total of 16 two- and three-story residential apartment buildings with a total of approximately 287,600 net rentable square feet and an average unit size of approximately 1,027 square feet. The unit mix will consist of:

136 two-bedroom/two-bath units

144 three-bedroom/two-bath units

280 Total Units

Unit sizes will range from approximately 950 square feet to approximately 1,100 square feet.

Common areas will include a swimming pool, a children's play area, laundry facilities and a community building with kitchen facilities, parlor with television, learning center, computer room and telephones. All ground units will be wheelchair accessible.



LOW INCOME HOUSING TAX CREDIT PROGRAM
2003 LIHTC/TAX EXEMPT BOND DEVELOPMENT PROFILE AND BOARD SUMMARY
 Texas Department of Housing and Community Affairs

Development Name: **Ash Creek Apartments**

TDHCA#: 03410

DEVELOPMENT AND OWNER INFORMATION

Development Location: Dallas QCT: Y DDA: N TTC: N
 Development Owner: Primrose Houston South Housing, L.P.
 General Partner(s): Primrose Houston South Development, LLC, 100%; Contact: Brian Potashnik
 Construction Category: New
 Set-Aside Category: Tax Exempt Bond Bond Issuer: TDHCA
 Development Type: Family

Annual Tax Credit Allocation Calculation

Applicant Request: \$948,673 Eligible Basis Amt: \$949,289 Equity/Gap Amt.: \$1,106,213
Annual Tax Credit Allocation Recommendation: \$948,673
 Total Tax Credit Allocation Over Ten Years: \$ 9,486,730

PROPERTY INFORMATION

Unit and Building Information

Total Units: 280 LIHTC Units: 280 % of LIHTC Units: 100
 Gross Square Footage: 293,901 Net Rentable Square Footage: 287, 600
 Average Square Footage/Unit: 1,027
 Number of Buildings: 16
 Currently Occupied: N

Development Cost

Total Cost: \$24,454,959 Total Cost/Net Rentable Sq. Ft.: \$85.03

Income and Expenses

Effective Gross Income:¹ \$2,316,881 Ttl. Expenses: \$1,121,005 Net Operating Inc.: \$1,195,876
 Estimated 1st Year DCR: 1.08

DEVELOPMENT TEAM

Consultant: Not Utilized Manager: Southwest Housing Management
 Attorney: Shackelford, Melton & McKinley Architect: Beeler Guest Owens
 Accountant: Reznick, Fedder & Silverman Engineer: Kimley-Horn & Assoc.
 Market Analyst: Butler Burgher Lender: Newman Capital
 Contractor: Affordable Housing Construction Syndicator: Wachovia

PUBLIC COMMENT²

From Citizens:	From Legislators or Local Officials:
Public Hearing:	Sen. Royce West, District 23 - NC
# in Support: 9	Rep. Terri Hodge, District 100 - NC
# in Opposition: 34	Mayor Laura Miller - NC
# Undecided: 3	Jerry Killingsworth, Director, City of Dallas Housing Department; Consistent with the local Consolidated Plan.
Letters/Emails:	
# in Support: 1	
# in Opposition: 3	

1. Gross Income less Vacancy

2. NC - No comment received, O - Opposition, S - Support

CONDITION(S) TO COMMITMENT

1. Per §49.12(c) of the Qualified Allocation Plan and Rules, all Tax Exempt Bond Project Applications “must provide an executed agreement with a qualified service provider for the provision of special supportive services that would otherwise not be available for the tenants. The provision of such services will be included in the Declaration of Land Use Restrictive Covenants (“LURA”).
2. The debt service capacity of the development should be reviewed at closing to permanent with the predicted result of mandatory redemption of taxable mortgage revenue bonds down to \$219,000.
3. Should the terms and rates of the proposed debt or syndication change, the transaction should be re-evaluated and an adjustment to the credit amount may be warranted.

DEVELOPMENT’S SELECTION BY PROGRAM MANAGER & DIVISION DIRECTOR IS BASED ON:

Score Utilization of Set-Aside Geographic Distrib. Tax Exempt Bond. Housing Type

Other Comments including discretionary factors (if applicable).

Robert Onion, Multifamily Finance Manager

Date

Brooke Boston, Director of Multifamily Finance Production Date

DEVELOPMENT’S SELECTION BY EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score Utilization of Set-Aside Geographic Distrib. Tax Exempt Bond Housing Type

Other Comments including discretionary factors (if applicable). _____

Edwina P. Carrington, Executive Director
Chairman of Executive Award and Review Advisory Committee

Date

TDHCA Board of Director’s Approval and description of discretionary factors (if applicable).

Chairperson Signature: _____

Michael E. Jones, Chairman of the Board

Date

Ash Creek Apartments

Estimated Sources & Uses of Funds
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Sources of Funds	
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Bond Proceeds, Series 2003A Bonds (Tax-Exempt)	\$ 15,000,000
Bond Proceeds, Series 2003 B (Taxable)	\$ 1,375,000
LIHTC Equity	7,534,819
GIC Earnings	117,817
Estimate Refund of Remaining Deposit (GMAC, CHCC)	18,000
Deferred Developer's Fee	409,012
Total Sources	<u><u>\$ 24,454,648</u></u>

Uses of Funds	
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Deposit to Mortgage Loan Fund (Construction funds)	\$ 19,146,308
Capitalized Interest (Constr. Interest)	1,430,033
Marketing	75,000
Developer's Fee/Overhead	2,624,585
Costs of Issuance	
Direct Bond Related	852,452
Bond Purchaser Costs	135,750
Other Transaction Costs	90,520
Real Estate Closing Costs	100,000
Total Uses	<u><u>\$ 24,454,648</u></u>

Estimated Costs of Issuance of the Bonds

Direct Bond Related	
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TDHCA Issuance Fee (.50% of Issuance)	\$ 80,750
TDHCA Application Fee	11,000
TDHCA Bond Compliance Fee (\$25 per unit)	7,000
TDHCA Bond Counsel and Direct Expenses (Note 1)	66,500
TDHCA Financial Advisor and Direct Expenses	30,000
Disclosure Counsel (\$5k Pub. Offered, \$2.5k Priv. Placed. See Note 1)	2,500
Borrower's Bond Counsel	98,000
Placement Agent	161,500
Placement Agent Counsel	20,000
Letter of Credit Bank (Origination + 31 months)	327,500
Letter of Credit Counsel	15,000
Letter of Credit Draw Fee	6,000
Trustee's Fees (Note 1)	9,452
Trustee's Counsel (Note 1)	5,500
Attorney General Transcript Fee (\$1,250 per series, max. of 2 series)	2,500
Texas Bond Review Board Application Fee	500
Texas Bond Review Board Issuance Fee (.025% of Reservation)	3,750
TEFRA Hearing Publication Expenses & Misc.	5,000
Total Direct Bond Related	<u><u>\$ 852,452</u></u>

Bond Purchase Costs

Ash Creek Apartments

Lender Loan Origination Fee (GMAC .50%)	80,750
? Lender Application Fee	25,000
Lender Counsel & Expenses (GMAC)	30,000
Total	\$ 135,750

Other Transaction Costs	
Tax Credit Syndicator Fees & Expenses	40,600
Tax Credit Determination Fee (4% annual tax cr.)	44,320
Tax Credit Application Fee (\$20/u)	5,600
Total	\$ 90,520

Real Estate Closing Costs	
Title & Recording (Const. & Perm.)	50,000
Property Taxes	50,000
Total Real Estate Costs	\$ 100,000

Estimated Total Costs of Issuance	\$ 1,178,722
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Costs of issuance of up to two percent (2%) of the principal amount of the Bonds may be paid from Bond proceeds. Costs of issuance in excess of such two percent must be paid by an equity contribution of the Borrower.

Note 1: These estimates do not include direct, out-of-pocket expenses (i.e. travel). Actual Bond Counsel and Disclosure Counsel are based on an hourly rate and the above estimate does not include on-going administrative fees.

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

DATE: August 3, 2003 **PROGRAM:** 4% LIHTC **FILE NUMBER:** 03410
 MRB 2003-074

DEVELOPMENT NAME

Ash Creek (FKA Mesquite Meadows)

APPLICANT

Name: Primrose Houston South Housing, LP **Type:** For Profit
Address: 5910 North Central Expressway, Suite 1145 **City:** Dallas **State:** TX
Zip: 75206 **Contact:** Dru Childre **Phone:** (214) 891-1402 **Fax:** (214) 987-4032

PRINCIPALS of the APPLICANT/ KEY PARTICIPANTS

Name: Primrose Houston South Development, LLC **(%):** 0.01 **Title:** Managing General Partner
Name: Southwest Housing **(%):** N/A **Title:** Developer

PROPERTY LOCATION

Location: North side of the 2500 block of John West Road **QCT** **DDA**
City: Dallas **County:** Dallas **Zip:** 75228

REQUEST

<u>Amount</u>	<u>Interest Rate</u>	<u>Amortization</u>	<u>Term</u>
1) \$948,673	N/A	N/A	N/A
2) \$15,000,000	6.60%	40 yrs	33.5 yrs
3) \$1,375,000	8%	40 yrs	33.5 yrs

Other Requested Terms: 1) Annual ten-year allocation of low-income housing tax credits
 2) Tax-exempt multifamily revenue bond allocation
 3) Taxable multifamily revenue bond allocation

Proposed Use of Funds: New Construction **Property Type:** Multifamily

RECOMMENDATION

- RECOMMEND APPROVAL OF AN LIHTC ALLOCATION NOT TO EXCEED \$948,673 ANNUALLY FOR TEN YEARS, SUBJECT TO CONDITIONS.
- RECOMMEND APPROVAL OF A MORTGAGE REVENUE BOND AWARD NOT TO EXCEED \$16,500,000, STRUCTURED AS \$15,000,000 IN TAX-EXEMPT BONDS AT 6.60% INTEREST AND \$1,375,000 IN TAXABLE BONDS AT 8.0% INTEREST, SUBJECT TO CONDITIONS.

CONDITIONS

1. The debt service capacity of the development should be reviewed at closing to permanent with the predicted result of mandatory redemption of taxable mortgage revenue bonds down to \$219,000.
2. Should the terms and rates of the proposed debt or syndication change, the transaction should be re-evaluated and an adjustment to the credit amount may be warranted.

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

REVIEW of PREVIOUS UNDERWRITING REPORTS

A development by the same name, Ash Creek was proposed for the same site in the 2000 multifamily revenue bond program. At that time, the development was proposed as a one- to three-bedroom mixed income apartment complex sponsored by American Opportunity Foundation, a Georgia-based nonprofit entity. The application was withdrawn and an underwriting analysis was not completed.

DEVELOPMENT SPECIFICATIONS

IMPROVEMENTS

Total Units: 280 **# Rental Buildings:** 16 **# Common Area Bldgs:** 2 **# of Floors:** 3 **Age:** N/A yrs **Vacant:** N/A at / /

Net Rentable SF: 287,600 **Av Un SF:** 1,027 **Common Area SF:** 6,301 **Gross Bldg SF:** 293,901

STRUCTURAL MATERIALS

Wood frame on a post-tensioned concrete slab on grade, 25% stone veneer/65% stucco exterior wall covering with wood trim, drywall interior wall surfaces, composite shingle roofing

APPLIANCES AND INTERIOR FEATURES

Carpeting & vinyl flooring, range & oven, hood & fan, garbage disposal, dishwasher, refrigerator, fiberglass tub/shower, washer & dryer connections, ceiling fans, laminated counter tops, individual water heaters; 9' ceilings

ON-SITE AMENITIES

A community building with activity room, management offices, kitchen, restrooms, computer/business center, central mailroom, swimming pool, equipped children's play area is located at the entrance to the property. In addition a laundry facility, picnic areas and perimeter fencing with limited access gate(s) are also planned for the site

Uncovered Parking: 576 spaces **Carports:** N/A spaces **Garages:** N/A spaces

PROPOSAL and DEVELOPMENT PLAN DESCRIPTION

Description: Ash Creek is a relatively dense 16 units per acre new construction development of 280 units of affordable housing located in east Dallas. The development is comprised of walk-up residential buildings with garden style units as follows:

- € Ten Building Type A with 12 two-bedroom units and eight three- bedroom units;
- € Two Building Type E with 16 three-bedroom units;
- € Two Building Type F with eight three-bedroom units; and
- € Two Building Type H eight two-bedroom units and eight three- bedroom units.

Architectural Review: Each unit offers adequate storage and a utility closet with space for full-size appliances. The exterior of the residential building are simple with gabled roofs and stone veneer accents. The proposed community building offers many tenant accessible areas as well as leasing/management offices. The exterior, although more elaborate, is in line with that proposed for the residential buildings.

Supportive Services: Housing Services of Texas will provide optional supportive services to tenants at no additional charge, including: after school programs, family counseling, computer education, vocational guidance, adult education programs, and social and recreational programs.

Schedule: The Applicant anticipates construction to begin in September of 2003 and to be completed in February of 2004. The development should be placed in service in April of 2005 and substantially leased-up in March of 2005.

SITE ISSUES

SITE DESCRIPTION

Size: 17.03 acres 741,827 square feet **Zoning/ Permitted Uses:** MF-1(A), MF-2(A), R-7.5(A)

Flood Zone Designation: Zone X **Status of Off-Sites:** Fully Improved

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

SITE and NEIGHBORHOOD CHARACTERISTICS

Location: The subject tract is located in far east Dallas at the intersection of John West Road and East La Prada Drive. The site is within an 8 mile commute to the central business district.

Adjacent Land Uses:

- ∅ **North:** Undeveloped land, single family residences
- ∅ **South:** John West Road, apartment complex
- ∅ **East:** Apartment complex
- ∅ **West:** Church, undeveloped land, single family residences

Site Access: The site is approximately 0.3 mile northwest of the intersection of Interstate Highway 30 and Bigtown Boulevard, 0.7 mile from the intersection of US Highway 80 and Bigtown Boulevard, and approximately 2.7 miles southwest of the intersection of Interstate highway 635 and Interstate Highway 30.

Public Transportation: Public transportation to the area is provided by Dallas Rapid Transit; however, the closest bus/rail stop to the site was not identified in the submitted market analysis.

Shopping & Services: The site is located within the Dallas Independent School District which operates a high school located within 2 miles of the site, a middle school located within 2.5 miles, and an elementary school located within 2 miles. A medical center and two hospitals are within a 3-mile radius. Shopping in the area includes a grocery located 1.1 miles from the site and a shopping center, large discount store and regional mall located within a 3-mile radius.

Site Inspection Findings: TDHCA staff performed a site inspection on July 8, 2003 and found the location to be acceptable. Staff noted the site is within walking distance of a bus stop, a WIC facility and child medical facility are about ¾ mile down John West Road, and a daycare facility is also located ¾ mile from the site.

HIGHLIGHTS of SOILS & HAZARDOUS MATERIALS REPORT(S)

A Phase I Environmental Site Assessment report dated June 17, 2003 was prepared by Alpha Testing, Inc. and contained the following conclusion: "ALPHA has performed a Phase I Environmental Site Assessment...This assessment has revealed no evidence of recognized environmental conditions in connection with the Site." (p. 16)

POPULATIONS TARGETED

Income Set-Aside: The Applicant has elected the 40% at 60% or less of area median gross income (AMGI) set-aside. As a Priority 1 private activity bond lottery project, 100% of the units must have rents restricted to be affordable to households at or below 50% of AMGI, though all of the units may lease to residents earning up to 60% of the AMFI.

MAXIMUM ELIGIBLE INCOMES						
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
60% of AMI	\$27,960	\$31,920	\$35,940	\$39,900	\$43,080	\$46,260

MARKET HIGHLIGHTS

A market feasibility study dated July 3, 2003 was prepared by Apartment Market Data and highlighted the following findings:

Definition of Primary Market Area: "For this analysis we utilized a 'Primary Trade Area' comprising a 4.3-mile radius around the subject site." (p. 3)

Population: The estimated 2002 population of the primary market area was 244,376 and is expected to increase by 5.5% to approximately 257,932 by 2007. Within the primary market area there were estimated to be 89,047 households in 2002.

Total Primary Market Demand for Rental Units:

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
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ANNUAL INCOME-ELIGIBLE SUBMARKET DEMAND SUMMARY				
Type of Demand	Market Analyst		Underwriter	
	Units of Demand	% of Total Demand	Units of Demand	% of Total Demand
Household Growth	20	0.7%	39	1%
Resident Turnover	2,913	97.7%	2,932	99%
Other Sources: pent-up demand	48	1.6%	N/A	
TOTAL ANNUAL DEMAND	2,981	100%	2,971	100%

Ref: p. 8

Inclusive Capture Rate: The Market Analysis calculated a capture rate of 16.4% based on 490 total unstabilized affordable units. (p. 9) The Underwriter calculated a concentration capture rate of 11% based upon a revised supply of unstabilized comparable affordable units of 334.

Market Rent Comparables: (p. 17)

RENT ANALYSIS (net tenant-paid rents)					
Unit Type (% AMI)	Proposed	Program Max	Differential	Market	Differential
2-Bedroom (50%)	\$672	\$673	-\$1	\$768	-\$96
3-Bedroom (50%)	\$777	\$775	+\$2	\$859	-\$82

(NOTE: Differentials are amount of difference between proposed rents and program limits and average market rents, e.g., proposed rent =\$500, program max =\$600, differential = -\$100)

Primary Market Occupancy Rates: “The current occupancy of the market area is 91.8%, current occupancy of projects built since 1990 is 93.2% as of March 2003, and projects constructed since 2000 average 94.7%...” (p. 10)

Absorption Projections: “We estimate that the project could achieve a lease rate of approximately 7% to 10% of its units per month as they come on line for occupancy from construction.” (p. 83)

Known Planned Development: The Market Analyst included information on Prairie Commons, which received a 2002 forward allocation, and LBJ Villas, awarded tax credits in 2000.

The Underwriter found the market study provided sufficient information for purposes of this analysis.

OPERATING PROFORMA ANALYSIS

Income: The Applicant’s rent projections are slightly inconsistent with the maximum rents allowed under LIHTC guidelines due to their use of miscalculated utility allowances. In addition, the Applicant’s secondary income and vacancy loss assumptions do not fall within the Department’s current guidelines. However, the Underwriter was able to include a projection of \$20 per unit per month in secondary income because the TDHCA database indicates an average historical secondary income for the most similar developments located in Dallas which supports this estimate. Overall, the Applicant’s effective gross income estimate is within 5% of the Underwriter’s and is considered to be generally acceptable.

Expenses: The Applicant’s total expense estimate of \$3,603 per unit is more than 5% lower than the Underwriter’s estimate. The Applicant’s budget also shows several line item estimates that deviate significantly when compared to the database averages, particularly: general and administrative (\$40K lower) and payroll (\$61K lower). The Underwriter requested further justification of the Applicant’s projections, but did not receive a response in time to be considered in this analysis.

Conclusion: The Applicant’s total estimated operating expense is inconsistent with the Underwriter’s expectations and the Applicant’s net operating income is not within 5% of the Underwriter’s estimate. Therefore, the Underwriter’s NOI will be used to evaluate debt service capacity. Although the Applicant’s proforma results in an acceptable initial debt coverage ratio (DCR) of 1.11, the Underwriter’s estimates indicate a 1.02 aggregate DCR and 1.04 bonds-only DCR, which are both below the Department’s minimum guideline of 1.10. The Applicant’s debt service calculation appears to be based on something greater than \$16,500,000 in combined taxable and tax exempt debt as currently proposed. Conversely, the Applicant’s

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

latest sources and uses statement reflects a combined bond debt of \$16.1M or \$400K less than the amount proposed by the lender in the term sheet and elsewhere in the application. Based upon the Underwriter's analysis it also appears that the Applicant may be required to redeem a portion of the bonds at closing in order to reduce the debt service to not more than \$1,087,172. The likely mandatory redemption and final anticipated debt amount will be discussed in more detail in the Financing Structure Analysis section of this report.

ACQUISITION VALUATION INFORMATION			
ASSESSED VALUE			
Land:	\$1,186,490	Assessment for the Year of:	2002
Building:	N/A	Valuation by:	Dallas County Appraisal District
Total Assessed Value:	\$1,186,490	Tax Rate:	2.79733
EVIDENCE of SITE or PROPERTY CONTROL			
Type of Site Control:	Unimproved Commercial Property Contract		
Contract Expiration Date:	12/ 07/ 2003	Anticipated Closing Date:	Unknown
Acquisition Cost:	\$1,595,000	Other Terms/Conditions:	
Seller:	Unison Investment	Related to Development Team Member:	No

CONSTRUCTION COST ESTIMATE EVALUATION
<p><u>Acquisition Value:</u> The acquisition price of \$94K per acre is assumed to be reasonable since the acquisition is an arm's-length transaction. NOTE: The site control documents submitted in 2000 for the same site indicated an acquisition cost of \$1,308,000, or \$287K less than the current price but indicates a different land seller. The current sales price reflects a 22% increase in the price of the property over the last three years. The addendum to the contract also provides an option for the Applicant to acquire an additional adjacent 10.753 acres for \$400,000; however, it appears that up to one third of the adjacent tract is encumbered by the 100-year flood plain therefore reducing its net value significantly.</p> <p><u>Sitework Cost:</u> The Applicant's claimed sitework costs of \$6,545 per unit are considered reasonable under current guidelines.</p> <p><u>Direct Construction Cost:</u> The Applicant's costs are within 5% of the Underwriter's Marshall & Swift <i>Residential Cost Handbook</i>-derived estimate after all of the Applicant's additional justifications were considered and therefore are acceptable.</p> <p><u>Interim Financing:</u> The Applicant's interim financing costs are much lower than would be anticipated for a development of this size. None-the-less the Applicant included as an additional source of income the interest from the guaranteed investment contract (GIC). Typically GIC income is netted from the eligible interest expense as it is a direct offset of the interest carry on the bonds and is generally not considered capitalizable against the improvements; however, in this case offsetting the anticipated construction interest included in the Applicant's budget would understate the Applicant's true eligible financing costs. In addition the Applicant has included a very low amount of lease-up reserve and initial operating reserve. Therefore the Underwriter chose to add the Applicant's anticipated GIC income to the potential required deferred developer fee.</p> <p><u>Fees:</u> The Applicant's general requirements, contractor's general and administrative fees, and contractor's profit exceed the 6%, 2%, and 6% maximums allowed by LIHTC guidelines by a total of \$37K based on their own construction costs. The Applicant's developer fees also exceed 15% of the Applicant's adjusted eligible basis by \$6K. Consequently the Applicant's eligible fees in these areas have been reduced with the total overage of \$43,034 effectively moved to ineligible costs.</p> <p><u>Conclusion:</u> The Applicant's total development cost estimate is within 5% of the Underwriter's verifiable estimate and is therefore generally acceptable. Since the Underwriter has been able to verify the Applicant's projected costs within a reasonable margin, the Applicant's total cost breakdown, as adjusted by the Underwriter, is used to calculate eligible basis and determine the total need for permanent funds. As a result,</p>

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

an eligible basis of \$20,227,763 is used to determine an eligible credit allocation of \$949,289 from this method. The resulting syndication proceeds will be used to compare to the gap of need and Applicant's request to determine the recommended credit amount.

The Applicant's initial request and anticipated credit at inducement excluded the 130% boost for the property being located within a Qualified Census Tract. The Census tract appears to have been added to the qualified Census Tract list for the first time in 2003. The Applicant's revised credit request as evidenced by the development cost breakdown submitted on July 29, 2003 utilized a slightly lower applicable percentage of 3.60 rather than the Underwriting rate of 3.61 and therefore concluded in a lower credit request amount of \$948,673.

FINANCING STRUCTURE

BOND FINANCING

Source: Newman Capital/GMAC **Contact:** David Rosen
Tax-Exempt Amount: \$15,000,000 **Interest Rate:** 6.6%
Taxable Amount: \$1,500,000 **Interest Rate:** 8%
Additional Information: A 6 month extension of the interim period is also available and if utilized would extend the overall term of the loan by 6 months as well.
Amortization: 40 yrs **Term:** 33.5 yrs **Commitment:** Term Sheet Firm Conditional
Annual Payment: Unspecified **Lien Priority:** 1st **Date:** 07/ 21/ 2003

LIHTC SYNDICATION

Source: Wachovia **Contact:** TBD
Address: One Wachovia Center, 17th Floor **City:** Charlotte
State: NC **Zip:** 28288 **Phone:** (704) 383-6317 **Fax:** (704) 383-9525
Net Proceeds: \$5,892,390 **Net Syndication Rate (per \$1.00 of 10-yr LIHTC)** 83.5¢
Commitment Term Sheet Firm Conditional **Date:** 06/ 13/ 2003
Additional Information: The contact name listed in the Application referenced a representative of Related Capital though no commitments or other documentation from that entity has been provided to the Underwriter as of the date of this report.

APPLICANT EQUITY

Amount: \$322,119 **Source:** Deferred Developer Fee
Amount: \$111,420 **Source:** GIC Income

FINANCING STRUCTURE ANALYSIS

Permanent Financing: The permanent financing commitment is inconsistent with the terms reflected in the sources and uses listed in the application. The Underwriter has assumed priority repayment of the taxable portion of the bond financing, and calculated a maximum blended interest rate of 6.64%. The Underwriter's operating proforma suggests the taxable bond portion of debt will ultimately be reduced via the mandatory redemption provisions of the bond indenture to provide a maximum debt service not to exceed \$1,087,172. Based on the current rates and terms this would reduce the taxable bonds to \$219,000.

LIHTC Syndication: The syndication commitment is also consistent with the terms reflected in the sources and uses listed in the application. Over 80% of the syndication proceeds will be made available during the course of construction.

Deferred Developer's Fees: The Applicant's anticipated deferred developer fee amounts to 12% of total developer fee. When the anticipate GIC income is included, the deferred developer fee rises to 16%. Given the Underwriter's analysis of lower taxable bonds, the gap to be filled by deferred developer fee could rise to \$1.3M or 50% of the available developer fee.

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

Financing Conclusions: As stated above, the Applicant's total cost breakdown, as adjusted by the Underwriter, is used to calculate eligible basis and determine the total need for permanent funds. The eligible tax credits and gap in need support the Applicant's request. The Applicant's request of \$948,673 annually in tax credits is recommended because it is less than both the eligible tax credits and gap in need.

The Underwriter's proforma indicates a 1.02 aggregate DCR and 1.04 bonds-only DCR, which are both below the Department's minimum guideline of 1.10. It is likely the total requested bond amount of \$16,375,000 will be reduced by mandatory redemption at closing to permanent. Based on current projections, the total bonds will be reduced to \$15,219,000 indicating a need for \$1,315,265 in deferred developer fees. Deferred fees in this amount appear to be repayable from cash flow within 10 years of stabilized operation.

DEVELOPMENT TEAM

IDENTITIES of INTEREST

The Applicant, Developer, General Contractor, and Property Manager are related entities. These are common relationships for LIHTC-funded developments.

APPLICANT'S/PRINCIPALS' FINANCIAL HIGHLIGHTS, BACKGROUND, and EXPERIENCE

Financial Highlights:

- € The Applicant and General Partner are single-purpose entities created for the purpose of receiving assistance from TDHCA and therefore have no material financial statements.
- € The principal of the General Partner, Brian Potashnik, submitted an unaudited financial statement as of December 2002.

Background & Experience:

- € The Applicant and General Partner are new entities formed for the purpose of developing the project.
- € Brian Potashnik, owner of the Developer and General Partner, listed participation as president of the general partner on 15 affordable housing developments totaling 3,277 units since 1993.

SUMMARY OF SALIENT RISKS AND ISSUES

- € The Applicant's estimated operating expenses and operating proforma are more than 5% outside of the Underwriter's verifiable ranges.
- € Significant financing structure changes being proposed have not been reviewed/accepted by the Applicant, lenders, and syndicators, and acceptable alternative structures may exist.

Underwriter:

Lisa Vecchiatti

Date: August 3, 2003

Director of Real Estate Analysis:

Tom Gouris

Date: August 3, 2003

MULTIFAMILY COMPARATIVE ANALYSIS

Ash Creek, Dallas, 4% LIHTC 03410/MRB 2003-074

Type of Unit	Number	Bedrooms	No. of Baths	Size in SF	Gross Rent Lmt.	Net Rent per Unit	Rent per Month	Rent per SF	Int Pd Util	Wtr, Swr, Trsh
TC 50%	136	2	2	950	\$748	\$673	\$91,528	\$0.71	\$75.00	\$52.00
TC 50%	144	3	2	1,100	864	775	111,600	0.70	89.00	61.00
TOTAL:	280		AVERAGE:	1,027	\$808	\$725	\$203,128	\$0.71	\$82.20	\$56.63

INCOME				TDHCA		APPLICANT				
Total Net Rentable Sq Ft: 287,600								USS Region	3	
POTENTIAL GROSS RENT				\$2,437,536	\$2,439,360			IREM Region	Dallas	
Secondary Income		Per Unit Per Month:	\$20.00	67,200	67,200	\$20.00		Per Unit Per Month		
Other Support Income:				0	0	\$0.00		Per Unit Per Month		
POTENTIAL GROSS INCOME				\$2,504,736	\$2,506,560					
Vacancy & Collection Loss		% of Potential Gross Income:	-7.50%	(187,855)	(175,464)	-7.00%		of Potential Gross Rent		
Employee or Other Non-Rental Units or Concessions				0	0					
EFFECTIVE GROSS INCOME				\$2,316,881	\$2,331,096					
EXPENSES				% OF EGI	PER UNIT	PER SQ FT	PER SQ FT	PER UNIT	% OF EGI	
General & Administrative		4.00%	\$331	0.32	\$92,620	\$52,360	\$0.18	\$187	2.25%	
Management		5.00%	414	0.40	115,844	\$116,555	0.41	416	5.00%	
Payroll & Payroll Tax		12.08%	999	0.97	279,834	\$218,400	0.76	780	9.37%	
Repairs & Maintenance		4.74%	392	0.38	109,773	\$102,200	0.36	365	4.38%	
Utilities		2.42%	200	0.19	55,958	\$44,800	0.16	160	1.92%	
Water, Sewer, & Trash		4.79%	396	0.39	111,012	\$105,000	0.37	375	4.50%	
Property Insurance		2.36%	195	0.19	54,644	\$70,000	0.24	250	3.00%	
Property Tax	2.79733	8.53%	706	0.69	197,720	\$196,000	0.68	700	8.41%	
Reserve for Replacements		2.42%	200	0.19	56,000	\$56,000	0.19	200	2.40%	
Supportive Services, Compliance, Security		2.05%	170	0.17	47,600	\$47,600	0.17	170	2.04%	
TOTAL EXPENSES		48.38%	\$4,004	\$3.90	\$1,121,005	\$1,008,915	\$3.51	\$3,603	43.28%	
NET OPERATING INC		51.62%	\$4,271	\$4.16	\$1,195,876	\$1,322,181	\$4.60	\$4,722	56.72%	
DEBT SERVICE										
Bond-Financed 1st Lien		49.64%	\$4,108	\$4.00	\$1,150,106	\$1,195,454	\$4.16	\$4,269	51.28%	
Trustee Fee		0.15%	\$13	\$0.01	3,500	0	\$0.00	\$0	0.00%	
TDHCA Admin. Fees		0.69%	\$58	\$0.06	16,100	0	\$0.00	\$0	0.00%	
Asset Oversight Fees		0.18%	\$15	\$0.01	4,200	0				
NET CASH FLOW		1.13%	\$93	\$0.09	\$26,170	\$126,727	\$0.44	\$453	5.44%	
INITIAL AGGREGATE DEBT COVERAGE RATIO					1.02	1.11				
INITIAL BONDS-ONLY DEBT COVERAGE RATIO					1.04					
RECOMMENDED BONDS-ONLY DEBT COVERAGE RATIO					1.10					

CONSTRUCTION COST					TDHCA		APPLICANT		PER SQ FT	PER UNIT	% of TOTAL
Acquisition Cost (site or bldg)	Factor	% of TOTAL	PER UNIT	PER SQ FT	\$1,600,000	\$1,600,000	\$5.56	\$5,714	6.54%		
Off-Sites		0.00%	0	0.00	0	0	0.00	0	0.00%		
Sitework		7.33%	6,545	6.37	1,832,710	1,832,710	6.37	6,545	7.49%		
Direct Construction		48.74%	43,515	42.37	12,184,185	12,017,200	41.78	42,919	49.14%		
Contingency	1.99%	1.12%	996	0.97	278,962	278,962	0.97	996	1.14%		
General Req'ts	6.00%	3.36%	3,004	2.92	841,014	847,032	2.95	3,025	3.46%		
Contractor's G & A	2.00%	1.12%	1,001	0.97	280,338	282,344	0.98	1,008	1.15%		
Contractor's Profit	6.00%	3.36%	3,004	2.92	841,014	847,032	2.95	3,025	3.46%		
Indirect Construction		2.51%	2,241	2.18	627,500	627,500	2.18	2,241	2.57%		
Ineligible Costs		9.84%	8,783	8.55	2,459,162	2,459,162	8.55	8,783	10.06%		
Developer's G & A	1.87%	1.33%	1,188	1.16	332,653	0	0.00	0	0.00%		
Developer's Profit	13.00%	9.25%	8,255	8.04	2,311,364	2,644,017	9.19	9,443	10.81%		
Interim Financing		3.58%	3,193	3.11	894,000	894,000	3.11	3,193	3.66%		
Reserves		2.07%	1,849	1.80	517,817	125,000	0.43	446	0.51%		
TOTAL COST		100.00%	\$89,288	\$86.93	\$25,000,719	\$24,454,959	\$85.03	\$87,339	100.00%		
Recap-Hard Construction Costs		65.03%	\$58,065	\$56.53	\$16,258,223	\$16,105,280	\$56.00	\$57,519	65.86%		

SOURCES OF FUNDS				RECOMMENDED			
Bond-Financed 1st Lien	64.40%	\$57,500	\$55.98	\$16,100,000	\$16,100,000	\$15,219,000	Developer Fee Available
GIC Income	0.45%	\$398	\$0.39	111,420	111,420		\$2,644,017
LIHTC Syndication Proceeds	31.68%	\$28,291	\$27.54	7,921,423	7,921,423	7,920,627	% of Dev. Fee Deferred
Deferred Developer Fees	1.29%	\$1,150	\$1.12	322,119	322,119	1,315,265	50%
Additional (excess) Funds Required	2.18%	\$1,949	\$1.90	545,757	(3)	67	15-Yr Cumulative Cash Flow
TOTAL SOURCES				\$25,000,719	\$24,454,959	\$24,454,959	\$4,007,835.65

MULTIFAMILY COMPARATIVE ANALYSIS (continued)

Ash Creek, Dallas, 4% LIHTC 03410/MRB 2003-074

DIRECT CONSTRUCTION COST ESTIMATE

Residential Cost Handbook

Average Quality Multiple Residence Basis

CATEGORY	FACTOR	UNITS/SQ FT	PER SF	AMOUNT
Base Cost			\$41.53	\$11,945,429
Adjustments				
Exterior Wall Finish	2.00%		\$0.83	\$238,909
9' Ceilings	3.00%		1.25	358,363
Roofing			0.00	0
Subfloor			(0.81)	(232,381)
Floor Cover			1.92	552,192
Porches/Breezeways	\$19.77	70,585	4.85	1,395,225
Plumbing	\$615	840	1.80	516,600
Built-In Appliances	\$1,625	280	1.58	455,000
Stairs/Fireplaces	\$1,625	80	0.45	130,000
Floor Insulation			0.00	0
Heating/Cooling			1.47	422,772
Garages/Carports			0.00	0
Comm &/or Aux Bldgs	\$55.15	6,301	1.21	347,500
Other:			0.00	0
SUBTOTAL			56.08	16,129,609
Current Cost Multiplier	1.03		1.68	483,888
Local Multiplier	0.90		(5.61)	(1,612,961)
TOTAL DIRECT CONSTRUCTION COSTS			\$52.16	\$15,000,536
Plans, specs, survy, bid prm	3.90%		(\$2.03)	(\$585,021)
Interim Construction Interest	3.38%		(1.76)	(506,268)
Contractor's OH & Profit	11.50%		(6.00)	(1,725,062)
NET DIRECT CONSTRUCTION COSTS			\$42.37	\$12,184,185

PAYMENT COMPUTATION

Primary	\$16,100,000	Term	480
Int Rate	6.64%	DCR	1.04
Secondary		Term	
Int Rate		Subtotal DCR	1.04
Additional		Term	
Int Rate		Aggregate DCR	1.02

RECOMMENDED FINANCING STRUCTURE:

Primary Debt Service	\$1,087,172
Trustee Fee	3,500
TDHCA Admin. Fees Asset Oversight	20,300
NET CASH FLOW	\$84,904

Primary	\$15,219,000	Term	480
Int Rate	6.64%	DCR	1.10
Secondary	\$0	Term	0
Int Rate	0.00%	Subtotal DCR	1.10
Additional	\$0	Term	0
Int Rate	0.00%	Aggregate DCR	1.08

OPERATING INCOME & EXPENSE PROFORMA: RECOMMENDED FINANCING STRUCTURE

INCOME at 3.00%	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15	YEAR 20	YEAR 30
POTENTIAL GROSS RENT	\$2,437,536	\$2,510,662	\$2,585,982	\$2,663,561	\$2,743,468	\$3,180,432	\$3,686,992	\$4,274,234	\$5,744,213
Secondary Income	67,200	69,216	71,292	73,431	75,634	87,681	101,646	117,836	158,361
Other Support Income:	0	0	0	0	0	0	0	0	0
POTENTIAL GROSS INCOME	2,504,736	2,579,878	2,657,274	2,736,993	2,819,102	3,268,112	3,788,638	4,392,070	5,902,574
Vacancy & Collection Loss	(187,855)	(193,491)	(199,296)	(205,274)	(211,433)	(245,108)	(284,148)	(329,405)	(442,693)
Employee or Other Non-Rental t	0	0	0	0	0	0	0	0	0
EFFECTIVE GROSS INCOME	\$2,316,881	\$2,386,387	\$2,457,979	\$2,531,718	\$2,607,670	\$3,023,004	\$3,504,490	\$4,062,665	\$5,459,881
EXPENSES at 4.00%									
General & Administrative	\$92,620	\$96,325	\$100,178	\$104,185	\$108,352	\$131,827	\$160,388	\$195,136	\$288,849
Management	115,844	119,319	122,899	126,586	130,383	151,150	175,225	203,133	272,994
Payroll & Payroll Tax	279,834	291,027	302,669	314,775	327,366	398,291	484,582	589,568	872,705
Repairs & Maintenance	109,773	114,164	118,731	123,480	128,419	156,241	190,092	231,275	342,344
Utilities	55,958	58,196	60,524	62,945	65,463	79,646	96,901	117,895	174,513
Water, Sewer & Trash	111,012	115,452	120,071	124,873	129,868	158,005	192,237	233,886	346,208
Insurance	54,644	56,830	59,103	61,467	63,926	77,775	94,626	115,127	170,416
Property Tax	197,720	205,629	213,854	222,408	231,305	281,417	342,387	416,566	616,620
Reserve for Replacements	56,000	58,240	60,570	62,992	65,512	79,705	96,974	117,984	174,644
Other	47,600	49,504	51,484	53,544	55,685	67,750	82,428	100,286	148,448
TOTAL EXPENSES	\$1,121,005	\$1,164,687	\$1,210,081	\$1,257,255	\$1,306,280	\$1,581,808	\$1,915,838	\$2,320,856	\$3,407,741
NET OPERATING INCOME	\$1,195,876	\$1,221,700	\$1,247,898	\$1,274,463	\$1,301,390	\$1,441,196	\$1,588,652	\$1,741,808	\$2,052,140
DEBT SERVICE									
First Lien Bond Financing	\$1,087,172	\$1,087,172	\$1,087,172	\$1,087,172	\$1,087,172	\$1,087,172	\$1,087,172	\$1,087,172	\$1,087,172
Trustee Fee	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500
TDHCA Admin. Fees Asset Over	20,300	20,300	20,300	20,300	20,300	20,300	20,300	20,300	20,300
NET CASH FLOW	\$84,904	\$110,729	\$136,926	\$163,491	\$190,418	\$330,224	\$477,680	\$630,837	\$941,168
DEBT COVERAGE RATIO	1.08	1.10	1.12	1.15	1.17	1.30	1.43	1.57	1.85

LIHTC Allocation Calculation - Ash Creek, Dallas, 4% LIHTC 03410/MRB 2003-074

CATEGORY	APPLICANT'S TOTAL AMOUNTS	TDHCA TOTAL AMOUNTS	APPLICANT'S REHAB/NEW ELIGIBLE BASIS	TDHCA REHAB/NEW ELIGIBLE BASIS
(1) Acquisition Cost				
Purchase of land	\$1,600,000	\$1,600,000		
Purchase of buildings				
(2) Rehabilitation/New Construction Cost				
On-site work	\$1,832,710	\$1,832,710	\$1,832,710	\$1,832,710
Off-site improvements				
(3) Construction Hard Costs				
New structures/rehabilitation ha	\$12,017,200	\$12,184,185	\$12,017,200	\$12,184,185
(4) Contractor Fees & General Requirements				
Contractor overhead	\$282,344	\$280,338	\$276,998	\$280,338
Contractor profit	\$847,032	\$841,014	\$830,995	\$841,014
General requirements	\$847,032	\$841,014	\$830,995	\$841,014
(5) Contingencies				
	\$278,962	\$278,962	\$278,962	\$278,962
(6) Eligible Indirect Fees				
	\$627,500	\$627,500	\$627,500	\$627,500
(7) Eligible Financing Fees				
	\$894,000	\$894,000	\$894,000	\$894,000
(8) All Ineligible Costs				
	\$2,459,162	\$2,459,162		
(9) Developer Fees			\$2,638,404	
Developer overhead		\$332,653		\$332,653
Developer fee	\$2,644,017	\$2,311,364		\$2,311,364
(10) Development Reserves				
	\$125,000	\$517,817		
TOTAL DEVELOPMENT COSTS	\$24,454,959	\$25,000,719	\$20,227,763	\$20,423,740

Deduct from Basis:			
All grant proceeds used to finance costs in eligible basis			
B.M.R. loans used to finance cost in eligible basis			
Non-qualified non-recourse financing			
Non-qualified portion of higher quality units [42(d)(3)]			
Historic Credits (on residential portion only)			
TOTAL ELIGIBLE BASIS		\$20,227,763	\$20,423,740
High Cost Area Adjustment		130%	130%
TOTAL ADJUSTED BASIS		\$26,296,092	\$26,550,862
Applicable Fraction		100%	100%
TOTAL QUALIFIED BASIS		\$26,296,092	\$26,550,862
Applicable Percentage		3.61%	3.61%
TOTAL AMOUNT OF TAX CREDITS		\$949,289	\$958,486

Syndication Proceeds	0.8349	\$7,925,770	\$8,002,559
Total Credits (Eligible Basis Method)		\$949,289	\$958,486
Syndication Proceeds		\$7,925,770	\$8,002,559
Requested Credits		\$948,673	
Syndication Proceeds		\$7,920,627	
Gap of Syndication Proceeds Needed		\$9,235,959	
Credit Amount		\$1,106,213	

RENT CAP EXPLANATION

Dallas MSA

AFFORDABILITY DEFINITION & COMMENTS

An apartment unit is "**affordable**" if the total housing expense (rent and utilities) that the tenant pays is **equal to or less than 30%** of the tenant's household income (as determined by HUD).

Rent Caps are established at this **30%** "affordability" threshold based on local area median income, adjusted for family size. Therefore, rent caps will vary from property to property depending upon the local area median income where the specific property is located.

If existing rents in the local market area are lower than the rent caps calculated at the 30% threshold for the area, then by definition the market is "affordable". This situation will occur in some larger metropolitan areas with high median incomes. In other words, the rent caps will not provide for lower rents to the tenants because the rents are already affordable. This situation, however, does not ensure that individuals and families will have access to affordable rental units in the area. The set-aside requirements under the Department's bond programs ensure availability of units in these markets to lower income individuals and families.

MAXIMUM INCOME & RENT CALCULATIONS (ADJUSTED FOR HOUSEHOLD SIZE) - 2003

MSA/County: Dallas **Area Median Family Income (Annual):** \$65,000

ANNUALLY				MONTHLY							
Maximum Allowable Household Income to Qualify for Set-Aside units under the Program Rules				Maximum Total Housing Expense Allowed based on Household Income (Includes Rent & Utilities)				Utility Allowance by Unit Type (provided by the local PHA)	Maximum Rent that Owner is Allowed to Charge on the Set-Aside Units (Rent Cap)		
# of Persons	At or Below			Unit Type	At or Below				At or Below		
	50%	60%	80%		50%	60%	80%		50%	60%	80%
1	\$ 23,300	\$ 27,960	\$ 37,250	Efficiency	\$ 582	\$ 699	\$ 931	\$ 46.00	\$ 536	\$ 653	\$ 885
2	26,600	31,920	42,550	1-Bedroom	623	748	997	59.00	564	689	938
3	29,950	35,940	47,900	2-Bedroom	748	898	1,197	75.00	673	823	1,122
4	33,250	39,900	53,200	3-Bedroom	864	1,037	1,383	89.00	775	948	1,294
5	35,900	43,080	57,450	4-Bedroom	963	1,156	1,542	106.00	857	1,050	1,436
6	38,550	46,260	61,700	5-Bedroom	1,064	1,277	1,701	120.00	958	1,171	1,595
7	41,250	49,500	65,950								
8	43,900	52,680	70,200								
FIGURE 1				FIGURE 2				FIGURE 3	FIGURE 4		

Figure 1 outlines the maximum annual household incomes in the area, adjusted by the number of people in the family, to qualify for a unit under the set-aside grouping indicated above each column.

For example, a family of three earning \$33,000 per year would fall in the 60% set-aside group. A family of three earning \$28,000 would fall in the 50% set-aside group.

Figure 2 shows the maximum total housing expense that a family can pay under the affordable definition (i.e. under 30% of their household income).

For example, a family of three in the 50% income bracket earning \$29,950 could not pay more than \$748 for rent and utilities under the affordable definition.

- 1) \$29,950 divided by 12 = **\$2,496** monthly income; then,
- 2) **\$2,496** monthly income times 30% = **\$748** maximum total housing expense.

Figure 4 displays the resulting maximum rent that can be charged for each unit type, under the three set-aside brackets. This becomes the rent cap for the unit.

The rent cap is calculated by subtracting the utility allowance in **Figure 3** from the maximum total housing expense for each unit type found in **Figure 2**.

Figure 3 shows the utility allowance by unit size, as determined by the local public housing authority. The example assumes all electric units.

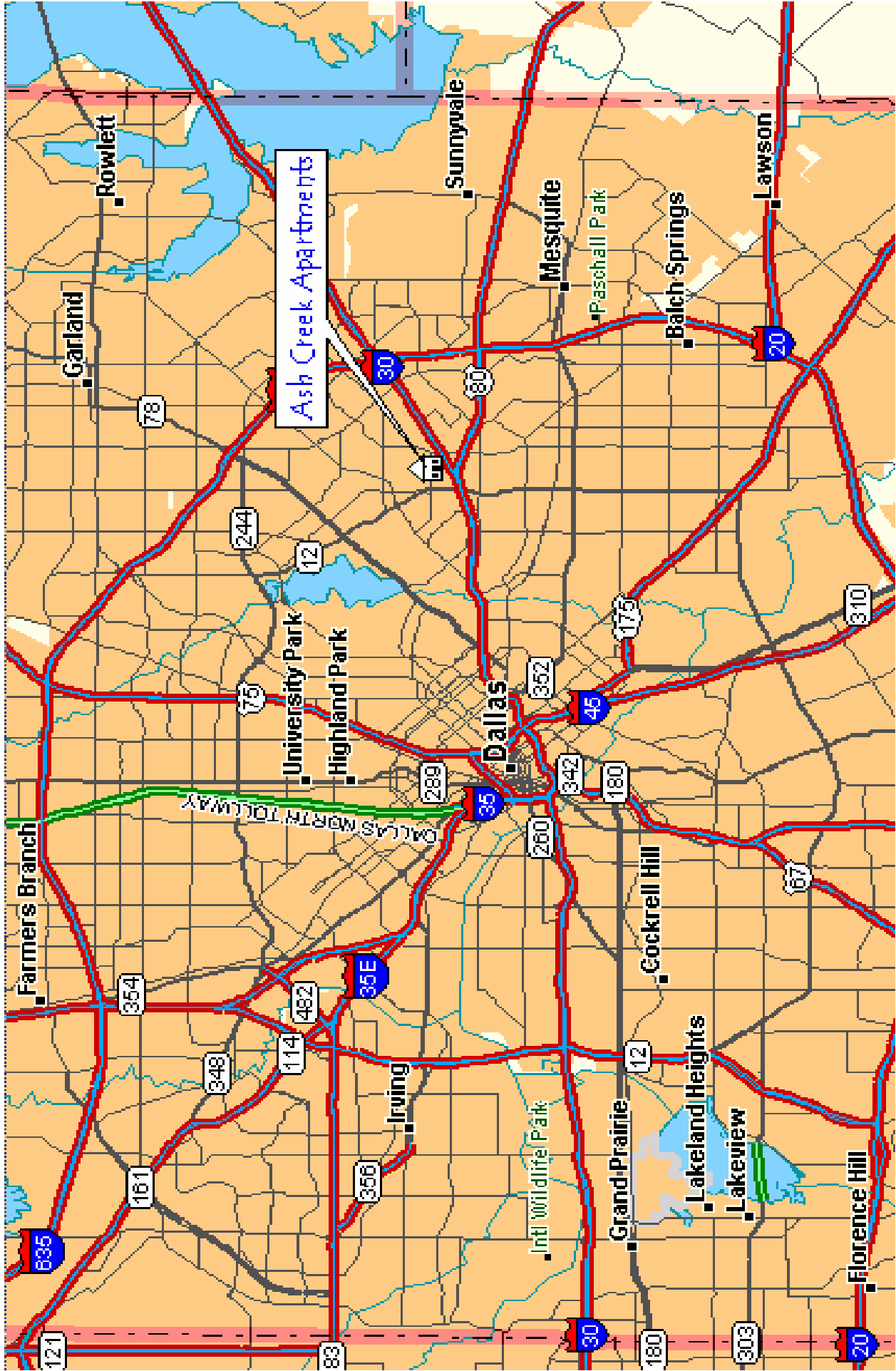
RESULTS & ANALYSIS:

Tenants in the 60% AMFI bracket will **save \$160 to \$173** per month (leaving 4.6% to 5.8% more of their monthly income for food, child care and other living expenses).
 This is a monthly savings off the market rents of **17.1% to 20.4%**.

PROJECT INFORMATION			
		Unit Mix	
Unit Description	2-Bedroom	3-Bedroom	
Square Footage	950	1,100	
Rents if Offered at Market Rates	\$ 846	\$ 935	
Rent per Square Foot	\$0.89	\$0.85	

SAVINGS ANALYSIS FOR 60% AMFI GROUPING			
Rent Cap for 50% AMFI Set-Aside	\$673	\$775	
Monthly Savings for Tenant	\$ 173	\$ 160	
Rent per Square Foot	\$0.71	\$0.70	
Maximum Monthly Income - 60% AMFI	\$2,995	\$3,458	
Monthly Savings as % of Monthly Income	5.8%	4.6%	
% DISCOUNT OFF MONTHLY RENT	20.4%	17.1%	

Appraisal information provided by: Butler Burgher, Inc., 8150 N. Central Expressway, Suite 801, Dallas, Texas 75206. Report dated June 30, 2003



Developer Evaluation

Project ID # **03410**

Name: **Ash Creek Apartments**

City: **Dallas**

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

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

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Projects in Material Noncompliance: No Yes # of Projects: 0
Total # of Projects monitored: 8 Projects grouped by score 0-9 8 10-19 0 20-29 0
Total # monitored with a score less than 30: 8 # not yet monitored or pending review: 7

Program Monitoring/Draws

Not applicable Review pending No unresolved issues Unresolved issues found
Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Asset Management

Not applicable Review pending No unresolved issues Unresolved issues found
Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by Sara Carr Newsom Date uesday, July 29, 2003

Multifamily Finance Production

Not applicable Review pending No unresolved issues Unresolved issues found
Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by S Roth Date 7 /17/2003

Single Family Finance Production

Not applicable Review pending No unresolved issues Unresolved issues found
Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by _____ Date _____

Community Affairs

Not applicable Review pending No unresolved issues Unresolved issues found
Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by EEF Date 7 /16/2003

Office of Colonia Initiatives

Not applicable Review pending No unresolved issues Unresolved issues found
Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by _____ Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable Review pending No unresolved issues Unresolved issues found
Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by _____ Date _____

Loan Administration

Not applicable No delinquencies found Delinquencies found
Delinquencies found that warrant disqualification (Additional information/comments must be attached)

Reviewed by Stephanie Stuntz Date 7 /24/2003

Executive Director: _____

Executed: _____

Status Summary

Project ID# 03410

Name: Ash Creek Apartments

City Dallas

LIHTC 9 LIHTC 4

HOME HTF

Bond SEC

ESGP Other

Developer	Role	Disbar
Primrose Houston South Housing, L.P.	Applicant/Owner Name	<input type="checkbox"/>
Primrose Houston South Development, L	General Partner	<input type="checkbox"/>
Brian Potashnik	Sole Member	<input type="checkbox"/>

Projects/Contracts Monitored by the Department

Program	Project ID	Project Name	Score
LIHTC	70028/94032	Estrada Apartments	04
LIHTC	70037/94038	Melody Place Apartments	02
LIHTC	70039/95049	Melody Village Apartments	05
LIHTC	96014	Courtyard @ Kirnwood	01
LIHTC	96015	The Birchwood Apartments	04
LIHTC	98002	The Village @ Johnson Creek	03
LIHTC	98032	Villas @ Redmond	02
LIHTC	00003	The Villas of Greenville	01
LIHTC/BO	00014T/MF031	The Oaks at Hampton	N/A
LIHTC/BO	00029T/MF034	Parks @ Westmoreland	N/A
LIHTC	01406	Hillside Apartments	N/A
LIHTC/BO	01408/MF040	Rosemont @ Pecan Creek	N/A

Status Summary

LIHTC/BO	01409/MF039	Primrose @ Sequoia (Bluffview)	N/A
LIHTC	01424	Arbors @ Creekside	N/A
LIHTC/BO	01435/MF048	Oak Hollow Apartments	N/A

Out of State Response Received: Yes

Non-Compliance Reported No

Completed By: Jo En Taylor

Date: 7/17/2003

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
Multifamily Finance Division

Public Comment Summary

Ash Creek Apartments

Public Hearing	
<i>Total Number Attended</i>	46
<i>Total Number Opposed</i>	34
<i>Total Number Supported</i>	9
<i>Total Number Undecided</i>	3
<i>Total Number that Spoke</i>	8

Letters Received		
Public	<i>Opposition</i>	3
Public	<i>Support</i>	1

Summary of Opposition
<i>1 Too many apartments already in neighborhood</i>
<i>2 Increase pedestrians in the alley ways</i>
<i>3 Low income apartments will attract more low income people</i>
<i>4 Increase crime in the neighborhood</i>
<i>5 Do not think their objections will be heard</i>

Response to Summary of Opposition
<i>1 Market Study addresses the need for additional units</i>
<i>2 No Comment</i>
<i>3 Affordable Housing will provide an attractive alternative to Individuals on limited incomes</i>
<i>4 Staff cannot find support for an increase in crime due to Affordable Properties</i>
<i>5 No Comment</i>

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

PUBLIC HEARING

6:00 p.m.
Tuesday,
July 8, 2003

Auditorium
S.S. Conner Elementary School
3037 Greenmeadow Drive
Dallas, Texas

STAFF MEMBERS:

ROBBYE G. MEYER, Multifamily Bond Administrator

SPEAKER	Page
Jeff Spicer	10
Brian Potashnik	11
Terry Hodge	40
Debra Hays-Kemp	59
Kevin Felder	60
Fredrick Nelson	65
Gilda Blythe	66
Jack Potashnik	72

P R O C E E D I N G S

MS. MEYER: My name is Robbye Meyer and I'm with the Texas Department of Housing and Community Affairs and I'd like to thank you for being here tonight. I would like to proceed with the public hearing, and let the record that it 6:15 on Tuesday, July 8, 2003, and we are at the S.S. Conner Elementary School located at 3037 Greenmeadow Drive, Dallas, Texas.

I am here to conduct a public hearing on behalf of the Texas Department of Housing and Community Affairs with respect to an issuance of tax exempt multifamily revenue bonds for a residential rental community.

This hearing is required by the Internal Revenue Code. The sole purpose of this hearing is to provide a reasonable opportunity for interested individuals to express their views regarding the development in the proposed bond issuance.

No decisions regarding the development will be made at this hearing. The Department's board is scheduled to meet to consider the transaction on August 14, 2003. In addition to providing your comments at this hearing, the public is also invited to provide comment directly to the finance committee or to the board at their board meetings.

The Department staff will also accept written

comments from the public up until five o'clock on August 1. And I'll give you some information later in the -- at the hearing so you can have that contact information.

The bonds will be issued as Tax Exempt Multifamily Revenue Bonds in the aggregate principal amount not to exceed 15 million dollars in taxable bonds, if necessary, in an amount to be determined and issued in one or more series by the Texas Department of Housing and Community Affairs.

The proceeds of the bonds will be loaned to Primrose Houston South Housing, L.P. or related person or affiliate entity thereof to finance a portion of the cost of acquiring, constructing and equipping a multifamily rental housing community described as follows:

280 unit multifamily residential rental development to be constructed on approximately 17 acres of land located on the north side of the 2500 block of John West Road, Dallas, Dallas County, Texas. The proposed multifamily rental housing community will be initially owned and operated by the borrower or related person or affiliate thereof.

This hearing is required, as I stated, in the statement that I just made by the Internal Revenue Code. And it's to receive public comment concerning the bonds and the bond issuance; however, the Texas Department of

Housing and Community Affairs has taken that hearing just a step further to allow public comment on the development itself.

Just to give you kind of a little bit of a background on the private activity bond program and actually the funds that will be used to fund this particular development, the private activity bond program was created by the federal government to encourage private developers to build safe, quality affordable housing for individuals and families of lower than average income .

Private developers and private industry are encouraged through two financial incentives, one of the those being the private activity bond program and the tax exempt bonds that are used. The tax exempt bonds are -- they can get a lower interest rate using those bonds because the actual bond purchaser does not have to pay income tax on the income that they earned from the bonds, so therefore, they are willing to accept a lower return on their money.

So, therefore, they get a lower interest rate on the bonds to finance the mortgage. And it does not obligate the state or the federal government in any way; it is done by private industry and private investors. Just to let you know, that's not your tax dollars funding the particular development.

There's also a 4 percent tax credit piece and this provides equity to the development to allow them to charge the affordable rents to lower income families. This is charged under the Internal Revenue Code in section 42.

If you like IRS Code and really are bored and need something to do, it's a really fine section to read.

But that's where you'll find all the entities that go along with the tax exempt -- the 4 percent tax credits.

And a tax credit to the development is somewhat like you have on your mortgage of your home to where you get an exemption whenever you file your income tax. It's the same -- in essence, the same way the developer uses that money as far as the IRS is concerned. It's a credit to them just like your mortgage interest and everything is a credit to you. And that kind of gives you an idea of how it's used.

Again, that is not your mighty tax dollars there. That is a credit with the IRS and that's how that's handled. The developments are selected, as of right now, through a lottery process.

And last year there were 294 applications that were submitted in the lottery. The lottery itself is administered by the Texas Bond Review Board, and the Texas Department of Housing and Community Affairs is an issuer

for the Texas Bond Review Board in the issuance of these tax exempt bonds.

This particular development received a reservation of their allocation on May 2. And once the development receives a reservation, they have 120 days to actually close the bonds. This particular reservation will expire on August 29.

The private activity bond program is not Section 8 project based housing. It's not a public housing project. I know a lot of people get it confused with, you know, affordable housing and Section 8 project based housing, and there's two totally different things. One is private industry and one is government.

Under the Federal Fair Housing laws, a development cannot discriminate against anyone with Section 8. However, anyone with those vouchers do have to go under the same guidelines as any other tenant that would be living in the development.

This particular development, again, will be located on the north side of the 2500 block of John West Road in Dallas. The development will consist of 16 three-story residential buildings and two non-residential buildings for a total of 280 units, 120 of which will be two bedroom, two baths with an average square footage of 950 feet, and 160 three bedroom, two baths with an average

square footage of 1100 feet.

The development will serve families at 60 percent of the area median income. The rents will be capped at 50 percent. The area median income for the Dallas metroplex is 65,000. So just to kind of give you a -- what that would be -- an average family of four could not earn more than \$39,900 to qualify to live in this development.

The two bedroom maximum rents will be approximately \$672. The three-bedroom rents will be approximately \$777. The applicants must meet employment income, credit and rental history guidelines.

The occupancy is limited to a maximum of two person per bedroom. Applicants must pass a criminal background check and meet a minimum income of at least two times the monthly rent.

Again, as hearing guidelines, if you have any mobile phones or pagers, if you'll please turn them off or set them to silent mode. Anyone who wishes to speak, again, you'll need to sign the sign-in sheet.

I notice there's a few people who came in a little bit later. If you'd like to speak, I need you to sign the sign-in sheet and you can do that whenever you come up. If you just want to sign in, you can do that at the end of the hearing, and that's fine. If anybody

decides -- they didn't sign in and they want to.

Again, it's not an amplifying microphone that you're standing in front of here, so whenever you come up to speak, if you will please speak into the recording microphone and state your name clearly for the record. This -- a copy of this transcript will go to my board whenever they make their decision about this particular development.

You'll have two minutes to voice your comments, and if there's not a lot of people that want to speak, I can be a little bit flexible with that. Please be respectful of all the speakers. Again, if you can't hear somebody, if you won't scream out, just -- we'll try to get somebody to speak a little bit louder.

It's -- I'm not here to antagonize anybody. It's -- I'm not here to debate with you. If there's any questions, if I can answer those questions, I'll be more than happy to do so. And, again, I have a representative from the developer here.

And I'll go ahead and open it up, and we'll take about ten minutes for questions if anybody has a question?

VOICE: Will people on probation or parole, the registered sex offenders be eliminated based on the background checks?

MS. MEYER: They should be, because any felony charges -- any -- I think there's a misdemeanor -- be on there, but I can't remember exactly where your misdemeanor cuts out.

MR. SPICER: Okay. Felony charges, drunkenness charges --

MS. MEYER: Can you hear him?

THE REPORTER: Not really.

MS. MEYER: Okay. Yes, ma'am?

VOICE: Are we going to monitor people that come in and just drop by and spend the weekend with someone and is not a registered tenant?

MS. MEYER: Well as far as -- you know, you can't really monitor somebody coming in and spending a weekend with somebody. But, I mean --

VOICE: So how are you going keep the people that have these kinds of records out of our neighborhoods?

MS. MEYER: Well, I mean, you can't do that in any neighborhood. I mean, if somebody -- if your neighbor has somebody with a felony record, you can't keep them out. I mean, as far as monitoring that, the management company will have the responsibility to make sure that those things don't happen.

But I mean, as far as somebody coming in and visiting for the weekend, I mean, that's -- you can't

monitor that in any neighborhood. So I can't really answer that. It's about them being in your neighborhood, but that's -- you know.

VOICE: So basically, if those types of people come in to our neighborhood, they have the freedom to spend any time they want to in a unit of 280 apartments?

MS. MEYER: Well, that would be in any neighborhood. I mean, if anybody has friends over that have a felony record, they're welcome to stay with them for the weekend if they want to. Now, as far as living there, if you want to address --

MR. SPICER: As far as living there, we can certainly address this --

MS. MEYER: Can you come this way, Jeff?

MR. SPICER: Oh, sure. You want to take that, Brian? Brian's our owner.

MS. MEYER: Okay.

MR. SPICER: He'll speak to that.

MR. BRIAN POTASHNIK: Okay.

MS. MEYER: Okay.

MR. BRIAN POTASHNIK: This doesn't -- I'm just speaking into it --

MS. MEYER: You're going to transcription.

MR. BRIAN POTASHNIK: Okay. My name is Brian Potashnik. I'm the president of Southwest Housing. We're

the developer of the project that is before you today. Before I take some questions, I just want to give you some background on who we are.

We are a neighbor, we are not a visitor. We are a Dallas-based company. We've been here for over 10 years. We have 6,000 units of affordable housing in Dallas. We're the largest apartment builder in the state right now.

The quality of what we build you cannot differentiate from the very best developments in the entire city. We pride ourself on building something that you can't look at and say, that's affordable housing.

We not only build all of our product, we also manage it. We have never sold a property. Our interest as owners are long term, the same way they are for the homeowners in this room.

We have very strict standards as to who can live in the property and we have very strict standards about the quality in which we build. This is about creating investment value for our company, for my family, for my children, and for the community.

Some of the developments we have, which we would welcome anybody in this room to have the opportunity to come out and see, are examples of how, not just affordable housing, but decent housing that sets the

standard is built. And we'd love to take you all on a tour and give you the opportunity to experience some of the properties that we've developed.

They've been recognized not only locally, but nationally as examples and standards for housing. So I'm very proud of that track record.

Again, one of the things that I want to point out and be very clear about -- because a lot of you have been misinformed about what this is -- I will tell you what this is not. This is not Section 8 housing. This is not the projects. This is not a developer who's coming into your city to build something and then getting out of town.

This is about doing something that will be an example of how to do it right in your community as we've done in other communities, and it's going to be something that you'll be proud of and we'll be proud of, and, hopefully, we can get your support as a community.

Some of the things that Robbye pointed out that I'll just stress are very critical to anybody moving into our development, are the background checks that we do, employment history, criminal background checks, eviction histories. Our standards are more strict than conventional developments that you'll have throughout this city, and we pride ourself on that.

Our kids who go to our schools compete not only at the same level as kids in the school district, but actually, we have shown exceed test scores of schools in the districts. And that's because we have a very active after school program.

The kids in our school with working families have a place to go after school. They've got computer labs, there's an administrator full-time that works with the kids and it's something that keeps them off the street, keeps them from getting out of trouble -- or getting into trouble -- and we really pride ourself on having a very comprehensive social service program in conjunction with building a good product on the ground.

So we're very proud of that, and this is something that we've done in communities throughout the city and in communities throughout the state. So we're not reinventing the wheel, and we're happy to take anybody out individually and share with you some of the success stories that we have created throughout the state and throughout the city in your neighborhood.

With that being said, I'm happy to answer any questions. And I do want to point out that this property is zoned for multifamily development. We have a low density design that was built. We have lowered the density of what one could build on this land. There is

very little multifamily land left in this city for development.

This property will be developed as apartments.

There are a number of developers that want to buy this property to develop it as apartments. We have the opportunity, coming before you today, to work with you and to develop it and we will be somebody that you know, as I said, that's a neighbor, that is a fixture in this community that's going to do this right. And we're really happy to have that opportunity.

And with that, I'd like to answer any questions you have. Yes, sir?

VOICE: Have the property values gone up where you all put your developments?

MR. BRIAN POTASHNIK: I can tell you this, that they have had no impact on property values whatsoever. And, in fact, property values have not gone down, and our developments, in some cases, have helped property values go up.

We've gone into a lot of areas where we have helped raise the standards. I mean we are building a property that's about \$80,000 a unit in cost. As you heard from the state agency, our rents are upwards of \$750 a month.

This is for working people. This is your

school teacher, the fire department, administrator from the cities. These are the people who are working in the this community that needed a safe, healthy environment and a great place to live.

And with that being said, I just want to follow up with something that we do, that has proven to be very successful. We create a stepping stone for home ownership.

One of the first things that we do when someone moves into our community is we give them an opportunity to go through a credit counseling and a home buyer education program. We use this as a stepping stone for home ownership.

Our residents have the ability to take 20 percent of their rent and apply it towards the down payment of a home. If you've been living in our community for a year, and you've paid \$7,000 over that period of time in rent, you can take 20 percent -- about 14 or \$1500 of that -- and use it for the down payment of a new home.

We also have a matching fund program where you can set up an account at Compass Bank and we match two dollars for every dollar that that resident puts in the account, as long as that money is used for the continuing education of their kids or the down payment of a new home.

This is encouraging home ownership, this is

encouraging responsibility, community and to have the same values as you as the home owner have when it comes to making sure that you're doing something that's good for the community.

And I can show you statistics about -- it's specifically what your question was -- in terms of what impact we have on home ownership. And I'll give you my card so that you can contact me; I'll give you that study.

Yes, ma'am?

VOICE: When I lived in an apartment, I just paid my rent and lived there. I don't understand what the motivation of your company is, that you have all these perks and you want them to buy a home and I don't get that. What is that? What is that about?

MR. BRIAN POTASHNIK: Well, there's two reasons. Number one, the state agency has created a program where --

VOICE: What state agency?

MR. BRIAN POTASHNIK: The Texas Department of Housing and Community Affairs -- has been very proactive through the legislation that your elected officials have put forth in creating this agency, and we do have our local state representative, Ms. Hodge, here, who is very involved in housing issues at the state.

But the state has made it a point now to make

sure that we are creating communities. That we're not just building apartments, but we are creating environments where people can grow socially and grow economically. And to use this as a stepping stone for home ownership.

So there's really two reasons. You've got one, a federal mandate, or a state mandate, that requires you to have services that are attached to the funding sources.

But we also have resident retention issues; we have quality of life issues.

We know that we will have the very best residents out there living in our communities if we offer them these services. So, it's an amenity. I mean, it's something that would be the equivalent of having in some developments a racquetball court or jogging trails or something like that.

We think that the residents that live in our property find more value in having a computer lab and a place for their kids to go than they would have, let's say a movie theater or a full workout facility as they would in some of the other developments that are being done.

Yes, sir. I'm trying to get everybody in here, so I don't know how to go -- row by row, or -- but I'll do my best to get everybody's question.

Yes, sir?

VOICE: I have three questions.

MR. BRIAN POTASHNIK: Sure.

VOICE: First of all, she mentioned a transcript. How do we go about getting a copy of this --

MS. MEYER: If you'll just --

VOICE: -- so we can peruse it at a later date?

MS. MEYER: I'll give you -- at the end of the hearing, I'll give you my information at the Department to reach me and you'll just need to send me -- either you can e-mail me something or you can fax it, or you can send me a letter and request it in writing.

VOICE: Secondly, you mentioned -- the current -- you said two times -- the brochure says two point five times for annual rent. Is it two or two point five?

MS. MEYER: I'm going by your --

MR. BRIAN POTASHNIK: It's two point five.

VOICE: Two point five. Okay.

MR. BRIAN POTASHNIK: Yes, sir.

VOICE: Two point five. That means that the lowest guy has to make 15,000 a year to move in. Is that right? At two point five --

MR. BRIAN POTASHNIK: Well, let's see. If you've got -- your rent would be 670, so you'd be at --

VOICE: 642. For some reason, that's what's

listed here.

MR. BRIAN POTASHNIK: Well, what is the 50 percent rent now? Is it six --

VOICE: 642.

MR. BRIAN POTASHNIK: 642? So that'll be approximately 1300 --

VOICE: Well, my multiplication shows that you can move in if you make \$15,538. Is that correct?

MR. BRIAN POTASHNIK: If that -- is that two and a half times the rent? Then that would be correct.

MS. MEYER: No, because you have \$1200 -- over \$1200 a month. So you'd have way over --

MR. SPICER: No, no --

VOICE: It's seven -- it's \$18,800. Is that correct?

MS. MEYER: It's closer to -- it's closer to 20,000.

MR. BRIAN POTASHNIK: It's about 20,000. That --

MR. BRIAN POTASHNIK: It's 20.

VOICE: Twenty?

MR. BRIAN POTASHNIK: It's closer to 20. I mean we can -- Robbye's going to get a calculator out, but --

MS. MEYER: My math --

VOICE: I can't get in my house for --

MR. BRIAN POTASHNIK: And then on the upper end for a family of four, it's 39,000. And, again --

VOICE: Max.

MR. BRIAN POTASHNIK: Exactly.

VOICE: Not minimum, the maximum.

MR. BRIAN POTASHNIK: The maximum. But, okay, let's talk about who those people are. That's your school teacher, that's your fire, that's your starting police officer, administrator, EDS employees, the City of Dallas employees.

VOICE: [indiscernible] you're going to have the guys in there that make 15,000.

MR. BRIAN POTASHNIK: No, that's not true. That's not true.

VOICE: It's a requirement they don't have a felony and they make enough money.

MR. BRIAN POTASHNIK: That's the -- no that's the minimum. See, there's a minimum and a maximum. But what I'm saying is we turn people away. I mean, our biggest problem, trust me, with the quality of product that we build, there's people that come in that are over qualified.

So what does that mean? That means the majority of the people that end up living there are much

closer to the higher end than they do the lower end.

VOICE: You mentioned several times -- you said there's no Section 8 money or this is not a Section 8 --

MR. BRIAN POTASHNIK: This is not Section 8 housing.

VOICE: Is it any type of tax subsidizing? Section 9, Section 12 or whatever --

MR. BRIAN POTASHNIK: No, but there is Section 42.

VOICE: Forty-two.

MR. BRIAN POTASHNIK: Which is a tax credit that is given for the usage of tax exempt bonds that are used for the mortgage financing that can be applied toward the equity.

VOICE: Is there -- down the road will you have Section 8 --

MR. BRIAN POTASHNIK: This is not the projects. This is not a Section 8 housing development. And that's something that I really want to make clear to a lot of folks who have been either brought here tonight or have been given mailers from others in the community that are very clear that this is Section 8. It is not.

Yes, sir?

VOICE: So if someone applies for the Section 8 housing in your apartment complex, are you meaning to tell

us that you would not accept that person?

MR. BRIAN POTASHNIK: No, I'm saying that they have to qualify just like everybody else.

VOICE: I understand --

MR. BRIAN POTASHNIK: They cannot have any felonies, they cannot have any evictions --

VOICE: That's not what I'm asking.

MR. BRIAN POTASHNIK: -- they cannot --

VOICE: If someone applies who has a Section 8 voucher, can they get one of your apartments?

MR. BRIAN POTASHNIK: If they qualify.

VOICE: Yes. The answer's, yes. Correct?

MR. BRIAN POTASHNIK: Absolutely. Just like they can in any apartment.

VOICE: That's all I ask, that's all I ask.

MR. BRIAN POTASHNIK: Are you the gentleman who's been sending out the notices to people?

VOICE: Yes, I am.

MR. BRIAN POTASHNIK: Okay.

VOICE: And I'll be glad to --

MR. BRIAN POTASHNIK: Thank you.

VOICE: -- tell you all to relinquish the microphone so that --

MR. BRIAN POTASHNIK: You can come up anytime. I'll be happy to discuss this with you.

MS. MEYER: Okay. Get the lady in the front.

MR. BRIAN POTASHNIK: Yes, ma'am. I'm sorry.

VOICE: Everyone has questions.

MR. BRIAN POTASHNIK: Okay.

VOICE: It sounds wonderful, what you're saying, and all this is great and it's wonderful. And my question is, why would your apartment complex want to move into our neighborhood because we have falling housing prices out the wazoo, multiple apartment complexes that offer free rent, or \$50.

Out of -- the last time I came to a meeting, the principal of the school talked [phonetic] -- and I didn't know this -- they follow the rent. They move every three months.

So I don't understand -- I know why, philosophically, you would do this, but the people that you want to move into your apartments, you know, that you say work for the city and all this stuff, they don't want to live in our neighborhood.

MR. BRIAN POTASHNIK: Well --

VOICE: Half of us don't want to live in our neighborhood. The rising crime rates, we have more than 75 sex offenders listed just in the apartments around us. and trust me, my parents live a mile away on Dorrington. Their housing is still going up because they're not

surrounded by apartments. I can see maybe putting in an apartment over there, but here?

The people that you want to move in -- I work for the city -- the people I work with don't want to move over here.

MR. BRIAN POTASHNIK: Well, let me address that by saying, we believe in your community. We believe in the value of investing in your community. Okay. We're putting over \$20 million of investment in this community.

And this is not money coming from the state or the federal government.

As Robbye pointed out, these are private dollars at no risk to the state or federal government that are going in because they believe in this community. Okay. We have, as I said, an investment interest that we believe will not only succeed, but will prosper in your community. Because we think people want to live here.

Now, it's interesting that you say that because we believe that this is an area that people want to live.

And we have, you know, every reason to believe that with the product that we build, and the amenities that we offer, that we are going to have exactly what I'm telling you, a successful investment and a type of people that are coming from the community that would want to live here.

VOICE: Where -- I noticed that one of the

pictures was of Pemberton Hills.

MR. BRIAN POTASHNIK: Yes.

VOICE: Where are some of your other --

MR. BRIAN POTASHNIK: We are all over the state.

VOICE: No, just in Dallas.

MR. BRIAN POTASHNIK: Okay. In Dallas, we are in --

MR. SPICER: Arlington Park.

MR. BRIAN POTASHNIK: Arlington Park, which is an area right behind St. Paul Hospital. We are in Pleasant Grove. Okay. We are in North Dallas --

MR. SPICER: Polk and I-20.

MR. BRIAN POTASHNIK: We're on Polk and I-20.

VOICE: Where in north Dallas?

MR. BRIAN POTASHNIK: Loop 12 and -- or Northwest Highway -- in between Park and --

MR. SPICER: Shadybrook.

MR. BRIAN POTASHNIK: Shadybrook.

VOICE: Are these listed on the website --

MR. BRIAN POTASHNIK: Yes, we have -- we're in Denton, Texas; we're in McKinney; we're in Fort Worth.

VOICE: Well, but --?

MR. BRIAN POTASHNIK: We're in Austin.

VOICE: But the places that you -- because --

I've been all over the city and in lots of apartments.

MR. BRIAN POTASHNIK: Yes.

VOICE: And the places that you named, I wouldn't want to live in those areas.

VOICE: What's your website?

MR. BRIAN POTASHNIK: Southwesthousing.com --

VOICE: That's just the way it is.

MR. BRIAN POTASHNIK: -- is the website.

VOICE: Park and Shadybrook Park are -- my god, you can't imagine. Pemberton Hills, not so good. The Grove. I mean, it's just moving this way. I mean, it's just -- I don't understand. I really don't understand.

MR. BRIAN POTASHNIK: Well, you know what's interesting about what you're saying is that there are people, good families like yourself, that want to live in these neighborhoods. They grew up in these neighborhoods that don't have decent housing.

And, I think it's interesting to point out, again, that our history is going into neighborhoods and improving values of homes and improving kids' test scores in schools and doing things that help revitalize communities.

And, you know, I'm standing before you today to tell you our experience, and our track record indicates that this is not going to be something that will be a

burden on your neighborhood or on your home values or anything else.

VOICE: And what you're also saying is that somebody's going to build apartments here, because it's --

MR. BRIAN POTASHNIK: It's zoned.

VOICE: -- a desirable place --

VOICE: Zoning can be changed.

VOICE: -- and it's one of the places zoned.

MR. BRIAN POTASHNIK: Because it's -- it has zoning.

VOICE: If it's not you, it's the next person.

VOICE: Zoning can be changed.

MR. BRIAN POTASHNIK: Zoning can be changed.
Zoning can be changed.

MS. MEYER: We need to move on --

VOICE: [indiscernible].

MR. BRIAN POTASHNIK: I'm sorry. Ms. Malone?

MS. MALONE: -- the boundary lines of the association. Our boundary lines and our [indiscernible] association, and I'd like to know how many people are here from Las Casas, because these -- ma'am, you're not from Las Casas, you're from [indiscernible] and you live on Dorrington, I believe you said?

VOICE: No my parents live on Dorrington. I live on Babalos.

MS. MALONE: Okay. And I'd like to announce that the apartments that everybody's talking about being so run down, what did you ever -- how many phone calls have you ever made to see that out in the back door, where I live, those apartments sold and are being refurbished. How many phone calls did you ever make?

MR. BRIAN POTASHNIK: Okay. Let -- let -- Okay.

MS. MEYER: Yes, ma'am?

MR. BRIAN POTASHNIK: I -- okay. Yes, let me --

VOICE: I have a question.

MR. BRIAN POTASHNIK: Yes, ma'am.

VOICE: The schools in this area are -- where these apartments are being built, the elementary, junior or middle schools or high school are already so over crowded. They need to be refurbished. They have so many of these little shabby portable buildings attached to it.

Now, if we have a great influx of kids, now where are these kids being educated?

MR. BRIAN POTASHNIK: Okay.

VOICE: -- because your little bit of after school programs is not educating them for life [phonetic].

MR. BRIAN POTASHNIK: And you bring up an

excellent issue. In fact, we have met with the school district. We have met with the superintendent of schools, and we have met with the district superintendent of schools for this area.

Part of the bond package is to put new schools in this neighborhood. We are also paying school taxes. We have an obligation to provide housing under the zoning that we have not to build schools.

But we work with the school district and we make sure that the school district has the capacity to educate the kids, which is their requirement, is the school district's responsibility to educate all of the kids in their districts. And we're working closely with the schools on that.

MR. SPICER: Just for a note -- the DISD, one of our developments, Hamilton Road in Kiest, was just chosen by DISD, and many of you think back to the past year, and they're going to be building an elementary school right on our property because of the way we manage and operate and control our properties. And they're building a brand new elementary school --

MR. BRIAN POTASHNIK: Well we --

MR. SPICER: [indiscernible] --

MR. BRIAN POTASHNIK: We have a great relationship with DISD.

MR. SPICER: We're very close with the schools. Very close.

MR. BRIAN POTASHNIK: And that's where we have, you know, programming that we have for our kids to tie into the schools and it works very, very well.

VOICE: You know, my biggest concern, and I lived here 17 years are the amount of people that would come into the neighborhoods. We have people walking through our alleys now, and down our streets, that don't live in any place. They go from one apartment unit building on maybe Peevy -- [indiscernible] own the property.

So you're talking about putting another six or eight hundred people, men, women and children in an area that's already saturated. Now, all it's going to do is get worse. We have a lot of theft in our areas; there's drug deals being done two blocks from our house. And all that's going to do is multiply.

I don't care how good the people are that you said they were --

MR. BRIAN POTASHNIK: I understand.

VOICE: That doesn't make up for [indiscernible] neighborhood that moved in with them later on. They come visit. These things are going to happen because we have so many people in the neighborhoods now.

MR. BRIAN POTASHNIK: It's going to take --

VOICE: This will make it worse.

MR. BRIAN POTASHNIK: The only thing that you can do is have good management. And you have no control over your neighbor.

VOICE: But --

MR. BRIAN POTASHNIK: You have no control. We have better control --

VOICE: [indiscernible].

MR. BRIAN POTASHNIK: We have better control as to who moves in our property than who moves into the neighborhood. I mean, there are things that we do on the management side that we feel protect the neighborhood. And there's things that we do in the construction of the facility to make sure that we're protecting the neighborhood. This will be a gated community.

VOICE: [indiscernible]

MR. BRIAN POTASHNIK: I mean they're also going to be --

VOICE: [indiscernible]

MR. BRIAN POTASHNIK: You know, from what -- well --

VOICE: [indiscernible] do you live in an area like this --

MR. BRIAN POTASHNIK: I live two miles away

from one of our developments.

VOICE: Two miles. That's a long way --

MR. BRIAN POTASHNIK: Well --

VOICE: And we live in a beautiful neighborhood.

MR. BRIAN POTASHNIK: I can only tell you that you have a situation here with a piece of property that has multifamily zone. And it is incumbent upon this neighborhood to understand, with the way that there's a shortage of multifamily in this city and the number of developers --

VOICE: In our neighborhood you have over ten complexes in a three mile radius.

MR. BRIAN POTASHNIK: There are seven -- if you want to talk to the seller of this land -- there are seven offers from developers that want to build on this property. Seven. And I can tell you, out of those seven, we're the one you want here.

VOICE: Well, we're not saying that you wouldn't be the best. It's the fact that there's going to be so many people that come into this area.

MR. BRIAN POTASHNIK: And I understand what you're saying. I understand what you're saying.

VOICE: [indiscernible].

MR. BRIAN POTASHNIK: And I appreciate what

you're saying. And I can only tell you that the management criteria that we impose upon the residents that will be living here will, I think, be the best deterrent to creating a situation that you're certainly bringing up as being an issue.

And we are, as I said, somebody that has a long term investment value in this development, the same way you do your home. I want my kids to own this property the same way that you probably want your kids to own your home, and I will do everything I can as I have done over the last ten years, and never sold a property to create value. Not only for my own property, but for the community because that's the only way I can prosper.

MS. MEYER: Okay, we've got time for two more questions. This gentleman's had his hand up.

VOICE: Yes, I would like to know if you could clear up exactly which places are being subsidized because we know you're getting the tax exempt mortgage revenues on those. And we know you're getting low income housing tax credits. And you're also going to set up individual savings accounts that you talked about. Where's the cash come for that?

MR. BRIAN POTASHNIK: That comes from us.
That's part of --

VOICE: [indiscernible]

MR. BRIAN POTASHNIK: That's a developer contribution. Yes, sir.

VOICE: What about the savings accounts of the people that become home owners? Where does that come from?

MR. BRIAN POTASHNIK: That comes from us as well. That's an investment we make out of the cash flow from the property back into the community.

VOICE: So there's no other federal, state or local tax dollars involved in this deal, beyond the bonds and the tax credit.

MR. BRIAN POTASHNIK: That's correct. And the property pays all appropriate taxes. So, again, the mortgage bonds are tax exempt. The people living there are not and the property is not. But the form of financing used on the mortgage is tax exempt to those bond holders that are buying in to the issue.

And that's -- again, if I can leave you with anything tonight, it is the fact that this is not Section 8 housing; this is not public housing.

VOICE: What interest rate do you think you can --

MR. BRIAN POTASHNIK: I think we're probably at about six and a half to seven percent right now. And that's on a 30 year bond. And the bond holders, again,

will be receiving those returns tax exempt as mortgage holders on the property.

VOICE: What's your occupancy rate on all your properties?

MR. BRIAN POTASHNIK: We're -- physical occupancy right is 98 percent.

VOICE: 98 percent?

MR. BRIAN POTASHNIK: Yes, sir.

VOICE: How many of those are Section 8?

MR. BRIAN POTASHNIK: I can't give you an exact number, but I can find out for you and let you know.

VOICE: And all these units will be two-bedroom apartments, correct?

MR. BRIAN POTASHNIK: Two and three.

MS. MEYER: Two and three.

VOICE: What's your turnover rate?

MS. MEYER: No, there's 120 two bedrooms --

MR. BRIAN POTASHNIK: I can --

MS. MEYER: -- and 160 three bedrooms.

MR. BRIAN POTASHNIK: I can find out for you, too. It varies. I mean we have -- out of the 7,000 units that we have, I would say about 50 percent are for senior citizens and the turnover rate on those units are a lot lower than the turnover rate on the family.

Although in the family developments, as I said,

we encourage people to use this as a stepping stone for home ownership, and the typical family that leaves our complex will go into a home ownership situation.

I mean, we really encourage that as one of the things that somebody living in one of our communities can take advantage of.

VOICE: Let me ask her a question. What does your -- you said your committee would determine whether or not this project passes or fails. What does your committee look for that's whether this property will pass or fail?

MS. MEYER: The -- it will actually be decided by two boards. The Texas Department of Housing and Community Affairs is one. And they -- there's a lot of things they look at.

They look at the feasibility of the development itself; they look at tenant services; they look at the underwriting issues; it also takes into account, very heavily, public comment.

VOICE: The area -- do they look at the area to see what it's, you know, what it's like now and the crime rate, how many apartments are already in this area, how many people live in a certain --

MS. MEYER: Now, that -- there is a market study that is done and the underwriting report summarizes

a lot of that information. Now, crime rate is not one that's in there. But it does summarize the market, and I also do a personal site inspection; I drive the neighborhood and tell them where things are around the specific, you know, the specific development. So they get all that information.

Once -- and I'll give you a little bit more information here in just a little bit -- before we actually go to the -- our board -- everything that will be presented to the Texas Department of Housing and Community Affairs board will be posted on our website seven days prior to the board meeting.

So you have access to see exactly what the board is going to make their decision on. And there's -- I mean, it ranges anywhere from 30 pages to, you know, 120 pages, so, I mean, sometimes the particular developments are rather large and sometimes they aren't. It just depends on what all goes into that particular package.

But all that information will be available on our website prior to the board meeting. And you are -- the public -- is welcome to attend the board meeting. They are in Austin and they are usually held at the Capitol.

Once we go through the Texas Department of Housing and Community Affairs board, we also go in front

of the Texas Bond Review board for final approval. So two different boards are actually making a decision on the bonds and the issuance.

VOICE: Were you involved in the ones that tried to move in about two years ago? Were you involved in that stuff?

MS. MEYER: I don't know which one you're talking about, so --

VOICE: Oh, it's -- they were selling a piece of property, there was a development that tried to build there about two years. I was just wondering if you were -- why that --

MS. MEYER: You'd have to give me a name of the development and I can tell you. I don't remember one being in this particular area within the last two years, no. But it may also --

VOICE: It may have been three years ago, but it was that property.

MR. BRIAN POTASHNIK: On Maple Avenue?
[indiscernible] non-profit?

VOICE: [indiscernible]

MR. BRIAN POTASHNIK: Okay, yes. You know, again, we --

MS. MEYER: Okay. No --

MR. BRIAN POTASHNIK: No --

MS. MEYER: Go ahead.

MR. BRIAN POTASHNIK: No. You have any other questions?

MS. MEYER: I'm going to start, so --

MR. BRIAN POTASHNIK: Oh, you're going to start? Ms. Hodge, did --

MS. HODGE: I don't have any questions, but I did come in from Austin, today --

MS. MEYER: I was going to let you speak first, ma'am.

MS. HODGE: I would like to address a couple of issues and concerns that I've heard you speak of, but I think someone over there has a question.

MR. BRIAN POTASHNIK: Yes, sir. And then we'll let Ms. Hodge speak.

VOICE: I would like to ask a question. A while ago, you made the comment that you are a neighbor. Where does your -- do you live in Dallas?

MR. BRIAN POTASHNIK: Where do I live in Dallas?

VOICE: Yes. If you are a neighbor, I'm asking where you live.

MS. MEYER: I think it's cross streets.

MR. BRIAN POTASHNIK: Do you want the cross streets?

MS. MEYER: I think it's cross streets, not the little ends, but the bigger ends.

MR. BRIAN POTASHNIK: The biggest cross streets are Mockingbird and Hillcrest, I would say.

(Pause.)

MR. BRIAN POTASHNIK: Does it matter where I live?

(Pause.)

MS. MEYER: Okay, we're going to start public comment at this time, and I'm going to let Representative Hodge make comments, and so she can get back to Austin. I know you have a busy schedule.

Ms. Wickman, do you want to speak at all? Okay. I just wanted -- there is a representative from Senator West's office here, but I wanted to make sure that she didn't want to speak, because I'd like to get you all on your way if you need to do that.

So, Ms. Hodge, I'll let you take it.

MS. HODGE: And I want to commend you for being here tonight for your boss. But let me tell you, one of the primary reasons that Senator West is not here with you tonight as well. As you know, unfortunately, the governor called a special session.

So we're in Austin doing redistricting, and Senator West thought it very, very important that there be

a meeting here in Dallas so that the people from his district, and all throughout the city, and some from East Texas are here in Dallas today, and they're over at the college on Hampton and they're all testifying about redistricting. So let me let you know, that's why Senator West is not here with you this afternoon as he would like to be.

I'm really here because I have a concern, and I want to thank those of you in this room who voted to support me, and even those of you who didn't because at the time you didn't know me, but I'm pleased to share this district with Representative Keppler and I'm going to always do the very best I can, the very best I can for the people in my district who elect me.

And I came from Austin today to address some concerns. One of the primary concerns that I had -- and I want to thank Ms. Malone for calling me, and I also want to thank Kevin Felder -- for calling me to make sure that I knew about this meeting today and their concerns about these apartments.

I am not here to make a decision for you. Whether you want these apartments in your neighborhood or whether you don't, that's a decision you have to make. But what's real important to me is that you have good and right decisions -- information -- on which to base your

decision.

The first thing I would like to address is your question. You talked about this apartment complex and the amenities. You talked about them providing like computer services and different things that they provide. You didn't call them amenities, though, you talked about them being something else of the services that they provide.

And the reason I wanted to tell you about that is because when I was a freshman member of the House, I sponsored a tenant services bill. And what is a tenant services bill? Because I clearly saw the need throughout this city for good quality, good quality affordable housing.

And the state had a program where developers who wanted to build affordable could have access, if they met the proper criteria and was selected by these boards that she mentioned, could provide house service. What I wanted them to do was provide quality services on those properties for the tenants.

So I passed as a freshman the tenant services bill. And it did things like that they have a recreation place, that they have after school care, provide services that's needed for the tenants on those properties.

And that helps them, too, with tax credit. So you will find developers very, very competitive trying to

provide good quality tenant services on the properties that the tenants need.

I hear you say repeatedly, is this Section 8 housing? I want to talk a minute about that, because as a realtor, Mr. Felder, you know yourself, the law says in housing we cannot discriminate. But I don't want you to leave here tonight thinking that what this would be is a Section 8 complex, like what many of us would say is a housing project. That is not this.

But what it does say -- that you keep hearing about Section 8 -- this says that if there is a teacher who qualifies and wants to live there, she can. If that fireman that they talked about qualifies and wants to live there, they can.

But let's say, ma'am, your daughter, your daughter got married; young couple. They now have a child. They want quality affordable housing, but they cannot yet afford to buy a home. The husband now loses his job and, yes, they get a voucher.

They get a voucher in which they'll assist them with their rent. That voucher itself is known as payment used for affordable Section 8 housing. But because you receive a voucher to make payment, it does not make the unit a Section 8 unit.

Wouldn't we all like for everybody to have a

home? Yes, we would. And when they get those homes, they get the taxes and everything that goes with them. But everybody cannot afford a home. And let's not be naive enough to think that because a person cannot afford a home, they do not deserve quality housing. Let's don't think that.

You also talked -- and Ms. Malone has worried me, Senator Cain, now Senator Doyle, my entire term in the Texas House. What she consistently complains about -- and I understand -- are the apartments -- and I understand your concern about them. So make no mistake about that.

But apartments who have children running around everywhere; late night music, uncontrollable activity, and, as someone mentioned, walking all through your neighborhood and drug houses. Well, let me tell you one of the things that Ms. Malone has continuously asked me to do. Let's try to make every apartment complex have an on site 24-hour manager. These developers have that.

Someone mentioned gated. Yes, it is gated. And you're right. It's to try to keep bad people from either way. Keep bad people off the property, sure, but also to make sure that nobody has got people just can come in and off this property to create a dope house in that apartment complex in your neighborhood. So it'll work kind of both ways on helping to keep the riffraff in or

out.

We also talk about security. They have security on their property. No, it's not 24 hours, but on the property that I'm familiar with that many people are extremely proud of in the Arlington Park neighborhood, that they have security -- I think it's either the 3:00 in the morning or 6 o'clock in the morning.

One thing that I've heard the people in Arlington Park complain about, they have a swimming pool.

The kids can swim -- 8:00 -- they must be supervised by an adult. The grown-ups, they don't like this part, but they somewhat have a curfew, too.

You don't stand out on that Arlington Park property 10:00 and 11:00 at night, five or six adults in the breezeway shooting the breeze. If you do, you're going to hear from the security guard that you cannot congregate on the property.

These are things that happen in properties today, and I understand your fears, concerns and frustrations because you've seen it time and time again. People have come into your communities, they build these apartments.

They look nice first year, second year, third year. They become run down, they sell them to somebody else, then you got the biggest eyesore in your

neighborhood with a on site -- no, off site -- slum lord.

So I understand. I understand your concerns about additional apartments in this neighborhood.

I think Kevin told me that there are -- how many?

VOICE: Ten.

MS. HODGE: Ten apartment complexes within how many?

VOICE: Three mile radius.

MS. HODGE: Within a three mile radius. And I agree, if those are -- a lot of those are bad apartments.

You owe it to yourself, for those people that you elected, City Hall, have them to get out here, get it straightened up and get started with it. But if you don't do that, nothing ever happens to clean up your neighborhood.

I'm not going to talk all night, but I flew here to -- just to say something to you. We talk about multifamily and what I know for multifamily housing, somebody is going to build an apartment complex on that site. And what I say to you, if you really care about your community, it's incumbent upon you to make sure that the best neighbor, not necessarily because they live next door to you, but that you have the best then corporate neighbor in your community.

You're right, Kevin, you mention that zoning can be changed. That's true. But we will not deviate very much, so be careful what you ask for. You can have multifamily living, you can have single family dwellers -- like Kevin is in real estate, the kind of things that he's selling -- I know you sell to both -- but you can also get it zoned for business, which you probably don't know.

You could also have it zoned for a strip shopping center, which is not good, necessarily, for your neighborhood. You could also have it done for arcades. There can be zoning changes, make no mistake. But what you want to consider, what is going to be the best for our neighborhood.

Those are just some of the things that I wanted to mention to you. Incentives, that's another thing these people offer. And some would say, why do they do that? Well, because they care, too, about the property. It starts out very quality. You want to keep it very quality.

Well, the thing is, what's in it for me? Because, you know what? I have to keep my apartment clean; I have to keep my apartment decent; and, yes, I'm looking for that. I pay my rent. I pay it on time every month. I follow the rules here. And if I can get part of the incentive packet to get a house.

Maybe when I came here my boy is two years old. By the time he's five or seven, maybe we get to get that first little starter home. So in this city and in the State of Texas, we're very, very concerned about affordable housing.

We would love to have people who can't afford homes, single parents with children, younger married couples to be able to have some of that same kind of living that you have provided them while in your home but that they can't afford freshly married when they leave your home.

Any questions you have for me, I'll be proud to answer them, if I can. If I don't, I have a staff person here with me; she will take your number, I'll get the answer and I'll call you back. This project is your decision to make.

I'm very familiar with this particular developer, and I'll tell you why. Arlington Park, my district. Some parts of Pleasant Grove, my district. Where else do you all have some apartments?

MR. BRIAN POTASHNIK: Over on --

MS. MEYER: Shadybrook and Northwest Highway.

MR. BRIAN POTASHNIK: Kingston, Hampton --

MS. HODGE: That Shadybrook and Northwest Highway is not in my district, but let me tell you about

that.

In my early life, working at Southwestern Bell before I became a proud member of the Texas House, I lived right off Shadybrook on Melody Lane. And when I moved over there, they didn't allow you to even have children. So I needed these people back then, but they were nowhere around.

And I will tell you that that neighborhood, it went down a lot from where it was when I moved into that place in November of 1970. And those very apartments that these people went in and refurbished on Shadybrook, if you remember and know the area, was just across from Sterling and it became like a junk yard over there.

VOICE: Is that the one that's behind Sterling?

MS. HODGE: Yes, it used to be, yes, ma'am. It was right on White, right down Shadybrook.

VOICE: All that's going to be shut down and boarded up.

MS. HODGE: But that whole neighborhood, if you will, has changed. All the way from Skillman to 75. You're right. Many people don't want to live in that neighborhood. And they were very gutsy to go in and clean it up because now, when I go to my church in that neighborhood -- I'm a member of Our Redeemer Lutheran Church right there at Park Lane and Boedecker -- and I'm

always watching as I cross right there at Fair Oaks and Park Way because it's so wild in that community.

And I want to take the opportunity to say this, too, in front of the housing lady. There is an old place over in south Dallas that's in my district. Many of you saw it on television. The apartments were run down; the city took them back because the people couldn't pay the water bill.

Many, many people lived in that complex. Well, it was a very bad and raggedy place. The people who lived there had to move, and I want to thank you all for your thoughts on wanting to develop that project. And I want to say to you, I hope you all will take a second look at that because that is affordable housing location that's needed in my district.

So let me tell you, I didn't come here to try to sell you any wolf tickets. Things that are not right, I'm going to tell you. Things that are fair and decent, I'm going to tell you that, too. In the end, you will make this decision, but I want you to make it with the best information available to you. And I think Kevin has a question for me.

MR. FELDER: Yes, I do. I'd like to know seriously how long have you known about this and why haven't we been informed about this? All we have is some

billboards sitting on the side of John West Road. I think it is a shame that, you know, the first apartment complexes slipped by us. Only five people showed up at that hearing because we were not informed.

My concern is, information and dissemination of information. Since you are one of the primary sponsors and with this gentleman with this particular project, I'm concerned that you didn't let the community know because we're the ones that are impacted by this.

MS. HODGE: Well, this is the first time --

MR. FELDER: I'm not finished, I'm not finished.

MS. HODGE: Well, I don't know what you're talking about.

(Pause.)

MR. FELDER: Okay, he's the beneficiary here, and we're the ones who have to bear the brunt of it. Okay? We're already dealing with drug dealing, fellows walking around breaking into cars. We have a lot of problems that we're dealing with and nobody wants to address that.

We're talking about what's going to happen inside the gated community. What about outside the gated community where we live? That's our concern. And I think that, if you will look at the sign-in sheet, you will see

that 99 percent of the people in here are opposed to it.

We don't want to be sold on something like this because he is going to benefit. Nothing against him personally, but he is going to benefit. We're not going to benefit. He lives in Hillcrest and Mockingbird.

(Pause.)

MR. BRIAN POTASHNIK: You have a lot of nerve, because you're a broker.

MR. FELDER: I have a lot of nerve.

MR. BRIAN POTASHNIK: Yes, you're a broker. You know what, you're a real estate broker that's making money by stopping these projects.

MS. HODGE: Let me address the question. First, let me clarify, I am no sponsor to anything, nor am I a sponsor to anyone. So me sponsoring this project is clearly a misnomer. Being representative of the people who elected me is why I'm here. That's part of it.

The next thing is, I guess these people will benefit some because they will collect rents, but I think those other people who benefit Kevin, will be the people who will be able to afford to live in the houses that will be rented that maybe that if you all will be building that they cannot afford to buy.

How long have I known about this? Not very long. You may know or not know, I have been in and out of

Austin since January. Ms. Malone called me about a week or two weeks ago to talk to me about the project. And then I'll get to you. You see, zoning and city projects are done through your city council. Now, you may want to find out how long has Councilman Chaney and others known about this project.

And I think the question you asked me about how long I've known about it, is a rude question on your part because when you called my office just last week, just last week, we had that discussion. I thanked you for calling me about the project. I asked you exactly where is the meeting. So how long have I known about it? Maybe a week and a half to two weeks, based on the first call I got.

MR. FELDER: Not from me, the project.

MS. HODGE: Now, what I don't have any information on is the project that you're involved in.

MR. FELDER: What is that?

MS. HODGE: I don't have any information yet on the apartments in this area that you're involved in. I don't have any information yet on the home that you were building or working with with Lightchurch [phonetic]. But those are things that's coming to this community, so I'd like for you all to keep me informed on that project.
Yes, ma'am?

VOICE: I really don't even want to hear anything between you and Kevin Felder, that's not --

MS. HODGE: Ma'am, I have to answer every question that's asked.

VOICE: I'm saying, but I still don't know, you make me feel all warm and fuzzy about providing a low income home, then I agree. People with low income need this housing.

But I do believe that this community is doing their share there. We got a lot low income homes. I mean, we got all the Section 8 coming. I think we have enough. I really do feel like we are doing our share in providing low income housing in the area.

MS. HODGE: And I think that if you will go back, I somewhat prefaced my remark by saying, I'm not telling you to take it, I'm not telling you not to take it. I said it will be a decision that this neighborhood, probably this neighborhood is bigger than just this group.

VOICE: I agree, I agree.

MS. HODGE: But this will be a decision that the neighborhood makes. Jessie, you're next.

VOICE: I have --

MS. HODGE: However, remember this, there will be apartments of some kind on that property. The only thing I'm saying is, try to get the best developer you can

that's going to put something in your neighborhood that they will take care of and not leave you with a blighted eyesore that will change, that will depreciate your property. Yes, sir. I think you had a question?

VOICE: Counting those Lightchurch [indiscernible]. There are five developments within a stone's throw over there, Byler Apartment Complex [phonetic]. Did you mention [indiscernible] three miles? You stand anywhere in that [indiscernible] and throw a rock and hit five of those houses -- developments -- more concentrated area.

MS. HODGE: Well, see, that I didn't know either. It was a question that I asked Mr. Felder.

VOICE: [indiscernible] one across the street from Lightchurch, and so.

VOICE: Aren't all of the apartment complexes blighted, though. Are all ten of them blighted or just certain ones?

MS. HODGE: Most of them aren't blighted.

(Pause.)

MS. MEYER: Okay, we can't get everybody going because they can't get it record, so --

MR. BRIAN POTASHNIK: Let's take a couple of things. Number one, it is important to point out that the property has been zoned for years multifamily. The city

has designated it as a multifamily development site.

Land use issues need to be addressed at city council with the city councilmen in this district if there are issues that this neighborhood has with the concentration of multifamily. Additionally, and Robbye will tell you, the state does an analysis as part of their market study of concentration.

And the third thing I want to point out, that we not only met the state's requirements on public notice, but we exceeded them. We had a two-week ad running in the Dallas Morning News in the legal notice section.

Ms. Malone, who I think represents the neighborhood well, has been informed for some time about the development and she has taken great pains to go through a great amount of due diligence on our company, on the development that we're doing and has disseminated that maybe not to everybody in the neighborhood, but to a lot of folks from the neighborhood group, and I really want to thank her for doing that.

I know you've known about it because you're working as a broker on some competing projects, and I'm sorry that this is something that will hurt your economic interest, but, again, that's a business issue and we can talk about that.

But the bottom line is, this is something that

is going to be a quality development. And we will make ourselves and our staff available for any additional questions or comments that you have.

And, with that, I'll let Robbye --

MS. MEYER: Thank you.

MS. HODGE: And, Robbye, I'd like to just say that I'm going to run to Senator West's meeting unless -- if you need me to stay around, I don't mind doing that for a while.

But any of you, any of you that has any questions or concerns, if you wish to talk to me about it, let me give you my number and please call me. It's area code 214/824-1996.

And once you [indiscernible] by me, I'm going to always tell you, it may not be necessarily what you want to hear, but it surely will be the truth. And I will hold issues anywhere that people are concerned in this state, but I primarily work on the issues in my district.

I try to let the city officials deal with city issues.

But make no mistake, I get involved when my district is concerned including affordable housing. Any issue at the state level. Thank you all for being here.

MS. MEYER: I'd like to thank you, Representative Hodge. I appreciate you taking time out of your schedule to be here.

The next person I have on the list here is Debra Hays.

MS. HAYS-KEMP: Robbye, you probably don't know me. My name's Debra Hays-Kemp and I live at 2310 Homeway Circle. I don't want another apartment complex because within the last 24 months two of our cars have been vandalized. I've had a break in in the last 24 months.

And I don't know if it's the trash that live around us, or it's people just coming in to our neighborhood. But I'm opposing the apartment complex because I don't want any more young adults traveling all through our neighborhood at all times of the night. And for us to keep our crime rate down, we have to keep your apartment complexes out because we already have enough.

And I received a notice from Kevin, and I know he noted I was going to get up and I was going to say something about this development going up. We had an opportunity to not to let it come in three years ago and I'm asking all of you all to do it again and say, no more. And that's all I got to say.

MS. MEYER: The next one is Vicky Sanger.

MS. SANGER: My question has already been answered.

MS. MEYER: Okay, so you don't want to speak? Okay. I'm not real sure, Jill Wellborne?

VOICE: Never mind.

MS. MEYER: Okay. Okay. Kevin Felder?

MR. FELDER: My name is Kevin Felder. I live at 8404 Capriola Lane and I've been involved in real estate and politics for the last 20 years. There are a lot of -- first of all, thank everybody for coming out and responding to the letter that I sent out. I think it was important because many of you are elderly and you don't get around, you don't get up and down John West to see the sign that was posted.

VOICE: I couldn't see it.

MR. FELDER: You couldn't even see; you couldn't read it. Okay. Good. I received a call from a lady that said she doesn't read the newspaper from front to back, so I think you have to address more than just a sign on the side of the road, a legal notice in the newspaper. I think we did need a letter to go out so that everybody knew exactly what was going on.

Whether some of us agree with the wording or not is not the point. I think that the primary issue here, the debate here, is about whether it's Section 8 or not. It may not be all Section 8 housing, but if somebody comes with a Section 8 voucher to that apartment complex, if they're qualified, they will get a unit. If the second person comes and they are qualified, they will get a unit.

So I just want you to know that. Nowhere did I ever say that this is going to be a public housing project. That's not the case, but, you know, the Section 8 vouchers will be honored with those who are qualified.

My concern is information and dissemination of information. If you didn't know about it, just like the one that was built two to three years ago, this one will be built. What is the push, what is the hurry, what is the urgency of getting this particular project done. You know, I question that; I'm concerned about that.

No one seems to be concerned about the community. I'm not coming from outside talking. I live there. I work there. I socialize there. It concerns me, it affects me.

Every time I go down Abshire and end at Peevy Road, I'm looking at a convenience store with guys shooting dice coming up to my car trying -- throwing rock crack cocaine with an open window -- I have my window open -- what you want. I have to give them back to them.

I don't do that, you know what I'm saying. It is rampant, and nobody's addressing that.

I talked to Councilman Leo Chaney about this. I've called the police department about this. We're not getting anything done. I've talked to Mr. Chaney about it with regard to having a police substation. I've talked to

him about it with regard to this particular land. Why can't we have a recreation center? Why can't we have a library? Why can't we have a school?

Zoning can be changed. Don't let them play to your fears that an apartment complex will be built. That's not necessarily the case. If you show up, if you multiply your numbers and you let your voice be heard, you can stop anything. This is democracy.

VOICE: Right.

MR. FELDER: This is democracy right here. Okay? I don't want to make any personal attack, but we're supposed to have a homeowners association. Where is the homeowners association? Has any -- was anyone contacted? I was not. I was not.

We need an organized homeowners association, not just an annual August meeting. That is insufficient today. The demographics of the neighborhood have changed significantly. Everybody needs to be involved. It has to be on a democratic process.

No one is going to be president for life, not President Bush, not Clinton. That only happens in communist Russia and some of the other communist nations throughout the country. That is not the way it's supposed to be. It should be an open process. Everybody should be involved and informed.

Now, I called Mr. Spicer and asked him with regard to whom he had talked to about this project. He said he talked to the homeowners association president. I said, well, what about the rest of us? If we had one and they disseminated their information, and we communicated about it and let our voices be heard, that's fine. But if one person is going to speak for everybody, that is communism. Okay?

Now, I want -- I just want everybody to know that I sent out the letter so that you would be informed. You make your own choice. I'm not holding a gun to anybody; I'm not twisting anybody's arm. Make your own choice.

My choice is I oppose it because of how it is affecting the neighborhood. I've had cars broken into; I've had people that have attempted to sell me drugs stopped at a stop sign. This has got to stop.

Now, no personal attack on Mr. Potashnik; nothing against him personally; nothing against his apartment complexes. He will benefit. My concern is the community. How will we benefit? What will be the effect upon us? That's the question that needs to be answered. That's the question that needs to be addressed. Thank you for coming.

(Pause.)

MS. MEYER: Mr. Felder --

VOICE: May I speak to -- say something to Mr. Felder, ma'am? I would appreciate it.

MS. MEYER: I'll get to you in a just a minute, ma'am.

VOICE: I'd like to know just what you propose to do [indiscernible] for Lightchurch. How much money are you going to make out of that and what effort have you ever made to contact me to find out what's going on in the neighborhood?

MS. MEYER: Can we have you start --

VOICE: [indiscernible].

MS. MEYER: This is a public hearing. Now, take your seats. Ma'am, please take you seat.

VOICE: I don't like to be a tenant, ma'am --

MS. MEYER: The next one I have is Victoria -- is it Hinch? Hinch? I can't read the last name, so, Victoria? There's a question mark, so I don't know if you want to speak or not. Must have left.

Okay, I have a Dorothy Carter? You don't want to speak? Okay. Those are the only ones that I have left. Is there anyone that signed in that would like to speak? That didn't check it?

Okay, sir.

MR. NELSON: I didn't know I was going to speak

and I usually wouldn't speak --

MS. MEYER: Sir, wait, wait. You're going to have to come up here.

MR. NELSON: Oh, I'm sorry --

MS. MEYER: If you'll please state your name for the record.

MR. NELSON: Yes, My name is Fredrick Nelson and I live on 2328 Freeland Way. Really, about the only thing I want to say is that we all know where that property is, and, I don't know, maybe we need some kind of a grass roots movement to get that zoned for single houses -- yes, single family dwellings.

Even if every one of those houses would ultimately become a Section 8, at least it would go one house by one house, instead of a whole apartment complex with 600 and something rooms in it all at once. And if anybody knows the political process, we need to go and try to get the zoning changed to that particular thing, please let me know and let's do everything we can to do it. Again, I have nothing against these people.

MS. MEYER: Okay, is there anybody else that would like to speak on record? Yes, ma'am. Did you sign in?

VOICE: No, I didn't.

MS. MEYER: Okay, well, as soon as you --

If you'll state your name for the record,
please?

MS. BLYTHE: My name is Gilda Blythe and I live on Cadenza. And the problem that I have with this is that a lot of you people are running down the neighborhood and this is where you live and this is probably where you're going to die. And I think it is incumbent upon everybody to do what you can to change what you don't like.

And a lot of people sit around, Well, there's drugs, well, there's crime, well, I don't like this and I don't like that. Well, then, you got to get out and work your butts off to improve it. And apartments in the neighborhood, whatever, if you don't like where you're living, well, then go live somewhere else.

I mean there's crime all over Dallas. There's crime in every neighborhood in Dallas; there's apartments all over Dallas. You go over in North Dallas, there's miles and miles and miles of apartments one after another. They seem to be happy, you know.

And if you think that they're going to be single family houses in that tract of land, you are dreaming, because there are not. We worked in our neighborhood association years and years and years and years on the other side of John West trying to get single family over there. Trying and trying and going down to

City Hall I don't know how many times, passing out notices I don't know how many times, and nothing ever happened.

And we were just lucky that we didn't get apartments where that shopping center is, because that's what was wanting to come in there and the shopping center came in first. Then we got the development behind Tom Thumb, which is supposed to be town houses, but it's single family houses. And now we have this other development going in there, and I don't know what the heck that is.

So, you know, you need to help support your neighborhood. You need to get out and work for it. Don't just sit around and complain all the time. You know, if you don't want apartments, fine, but don't sit there and say we have crime, this is a terrible neighborhood, I don't want to live here anymore because -- I mean that's rubbish.

If you don't like to live where you're living, well, then, go live somewhere else. I mean, work for your neighborhood. Try to make it the best you can. Keep your yards up, do what you can. Go to the homeowners meetings.

And if we had -- we don't take any -- collect any dues in our homeowners association and so we don't have any money to go out and print five or six thousand things for every meeting that comes up. And, so, you

know, we try to get things donated if we can. If you all want to pay dues, well, okay, pay dues, but nobody wants to do that.

So, if you want to -- we have our once a year meeting in which we address all the problems that we can, and you're -- you get a notice about that, and that's all we can afford because we don't collect dues. We don't think that we need to do that.

So, you know, it's just -- I didn't intend to speak and I don't usually speak, but this has just got me riled up. And I think we need to support our community.

MS. MEYER: I need you to sign in for me. Is there anybody else that would like to speak? Anybody else riled up? Okay, let me give you a couple of dates here that will be pertinent for you if you're interested in the rest of the process.

You have two board meetings. The Texas Department of Housing and Community Affairs will be the first board meeting, and actually, it is scheduled right for August the 14th. The Texas Bond Review board meeting is scheduled for August the 21st.

VOICE: Where are these meetings?

MS. MEYER: They're in Austin. They're at the Capitol extension. I'm going to give you my information on how to get in touch with me. Again, that information

will be posted on our website the Thursday prior to our board meeting on the following Thursday.

VOICE: What is your website?

MS. MEYER: It is -- I'm going to give you that information here in just a second. Now, any additional public comment that you want to send -- and I'm going to give you the information where you can send it and everything --

Once you get through with this hearing, if you didn't speak but you want to send a letter or whatever you want to do -- if you want to send me an e-mail, that's the easiest for me -- but the cut-off date on that is August the 1st because I have to compile all that information and put it in the board package, and you'll actually see it on our website.

So the cut-off date is 5:00 on August the 1st for any additional public comment other than this transcript. This transcript will be transcribed by the Court Reporter and also it will be included in the board package. The full transcript, nothing left out so that everything that has been bottled or anything here -- and your riling there will be on there, too -- but that -- the entire transcript will be available to you and you will be able to see that at that time.

So if you want to wait -- if you want it

beforehand, you're welcome to get it. You can contact me and I'll be glad to send it, but if you want to wait until it comes out on the website you -- the full thing is there.

VOICE: What's the name of the second board?

MS. MEYER: Texas Bond Review board. And that's on the -- there's actually two meetings. They have a planning session which is actually on the 12th, and their actual -- their board meeting is on the 21st.

Okay. How to get in touch with me. My name is Robbye Meyer. It's R-O-B-B-Y-E M-E-Y-E-R. And I do work for the Texas Department of Housing and Community Affairs.

Our address is P.O. Box 13941, and that's Austin, Texas 78711, Box 3941. My phone number is 512/475-2213. My fax number is 512/475-0764.

VOICE: What was that number --

MS. MEYER: 475-0764. My e-mail address is rmeyer, and that's R-M-E-Y-E-R at TDHCA -- Texas Department of Housing and Community Affairs -- TDHCA -- do it as TDHCA or it won't go anywhere. TDHCA. Dot state -- the word spelled out -- dot TX dot US. My website is pretty much the exact same thing, except you put

WWW.tdhca.state.tx.us.

And if you have any questions, you can give me a call; I'll walk you through the website. It's pretty

easy, once the board package is placed on the website, on a -- the very front of our main page it will direct you to the board book. It'll say new additions or it'll say board book. Click on that and it takes you to a date; click on the date and it'll give you the whole agenda. So you'll see everything that's going to be done.

August is going to be a kind of a hectic board meeting, so if you come to Austin, it's a wonderful time in Austin; it's a lovely city. But it will be a long board meeting in August just because of the things that we -- our board has to address. Not to discourage you, everybody is welcome to come and voice your opinions, if you would like to voice them directly to the board.

The Texas Bond Review board's -- board meeting is also open forum and you can make public comment to that board as well.

Okay, if there's no one else that would like to speak -- I'm going to assume that -- you want to speak?

MR. JACK POTASHNIK: Yes, I'd like to say one comment. I'm Jack Potashnik with Southwest Housing Development and I think Brian neglected to tell you a couple of things.

Number one. This is not a HUD project; this is not HUD. Number two. We have worked so closely with the City of Dallas and [indiscernible] 1100 apartments in all

[indiscernible] of the city. Number three. We have worked closely with the Chief of Police of the City of Dallas and in every development that we have throughout the city, we have lowered the crime rate and you're welcome to call the Chief of Police to verify that. We have worked with the city, we have worked --

We have worked throughout the city of Dallas, we work up and down [indiscernible] and all the police departments.

We offer one of our offices in every one of our community centers to be used as a kiosk for the police department where they stop [indiscernible] they use our phones to call property --

Number three. All of our properties are lit 24 hours a day when necessary, or through the night hours. All of the gate security that we have is hooked to every apartment with every resident, where they turn their television sets to Channel 3 or Channel 13 to see who's entering the gate when they press the entry button. It's up to the resident to either allow the individual to come through the gate or to disallow them.

We also have perfected a crime watch group and we work closely and donate to the homeowners association to work with our management to improve the community, not to destroy the community because it's not every company

that puts up a 20 million dollar investment into these areas.

All these things are verifiable throughout the 7,000 units that we've developed and you're welcome to call the police and find out. But, again, that's how this company operates and if you would check, that we have decreased crime in every one of these areas. I just wanted to make that point, Robbye. Thank you.

MS. MEYER: Okay. Any more comments?

VOICE: I have a real quick question if it's possible.

MS. MEYER: Okay.

VOICE: What's this -- what's the time line on this from -- if this gets approved till they start letting people in -- how long with that take?

MS. MEYER: Normally about 24 months.

VOICE: Two years. Okay.

MS. MEYER: I mean -- is that -- sir, is that --

VOICE: [indiscernible] start letting people in and start leasing in about 15 months.

MS. MEYER: Fifteen? Okay. The full lease --

MR. JONES: If anybody wants a tour -- my name is Mark Jones. I'm vice president of Community Development and Housing. If anybody wants to go see it --

any of our properties -- I'm open and available to take you, any time.

MS. MEYER: Okay. There's no more comments. I'm going to close the hearing. And let the record show that it is now 7:42.

(Whereupon, at 7:42 p.m., this open forum was concluded.)

C E R T I F I C A T E

MEETING OF: TDHCA Multifamily Revenue Bond Open Forum

LOCATION: Dallas, Texas

DATE: July 8, 2003

I do hereby certify that the foregoing pages, numbers 1 through 75, inclusive, are the true, accurate, and complete transcript prepared from the verbal recording made by electronic recording by Debi Eaton before the Texas Department of Housing and Community Affairs.

07/17/03
(Transcriber) (Date)

On the Record Reporting, Inc.
3307 Northland, Suite 315
Austin, Texas 78731

July 6, 2003

**RE: Letter of Support
Ash Creek Apartments**

Dear TDHCA Board Members:

As La Casas Homeowners Association President, I present this letter to you as our homeowner's association's official support of the Ash Creek Apartments.

As many of you know La Casas Homeowners Association takes an active interest in promoting a better and safer neighborhood. We monitor changes that happen within our boundaries, this includes potential multi-family projects. We have not always supported multi-family projects that have requested to become part of our community, but in this case we do. We have researched Southwest Housing Development's company background as well as previous projects that they have been a part of. All our research and communications show that this company and the communities which they develop are one of quality. They have taken the time to meet with me and Office Randy Ferguson to discuss any issues of concern.

We feel confident in giving our support for this project and ask the Board to do the same.

Respectfully



Mary Malone

Mary Malone

President

La Casas Homeowners Association

-----Original Message-----

From: Carolyn Paris [mailto:CarolynParis@zieglers.com]
Sent: Thursday, July 31, 2003 5:27 PM
To: rmeyer@tdhca.state.tx.us
Subject: APARTMENTS ON JOHNWEST IN DALLAS, TEXAS

PLEASE DO NOT BUILD APARTMENTS ON THE LAND ON JOHNWEST.
I AM A HOMEOWNER AND WE HAVE TOO MANY APARTMENTS IN OUR AREA.
PLEASE BUY THE APARTMENTS THAT ARE ALREADY BUILT AND CLEAN THEM UP.

-----Original Message-----

From: Dwayne Friesen [mailto:DFRIESEN@marlow.com]
Sent: Tuesday, July 15, 2003 9:08 AM
To: 'rmeyer@tdhca.state.tx.us'
Subject: Southwest Housing Apartments

Dear Ms. Meyer.

My name is Dwayne Friesen and I live @ 2305 Babalos Dallas, Texas 75228. I attended the open meeting last week regarding Southwest Housing building new apartments.

I would like to express that I do not want to have another set of apartments built on John West road. I say to Southwest Housing, renovate the existing apartments, especially the ones located @ Peavy/Buckner road where supposedly drugs are being sold on a daily basis.

I agree with the other residents who have expressed concern regarding more people in the area and pedestrians in our alleys and through our yards.

I also believe that since this project will be targeting low income (due to the nature of the tax credits) it will also attract more of the same type of individuals in which this area is already saturated.

Please put me down as opposed to the new building of apartments, and for the renovation as described for the existing apartments already in the area.

Regards,

Dwayne Friesen
2305 Babalos
Dallas Texas 75228

-----Original Message-----

From: Jack Wilkinson [mailto:dackwilkins@msn.com]

Sent: Wednesday, July 09, 2003 1:31 PM

To: rmeyer@tdhca.state.tx.us

Subject: proposed apartments

Dear Ms. Meyer:

Re: 280 Unit Proposed Apartment Complex on John West Road in Dallas.

Thank you for holding the meeting at Connor School last evening, July 8, 2003, and thank you to the Representative from Austin.

As homeowners in the area, we attended the meeting. We have lived in our home on Freeland Way for 30 years. During this time, we have seen our neighborhood become saturated with apartment buildings and the crowding and crime that seems to always accompany them.

The representatives of the apartments were very good salesmen, if someone were looking for an apartment. For the homeowners in the area, however, their presentations only justified our objections.

After-school programs, sure, but are they mandatory? I think not. Computers and work-out equipment, yes, and after the residents tire of them, then what, they go roaming around the neighborhood. Especially the younger ones. We already have enough people roaming around our neighborhood, non-residents, walking down our alley and checking out our houses. Coming to our door and asking for money to keep them off the street or off drugs. Gated community, they say, well that's great, but will the apartment residents (and their guests) be kept inside the gated community 24 hours a day? I think not. Or be allowed out for a few hours each day like prisoners? These plans benefit the apartment dwellers, not the homeowners.

Their statements about the residents being potential home owners, receiving a credit or whatever to encourage home ownership? That's fine, however, it only encourages more temporary residence in the apartments, in other words, more turnover, more transients.

These are just a very few of the arguments I could have presented last night to almost everything the representatives said but knew I would be cut off just as my husband was when he had another question to ask and was told, no more questions, after the representative was pressed into admitting he was not a "neighbor". He had stated earlier that he was a neighbor.

All their statements were slanted toward appealing to the residents of the apartments, not the homeowners. And the main problem, another 600 to 800 people living within a couple of blocks of our home, was not even addressed because there is no argument to be made. That is just a fact.

Another point they made was that of a tax break, as I understood it, to the apartment owners, as they compared it to the tax break homeowners receive. Not a good comparison. The apartment owners are receiving regular income from their investment. Unfortunately, homeowners do not.

I could go on and on even longer. but will spare you that. We did not fall off the turnip truck yesterday, I would think that would be obvious by the average age of the homeowners attending. We didn't buy their arguments. The meeting was just a farce. The Representative from Austin stated that we could make our own decision. Our decision was already made or we would not have been at the meeting in the first place. We oppose it. Yes, we will have another chance to speak. Go to Austin? Twice? Why should that be necessary? How many times should we have to say we oppose it? Fact is, we have no voice. Someone in Austin will make the decision, doesn't matter what we think.

Oh, one more thing before I close this all too lengthy letter.

On the subject of crime in the neighborhood. Last night, the night of the meeting, July 8, 2003, around midnight a man named Ricky Thomas, 26, was killed in a drive-by shooting at the Ashton Place Apartments, 2900 block of Peavy Road. That's just down the street from us. I read it in the news this morning.

And they wonder why we don't welcome more apartments in this area....I would move today if I could.

Sincerely,
Jan and Jack Wilkinson
2305 Freeland Way
Dallas, Texas 75228



TEXAS DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS

HOUSING FINANCE DIVISION - MULTIFAMILY

REQUEST FOR BOARD APPROVAL OF MULTIFAMILY MORTGAGE REVENUE BOND ISSUANCE

2003 PRIVATE ACTIVITY MULTIFAMILY REVENUE BONDS

Evergreen @ Mesquite

5201 Northwest Drive

Mesquite, Texas

PWA – Mesquite Senior Community, L.P.

200 Units

\$8,800,000 (*) Tax Exempt – Series 2003 A-1

\$2,200,000 (*) Tax Exempt – Series 2003 A-2

TABLE OF EXHIBITS

TAB 1	TDHCA Board Presentation
TAB 2	Bond Resolution
TAB 3	LIHTC Profile and Board Summary
TAB 4	Sources & Uses of Funds Estimated Costs of Issuance
TAB 5	Department's Credit Underwriting Analysis
TAB 6	Rental Restrictions Explanation Results & Analysis
TAB 7	Location Map
TAB 8	TDHCA Compliance Report
TAB 9	Public Hearing Transcript (July 15, 2003) and Public Comments

() Preliminary - subject to change*

**BOARD APPROVAL
MEMORANDUM
August 14, 2003**

DEVELOPMENT: Evergreen at Mesquite Apartments, Mesquite, Dallas County, Texas 75150

PROGRAM: Texas Department of Housing & Community Affairs
2003 Multifamily Housing Revenue Bonds
(Reservation received 5/9/2003)

**ACTION
REQUESTED:**

Approve the issuance of multifamily housing mortgage revenue bonds (the "Bonds") by the Texas Department of Housing and Community Affairs (the "Department"). The Bonds will be issued under Chapter 1371, Texas Government Code, as amended, and under Chapter 2306, Texas Government Code, the Department's Enabling Act (the "Act"), which authorizes the Department to issue its revenue bonds for its public purposes as defined therein.

PURPOSE:

The proceeds of the Bonds will be used to fund a mortgage loan (the "Mortgage Loan") to PWA-Mesquite Senior Community, L.P., a Texas limited partnership (the "Owner" or "Borrower"), to finance the acquisition, construction, equipping and long-term financing of a proposed 200-unit multifamily residential rental development to be constructed on approximately 13 acres of land located at 5201 Northwest Drive, Mesquite, Texas 75150 (the development). The Bonds will be tax-exempt by virtue of the Development qualifying as a residential rental development. The Borrower intends to lease the units of the Development to senior citizens.

BOND AMOUNT:

\$ 8,800,000 Series 2003 A-1 Tax Exempt Bonds
\$ 2,200,000 Series 2003 A-2 Tax Exempt Bonds
\$11,000,000 Total Bonds

(*) The aggregate principal amount of the Bonds will be determined by the Department based on its rules, underwriting, the cost of construction of the Development and the amount for which Bond Counsel can deliver its Bond Opinion.

**ANTICIPATED
CLOSING DATE:**

The Department received a volume cap allocation for the Bonds on May 9, 2003 pursuant to the Texas Bond Review Board's 2003 Private Activity Bond Allocation Program. While the Department is required to deliver the Bonds on or before September 6, 2003, the anticipated closing date is August 28, 2003.

BORROWER:

PWA - Mesquite Senior Community, L.P., a Texas limited partnership, the general partner of which is PWA - Mesquite GP, L.L.C., a Texas limited liability company, the sole member of which is PWA Coalition of Dallas, Inc., a Texas non-profit corporation, the President of which

is Don Maison. The Special Limited Partner is Churchill Residential, Inc. composed of Brad Forslund, President and Tony Sisk, Treasurer.

COMPLIANCE

HISTORY:

The Compliance Status Summary completed on July 29, 2003 reveals that the principal of the general partner above has a total of one (1) property being monitored by the Department. One (1) has received a compliance score. All of the scores are below the material non-compliance threshold score of 30.

ISSUANCE TEAM/

ADVISORS:

MuniMae TEI Holdings, LLC or an affiliate thereof (“Bond Purchaser”)
MMA Financial Bond Warehousing, LLC (“Equity Provider”)
Wells Fargo Bank Texas, N.A. (“Trustee”)
Vinson & Elkins L.L.P. (“Bond Counsel”)
RBC Dain Rauscher Inc. (“Financial Advisor”)
McCall, Parkhurst & Horton, L.L.P. (“Disclosure Counsel”)

BOND PURCHASER:

The Bonds will be purchased by MuniMae TEI Holdings, LLC or an affiliate thereof. The purchaser and any subsequent purchaser will be required to sign the Department’s standard traveling investor letter.

DEVELOPMENT

DESCRIPTION:

The development is a 200-unit apartment community to be constructed on a 13 acre site located at 5201 Northwest Drive, Mesquite, Texas 75150. The development will consist of one (1) three-story, wood-framed apartment building consisting of brick and hardiplank exteriors with a total of 169,352 net rentable square feet and an average unit size of 794 square feet. Unit features will include ceiling fans, washer/dryer connections, garbage disposal and dishwashers. Additionally, the property will also have a 3,200 square-foot community building consisting of office space, exercise room, computer room, laundry room, community room and kitchen. Other site amenities will include a swimming pool, playground equipment, perimeter fencing, covered parking and garages.

<u>Units</u>	<u>Unit Type</u>	<u>Square Feet</u>	<u>Proposed Net Rent</u>
183	2-Bedrooms/1-Baths	768	\$647.00
<u>17</u>	3-Bedrooms/2-Baths	1,072	\$746.00
200			

SET-ASIDE UNITS:

For Bond covenant purposes, at least forty (40%) of the residential units in the development are set aside for persons or families earning not more than sixty percent (60%) of the area median income. Five percent (5%) of the units in each development will be set aside on a priority basis for persons with special needs.

(The Borrower has elected to set aside 100% of the units for tax credit purposes.)

RENT CAPS:

For Bond covenant purposes, the rental rates on 100% of the units will

be restricted to a maximum rent that will not exceed thirty percent (30%) of the income, adjusted for family size, for sixty percent (50%) of the area median income.

TENANT SERVICES:

Borrower has provided a executed Supportive Services Agreement with Protech Development Corporation to provide a wide range of supportive services that would otherwise not be available for the tenants. The provision of these services will be required pursuant to the Regulatory and Land Use Restriction Agreement (LURA).

**DEPARTMENT
ORIGINATION**

FEES:

\$1,000 Pre-Application Fee (Paid)
\$10,000 Application Fee (Paid)
\$55,000 Issuance Fee (.50% of the bond amount paid at closing)

**DEPARTMENT
ANNUAL FEES:**

\$11,000 Bond Administration (0.10% of first year bond amount)
\$5,000 Compliance (\$25/unit/year adjusted annually for CPI)

(Department's annual fees may be adjusted, including deferral, to accommodate underwriting criteria and Development cash flow. These fees will be subordinated to the Mortgage Loan and paid outside of the cash flows contemplated by the Indenture)

**ASSET OVERSIGHT
FEE:**

\$5,000 to TDHCA or assigns (\$25/unit/year adjusted annually for CPI)

TAX CREDITS:

The Borrower has applied to the Department to receive a Determination Notice for the 4% tax credit that accompanies the private-activity bond allocation. The tax credit equates to approximately \$469,780 per annum and represents equity for the transaction. To capitalize on the tax credit, the Borrower will sell a substantial portion of its limited partnership interests, typically 99%, to raise equity funds for the Development. Although a tax credit sale has not been finalized, the Borrower anticipates raising approximately \$3,757,985 of equity for the transaction.

BOND STRUCTURE:

The Bonds are proposed to be issued under a Trust Indenture (the "Trust Indenture") that will describe the fundamental structure of the Bonds, permitted uses of Bond proceeds and procedures for the administration, investment and disbursement of Bond proceeds and program revenues.

The Bonds will be privately placed with the Bond Purchaser. The Bond Purchaser contemplates transferring the Bonds to a custodial or trust arrangement whereby beneficial interests in the Bonds will be sold in the form of trust certificates to Qualified Institutional Buyers or Accredited Investors.

The Bond Purchaser will be required to sign the Department's standard investor letter. Should the Bonds be transferred to a custodial trust, a

slightly modified investor letter will be provided by the trust. The Series A-1 Bonds will mature on March 1, 2036 and the Series A-2 Bonds will mature on March 1, 2043. The Series A-1 Bonds will pay as to interest only through and including March 1, 2006, and thereafter, the Series A-1 Bonds will pay equal monthly payments of principal and interest which fully amortizes the original principal amount of the Series A-1 Bonds over a period of thirty (30) years. The Series A-2 Bonds will pay as to interest only through and including March 1, 2036, and thereafter, the Series A-2 Bonds will pay monthly installments of principal and interest which fully amortizes the outstanding principal amount of the Series A-2 Bonds over the remaining term of the Bonds, with a balloon payment at maturity. During the construction and lease-up period, the Bonds will pay as to interest only. In addition, the Series A-2 Bonds may be subordinated to the Series A-1 Bonds at the option of the Holders of the Series A-2 Bonds.

The Bonds are mortgage revenue bonds and, as such, create no potential liability for the general revenue fund or any other state fund. The Act provides that the Department's revenue bonds are solely obligations of the Department, and do not create an obligation, debt, or liability of the State of Texas or a pledge or loan of the faith, credit or taxing power of the State of Texas. The only funds pledged by the Department to the payment of the Bonds are the revenues from the financing carried out through the issuance of the Bonds.

BOND INTEREST RATES: The interest rate on the Series A-1 Bonds will be 7.1484% through and including February 28, 2006 ("Construction Loan Period") and then 6.3984% per annum thereafter. The interest rate on the Series A-2 Bonds will be 9.1566% through and including February 28, 2006 ("Construction Loan Period") and then 7.7129% per annum thereafter.

**CREDIT
ENHANCEMENT:**

The bonds will be unrated with no credit enhancement.

FORM OF BONDS:

The Bonds will be issued in physical form and in denominations of \$100,000 or any amount in excess of \$100,000.

**MATURITY/SOURCES
& METHODS OF
REPAYMENT:**

The Bonds will bear interest at a fixed rate until maturity and will be payable monthly. During the construction phase, the Bonds will be payable as to interest only, from an initial deposit at closing to the Capitalized Interest Fund, earnings derived from amounts held on deposit in an investment agreement, and other funds deposited to the Revenue Fund specifically for capitalized interest during a portion of the construction phase. After conversion to the permanent phase, the Bonds will be paid from revenues earned from the Mortgage Loan.

**TERMS OF THE
MORTGAGE LOAN:**

The Mortgage Loan is a nonrecourse obligation of the Borrower (which means, subject to certain exceptions, the Owner is not liable for the payment thereof beyond the amount realized from the pledged security) providing for monthly payments of interest during the construction phase and level monthly payments of principal and interest upon conversion to the permanent phase. Deeds of Trust and related documents convey the Owner's interest in the Development to secure the payment of the Mortgage Loan.

**REDEMPTION OF
BONDS PRIOR TO
MATURITY:**

The Bonds are subject to redemption under any of the following circumstances:

Mandatory Redemption:

- (a) The Bonds are subject to mandatory redemption, in whole or in part (i) from any and all Receipts Requiring Mandatory Redemption, at a redemption price equal to 100% of the principal amount of Bonds being redeemed, plus interest accrued to the redemption date, plus, with respect to the Series A-2 Bonds, all accrued and unpaid Deferred Debt Service; and (ii) from moneys available for such purpose on deposit in the funds and accounts established by the Trust Indenture to the extent required.

Optional Redemption at Direction of Borrower:

- (a) From and after September 1, 2020 only, the Bonds shall be subject to redemption at the option of the Issuer, in whole only, and only at the written direction of the Borrower, at a redemption price equal to 100% of the principal amount of the Bonds being redeemed, plus interest accrued to the redemption date, plus, with respect to the Series A-2 Bonds, all accrued and unpaid Deferred Debt Service.

Optional Redemption at Direction of Servicing Agent and Holders:

- (a) The Bonds are subject to redemption, in whole, at the option of the Issuer acting at the direction of the Servicing Agent, from and to the extent of amounts on deposit in the Construction Fund if construction of the Development has not lawfully commenced within sixty (60) days of the Closing Date.
- (b) The Bonds are subject to redemption, in whole, at the option of the Issuer acting at the direction of the Holders of a majority of the outstanding principal amount of the Bonds, upon the occurrence of an Event of Taxability, but only if so directed by the Holders in writing within ninety (90) days of the occurrence of the Event of Taxability, at a redemption price equal to 106% of the principal amount of the Bonds being redeemed, plus

interest accrued to the redemption date, plus, with respect to the Series A-2 Bonds, all accrued and unpaid Deferred Debt Service; provided, however, that the foregoing 106% redemption premium shall equal 100% in the event of any redemption of the Bonds at the direction of the Holders upon the occurrence of an Event of Taxability that is due solely to a change in the Code or the Regulations.

- (c) The Bonds are subject to redemption, in whole, at the option of the Issuer acting at the direction of the Holders of 100% of the outstanding principal amount of the Bonds, at any time after the September 1, 2020 without premium, at a redemption price equal to 100% of the principal amount of the Bonds being redeemed, plus interest accrued to the redemption date, plus, with respect to the Series A-2 Bonds, all accrued and unpaid Deferred Debt Service, but only if the Holders provide the Issuer, the Trustee and the Borrower with written notice of their election to require the redemption of the Bonds at least one hundred eighty (180) days prior to the date set for redemption.

FUNDS AND
ACCOUNTS/FUNDS
ADMINISTRATION:

Under the Trust Indenture, Wells Fargo Bank Texas, N.A. (the "Trustee") will serve as registrar, and authenticating agent for the Bonds, trustee of certain of the funds created under the Trust Indenture (described below), and will have responsibility for a number of loan administration and monitoring functions.

Moneys on deposit in Trust Indenture funds are required to be invested in eligible investments prescribed in the Trust Indenture until needed for the purposes for which they are held.

The Trust Indenture will create up to ten (10) funds with the following general purposes:

1. Bond Proceeds Fund – On the closing date, the proceeds of the Bonds shall be deposited in the Bond Proceeds Fund and immediately applied by the Trustee to other funds as required.
2. Revenue Fund – Revenues from the Development are deposited to the Revenue Fund and disbursed to sub-accounts for payment to the various funds according to the amount required and order designated by the Trust Indenture – first to the Fee and Expense Account, second to the Tax and Insurance Account, third to the Interest Account, fourth to the Principal Account, fifth to the Series A-2 Bonds Interest Sub-account, and sixth to the Deferred Debt Service Account.
3. Borrower Equity Fund – Funds from sources other than Bond proceeds to pay for Costs of Issuance and certain other costs relating to the acquisition and development of the Development.

4. Costs of Issuance Fund – Fund into which amounts for the payment of certain costs incurred in connection with the issuance of the bonds are deposited and disbursed.
5. Construction Fund – Fund into which amounts needed to complete construction of the improvements are deposited and disbursed.
6. Capitalized Interest Fund – Fund into which a portion of the proceeds of the bonds are deposited and used to fund the payment of interest during the construction period.
7. Lease-Up Fund – Funded from syndication proceeds or other funds provided by the Borrower other than proceeds of the Bonds. Such amount, plus other funds transferred therein pursuant to the Indenture, will be applied to pay the Operating Expenses of the Development to the extent that the Development's net cash flow is insufficient to pay such amounts. On the date that on which the Development achieves a certain debt service coverage ratio, amounts remaining in the Lease-Up Fund will be used to pay any deferred and unpaid developer's fees, and the balance, if any, will be applied to redeem Bonds plus, with respect to the Series A-2 Bonds, accrued and unpaid Deferred Debt Service.
8. Rebate Fund - Fund into which certain investment earnings are transferred that are required to be rebated periodically to the federal government to preserve the tax-exempt status of the Bonds. Amounts in this fund are held apart from the trust estate and are not available to pay debt service on the Bonds.
9. Replacement Fund – Fund into which amounts are held in reserve to cover replacement cost and ongoing maintenance to the Development.
10. Debt Service Reserve Fund – fund into which money's other than proceeds of the Bonds will be deposited and applied by the Trustee for the payment of any principal, premium (if any) or interest that is not paid by the Borrower in accordance with the terms of the Note or any of the other Documents.
11. Temporary Funds and Accounts – The Trustee may establish and maintain one or more temporary funds and account for so long as is necessary.

Essentially, all of the Bond proceeds will be deposited into the Construction Fund and the Capitalized Interest Fund and disbursed therefrom during the Construction Phase (over 18 to 24 months) to finance the construction of the Development and to pay interest on the Bonds. Although costs of issuance of up to two percent (2%) of the principal amount of the Bonds may be paid from Bond proceeds, it is currently expected that all costs of issuance will be paid by an equity contribution of the Borrower.

**DEPARTMENT
ADVISORS:**

The following advisors have been selected by the Department to perform the indicated tasks in connection with the issuance of the Bonds.

1. Bond Counsel - Vinson & Elkins L.L.P. ("V&E") was most recently selected to serve as the Department's bond counsel through a request for proposals ("RFP") issued by the Department in August 2001. V&E has served in such capacity for all Department or Agency bond financings since 1980, when the firm was selected initially (also through an RFP process) to act as Agency bond counsel.
2. Bond Trustee – Wells Fargo Bank Texas, N.A. was selected as bond trustee by the Department pursuant to a request for proposal process in June 1996.
3. Financial Advisor – RBC Dain Rauscher, Inc., formerly Rauscher Pierce Refsnes, was selected by the Department as the Department's financial advisor through a request for proposals process in September 1991.
4. Disclosure Counsel – McCall, Parkhurst & Horton, L.L.P. was selected by the Department as Disclosure Counsel through a request for proposals process in 1998.

**ATTORNEY GENERAL
REVIEW OF BONDS:**

No preliminary written review of the Bonds by the Attorney General of Texas has yet been made. Department bonds, however, are subject to the approval of the Attorney General, and transcripts of proceedings with respect to the Bonds will be submitted for review and approval prior to the issuance of the Bonds.

RESOLUTION NO. 03-67

RESOLUTION AUTHORIZING AND APPROVING THE ISSUANCE, SALE AND DELIVERY OF MULTIFAMILY HOUSING REVENUE BONDS (EVERGREEN AT MESQUITE APARTMENTS) SERIES 2003 A-1 AND MULTIFAMILY HOUSING REVENUE BONDS (EVERGREEN AT MESQUITE APARTMENTS) SERIES 2003 A-2; APPROVING THE FORM AND SUBSTANCE AND AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS AND INSTRUMENTS PERTAINING THERETO; AUTHORIZING AND RATIFYING OTHER ACTIONS AND DOCUMENTS; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT

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 individuals and families of low and very low income (as defined in the Act) and families of moderate income (as described in the Act and determined by the Governing Board of the Department (the "Board") from time to time); 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 individuals and families of low and very 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 multi-family residential rental project 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, the Board has determined to authorize the issuance of the Texas Department of Housing and Community Affairs Multifamily Housing Revenue Bonds (Evergreen at Mesquite Apartments) Series 2003 A-1 (the "Series A-1 Bonds"), and Multifamily Housing Revenue Bonds (Evergreen at Mesquite Apartments) Series 2003 A-2 (the "Series A-2 Bonds" and, together with the Series A-1 Bonds, the "Bonds"), pursuant to and in accordance with the terms of a Trust Indenture (the "Indenture") by and between the Department and Wells Fargo Bank Texas, N.A., (the "Trustee"), for the purpose of obtaining funds to finance the Project (defined below), all under and in accordance with the Constitution and laws of the State of Texas; and

WHEREAS, the Department desires to use the proceeds of the Bonds to fund a mortgage loan to PWA-Mesquite Senior Community, L.P., a Texas limited partnership (the "Borrower"), in order to finance the cost of acquisition, construction and equipping of a qualified residential rental project described on Exhibit A attached hereto (the "Project") located within the State of Texas and required by the Act to be occupied by individuals and families of low and very low income and families of moderate income, as determined by the Department; and

WHEREAS, the Board, by resolution adopted on October 10, 2002, declared its intent to issue its revenue bonds to provide financing for the Project; and

WHEREAS, it is anticipated that the Department and the Borrower will execute and deliver a Loan and Financing Agreement (the "Financing Agreement") pursuant to which (i) the Department will agree to make a mortgage loan funded with the proceeds of the Bonds (the "Loan") to the Borrower to

enable the Borrower to finance the cost of acquisition and construction of the Project and related costs, and (ii) the Borrower will execute and deliver to the Department a promissory note (the "Note") in an original aggregate principal amount corresponding to the original aggregate principal amount of the Bonds, and providing for payment of interest on such principal amount equal to the interest on the Bonds and to pay other costs described in the Financing Agreement; and

WHEREAS, it is anticipated that the Borrower's obligations under the Note will be secured by the Deed of Trust, Security Agreement and Assignment of Rents and Leases and Financing Statement (Series A-1) and the Deed of Trust, Security Agreement and Assignment of Rents and Leases and Financing Statement (Series A-2) (collectively, the "Deeds of Trust") from the Borrower for the benefit of the Department; and

WHEREAS, the Department's interest in the Loan, including the Note and the Deeds of Trust, will be assigned to the Trustee pursuant to an Assignment of Deed of Trust Documents and an Assignment of Note (collectively, the "Assignments") from the Department to the Trustee; and

WHEREAS, the Board has determined that, in order to assure compliance with Sections 142(d) and 145 of the Code, the Department, the Trustee and the Borrower will execute a Regulatory and Land Use Restriction Agreement (the "Regulatory Agreement"), with respect to the Project which will be filed of record in the real property records of Dallas County, Texas;

WHEREAS, the Board has determined that the Department and the Borrower will execute an Asset Oversight Agreement (the "Asset Oversight Agreement"), with respect to the Project for the purpose of monitoring the operation and maintenance of the Project; and

WHEREAS, the Board has examined proposed forms of (a) the Indenture, the Financing Agreement, the Assignments, the Regulatory Agreement and the Asset Oversight Agreement (collectively, the "Issuer Documents"), all of which are attached to and comprise a part of this Resolution and (b) the Deeds of Trust and the Note; has found the form and substance of such documents to be satisfactory and proper and the recitals contained therein to be true, correct and complete; and has determined, subject to the conditions set forth in Section 1.12, to authorize the issuance of the Bonds, the execution and delivery of the Issuer Documents, the acceptance of the Deeds of Trust and the Note and the taking of such other actions as may be necessary or convenient in connection therewith; NOW, THEREFORE,

BE IT RESOLVED BY THE GOVERNING BOARD OF THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS:

ARTICLE I

ISSUANCE OF BONDS; APPROVAL OF DOCUMENTS

Section 1.1--Issuance, Execution and Delivery of the Bonds. That the issuance of the Bonds is hereby authorized, under and in accordance with the conditions set forth herein and in the Indenture, and that, upon execution and delivery of the Indenture, the authorized representatives of the Department named in this Resolution each are authorized hereby to execute, attest and affix the Department's seal to the Bonds and to deliver the Bonds to the Attorney General of the State of Texas for approval, the Comptroller of Public Accounts of the State of Texas for registration and the Trustee for authentication (to the extent required in the Indenture), and thereafter to deliver the Bonds to the order of the initial purchasers thereof.

Section 1.2--Interest Rate, Principal Amount, Maturity and Price. That: (a)(i) the interest rate on the Series A-1 Bonds shall be (A) from the date of issuance through, and including, February 28, 2006,

7.1484% per annum, and (B) from March 1, 2006 and thereafter until the maturity date thereof 6.3984% (provided, however, that the interest rate is subject to adjustment as set forth in the Indenture); (ii) the aggregate principal amount of the Series A-1 Bonds shall be \$8,800,000; and (iii) the final maturity of the Series A-1 Bonds shall occur on March 1, 2036; and (b)(i) the interest rate on the Series A-2 Bonds shall be (A) from the date of issuance through, and including, February 28, 2006, 9.1566% per annum, and (B) from March 1, 2006 and thereafter until the maturity date thereof 7.7129% (provided, however, that the interest rate is subject to adjustment as set forth in the Indenture); (ii) the aggregate principal amount of the Series A-2 Bonds shall be \$2,200,000; and (iii) the final maturity of the Subordinate Bonds shall occur on March 1, 2043.

Section 1.3--Approval, Execution and Delivery of the Indenture. That the form and substance of the Indenture are hereby approved, and that the authorized representatives of the Department named in this Resolution each are authorized hereby to execute, attest and affix the Department's seal to the Indenture and to deliver the Indenture to the Trustee.

Section 1.4--Approval, Execution and Delivery of the Financing Agreement and Regulatory Agreement. That the form and substance of the Financing Agreement and the Regulatory Agreement are hereby approved, and that the authorized representatives of the Department named in this Resolution each are authorized hereby to execute, attest and affix the Department's seal to the Financing Agreement and the Regulatory Agreement and deliver the Financing Agreement and the Regulatory Agreement to the Borrower and the Trustee.

Section 1.5--Acceptance of the Deeds of Trust and Note. That the Deeds of Trust and the Note are hereby accepted by the Department.

Section 1.6--Approval, Execution and Delivery of the Assignments. That the form and substance of the Assignments are hereby approved and that the authorized representatives of the Department named in this Resolution each are hereby authorized to execute, attest and affix the Department's seal to the Assignments and to deliver the Assignments to the Trustee.

Section 1.7--Approval, Execution and Delivery of the Asset Oversight Agreement. That the form and substance of the Asset Oversight Agreement are hereby approved, and that the authorized representatives of the Department named in this Resolution each are authorized hereby to execute and deliver the Asset Oversight Agreement to the Borrower.

Section 1.8--Taking of Any Action; Execution and Delivery of Other Documents. That the authorized representatives of the Department named in this Resolution each are authorized hereby to take any actions and to execute, attest and affix the Department's seal to, and to deliver to the appropriate parties, all such other agreements, commitments, assignments, bonds, certificates, contracts, documents, instruments, releases, financing statements, letters of instruction, notices of acceptance, written requests and other papers, whether or not mentioned herein, as they or any of them consider to be necessary or convenient to carry out or assist in carrying out the purposes of this Resolution.

Section 1.9--Exhibits Incorporated Herein. That all of the terms and provisions of each of the documents listed below as an exhibit shall be and are hereby incorporated into and made a part of this Resolution for all purposes:

- Exhibit B - Indenture
- Exhibit C - Financing Agreement
- Exhibit D - Regulatory Agreement
- Exhibit E - Assignments
- Exhibit F - Asset Oversight Agreement

Section 1.10--Power to Revise Form of Documents. That notwithstanding any other provision of this Resolution, the authorized representatives of the Department named in this Resolution each are authorized hereby to make or approve such revisions in the form of the documents attached hereto as exhibits as, in the judgment of such authorized representative or authorized representatives, and in the opinion of Vinson & Elkins L.L.P., Bond Counsel to the Department, may be necessary or convenient to carry out or assist in carrying out the purposes of this Resolution, such approval to be evidenced by the execution of such documents by the authorized representatives of the Department named in this Resolution.

Section 1.11--Authorized Representatives. That the following persons are each hereby named as authorized representatives of the Department for purposes of executing, attesting, affixing the Department's seal to, and delivering the documents and instruments and taking the other actions referred to in this Article I: Chairman and Vice Chairman of the Board, Executive Director of the Department, Deputy Executive Director of Housing Operations of the Department, Deputy Executive Director of Programs of the Department, Chief of Agency Administration of the Department, Director of Financial Administration of the Department, Director of Bond Finance of the Department, Director of Multifamily Finance Production of the Department, and the Secretary to the Board.

Section 1.12--Conditions Precedent. That the issuance of the Bonds shall be further subject to, among other things: (a) the Project's meeting all underwriting criteria of the Department, to the satisfaction of the Executive Director of the Department; and (b) the execution by the Borrower and the Department of contractual arrangements satisfactory to the Department staff requiring that community service programs will be provided at the Project.

ARTICLE II

APPROVAL AND RATIFICATION OF CERTAIN ACTIONS

Section 2.1--Approval and Ratification of Application to Texas Bond Review Board. That the Board hereby ratifies and approves the submission of the application for approval of state bonds to the Texas Bond Review Board on behalf of the Department in connection with the issuance of the Bonds in accordance with Chapter 1231, Texas Government Code.

Section 2.2--Approval of Submission to the Attorney General of Texas. That the Board hereby authorizes, and approves the submission by the Department's Bond Counsel to the Attorney General of the State of Texas, for his approval, of a transcript of legal proceedings relating to the issuance, sale and delivery of the Bonds.

Section 2.3--Certification of the Minutes and Records. That the Secretary to the Board hereby is authorized to certify and authenticate minutes and other records on behalf of the Department for the Bonds and all other Department activities.

Section 2.4--Authority to Invest Proceeds. That the Department is authorized to invest and reinvest the proceeds of the Bonds and the fees and revenues to be received in connection with the financing of the Project in accordance with the Indenture and to enter into any agreements relating thereto only to the extent permitted by the Indenture.

Section 2.5--Approving Initial Rents. That the initial maximum rent charged by the Borrower for 100% of the units of the Project shall not exceed the amounts attached as Exhibit G to the Regulatory Agreement and shall be annually redetermined by the Issuer, as stated in Section 5 of the Regulatory Agreement.

Section 2.6--Ratifying Other Actions. That all other actions taken by the Executive Director of the Department and the Department staff in connection with the issuance of the Bonds and the financing of the Project are hereby ratified and confirmed.

ARTICLE III CERTAIN FINDINGS AND DETERMINATIONS

Section 3.1--Findings of the Board. That in accordance with Section 2306.223 of the Act, and after the Department's consideration of the information with respect to the Project and the information with respect to the proposed financing of the Project by the Department, including but not limited to the information submitted by the Borrower, independent studies commissioned by the Department, recommendations of the Department staff and such other information as it deems relevant, the Board hereby finds:

(a) Need for Housing Development.

(i) that the Project is necessary to provide needed decent, safe, and sanitary housing at rentals or prices that individuals or families of low and very low income or families of moderate income can afford,

(ii) that the Borrower will supply well-planned and well-designed housing for individuals or families of low and very low income or families of moderate income,

(iii) that the Borrower is financially responsible,

(iv) that the financing of the Project is a public purpose and will provide a public benefit, and

(v) that the Project will be undertaken within the authority granted by the Act to the housing finance division and the Borrower.

(b) Findings with Respect to the Borrower.

(i) that the Borrower, by operating the Project in accordance with the requirements of the Regulatory Agreement, will comply with applicable local building requirements and will supply well-planned and well-designed housing for individuals or families of low and very low income or families of moderate income,

(ii) that the Borrower is financially responsible and has entered into a binding commitment to repay the Loan made with the proceeds of the Bonds in accordance with its terms, and

(iii) that the Borrower is not, and will not enter into a contract for the Project with, a housing developer that: (A) is on the Department's debarred list, including any parts of that list that are derived from the debarred list of the United States Department of Housing and Urban Development; (B) breached a contract with a public agency; or (C) misrepresented to a subcontractor the extent to which the developer has benefited from contracts or financial assistance that has been awarded by a public agency, including the scope of the developer's participation in contracts with the agency and the amount of financial assistance awarded to the developer by the Department.

(c) Public Purpose and Benefits.

(i) that the Borrower has agreed to operate the Project in accordance with the Financing Agreement and the Regulatory Agreement, which require, among other things, that the Project be occupied by individuals and families of low and very low income and families of moderate income, and

(ii) that the issuance of the Bonds to finance the Project is undertaken within the authority conferred by the Act and will accomplish a valid public purpose and will provide a public benefit by assisting individuals and families of low and very low income and families of moderate income in the State of Texas to obtain decent, safe, and sanitary housing by financing the costs of the Project, thereby helping to maintain a fully adequate supply of sanitary and safe dwelling accommodations at rents that such individuals and families can afford.

Section 3.2--Determination of Eligible Tenants. That the Board has determined, to the extent permitted by law and after consideration of such evidence and factors as it deems relevant, the findings of the staff of the Department, the laws applicable to the Department and the provisions of the Act, that eligible tenants for the Project shall be (1) individuals and families of low and very low income, (2) persons with special needs, and (3) families of moderate income, with the income limits as set forth in the Financing Agreement and the Regulatory Agreement.

Section 3.3--Sufficiency of Mortgage Loan Interest Rate. That the Board hereby finds and determines that the interest rate on the Loan established pursuant to the Financing Agreement will produce the amounts required, together with other available funds, to pay for the Department's costs of operation with respect to the Bonds and the Project and enable the Department to meet its covenants with and responsibilities to the holders of the Bonds.

Section 3.4--No Gain Allowed. That, in accordance with Section 2306.498 of the Act, no member of the Board or employee of the Department may purchase any Bond in the secondary open market for municipal securities.

Section 3.5--Waiver of Rules. That the Board hereby waives the rules contained in Sections 33 and 39, Title 10 of the Texas Administrative Code to the extent such rules are inconsistent with the terms of this Resolution and the bond documents authorized hereunder.

ARTICLE IV

GENERAL PROVISIONS

Section 4.1--Limited Obligations. That the Bonds and the interest thereon shall be limited obligations of the Department payable solely from the trust estate created under the Indenture, including the revenues and funds of the Department pledged under the Indenture to secure payment of the Bonds and under no circumstances shall the Bonds be payable from any other revenues, funds, assets or income of the Department.

Section 4.2--Non-Governmental Obligations. That the Bonds shall not be and do not create or constitute in any way an obligation, a debt or a liability of the State of Texas or create or constitute a pledge, giving or lending of the faith or credit or taxing power of the State of Texas. Each Bond shall contain on its face a statement to the effect that the State of Texas is not obligated to pay the principal thereof or interest thereon and that neither the faith or credit nor the taxing power of the State of Texas is pledged, given or loaned to such payment.

Section 4.3--Effective Date. That this Resolution shall be in full force and effect from and upon its adoption.

Section 4.4--Notice of Meeting. Written notice of the date, hour and place of the meeting of the Board at which this Resolution was considered and of the subject of this Resolution was furnished to the Secretary of State and posted on the Internet for at least seven (7) days preceding the convening of such meeting; that during regular office hours a computer terminal located in a place convenient to the public in the office of the Secretary of State was provided such that the general public could view such posting; that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof was discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended; and that written notice of the date, hour and place of the meeting of the Board and of the subject of this Resolution was published in the Texas Register at least seven (7) days preceding the convening of such meeting, as required by the Administrative Procedure and Texas Register Act, Chapters 2001 and 2002, Texas Government Code, as amended. Additionally, all of the materials in the possession of the Department relevant to the subject of this Resolution were sent to interested persons and organizations, posted on the Department's website, made available in hard-copy at the Department, and filed with the Secretary of State for publication by reference in the Texas Register not later than seven (7) days before the meeting of the Board as required by Section 2306.032, Texas Government Code, as amended.

PASSED AND APPROVED this ____ day of August, 2003.

By: _____
Michael E. Jones, Chairman

[SEAL]

Attest: _____
Delores Groneck, Secretary

EXHIBIT A

DESCRIPTION OF PROJECT

Owner: PWA-Mesquite Senior Community, L.P., a Texas limited partnership

Project: The Project is a 200-unit multifamily facility to be known as Evergreen at Mesquite Apartments and to be located at 5201 Northwest Drive, Mesquite, Texas 75150, Dallas County, Texas. The Project will consist of one (1) three-story residential apartment building with approximately 169,352 net rentable square feet and an approximate average unit size of 847 square feet. The unit mix will consist of:

183 two-bedroom/one-bath units

17 three-bedroom/two-bath units

200 Total Units

Unit sizes will range from approximately 768 square feet to approximately 1,072 square feet.

The Project will include an administration office, a business center, a fitness room, an activity room, a community room, a library, a beauty shop, kitchen facilities, and public restrooms. On-site amenities will include a swimming pool, a children's play area, playground equipment, and a picnic area. All individual units will have washer/dryer connections. Additionally, the Project will include 49 garages, 50 carports and 205 uncovered parking spaces.



LOW INCOME HOUSING TAX CREDIT PROGRAM
2003 LIHTC/TAX EXEMPT BOND DEVELOPMENT PROFILE AND BOARD SUMMARY
 Texas Department of Housing and Community Affairs

Development Name: **Evergreen at Mesquite Apartments**

TDHCA#: 03412

DEVELOPMENT AND OWNER INFORMATION

Development Location: Mesquite QCT: N DDA: N TTC: N
 Development Owner: PWA Mesquite Senior Community, LP
 General Partner(s): PWA Mesquite GP, LLC, 100%, Contact: J. Anthony Sisk
 Construction Category: New
 Set-Aside Category: Tax Exempt Bond Bond Issuer: TDHCA
 Development Type: Elderly

Annual Tax Credit Allocation Calculation

Applicant Request: \$490,632 Eligible Basis Amt: \$490,632 Equity/Gap Amt.: \$677,460
Annual Tax Credit Allocation Recommendation: \$490,632
 Total Tax Credit Allocation Over Ten Years: \$ 4,906,320

PROPERTY INFORMATION

Unit and Building Information

Total Units: 200 LIHTC Units: 200 % of LIHTC Units: 100
 Gross Square Footage: 175,695 Net Rentable Square Footage: 170,288
 Average Square Footage/Unit: 851
 Number of Buildings: 1
 Currently Occupied: N

Development Cost

Total Cost: \$15,535,000 Total Cost/Net Rentable Sq. Ft.: \$91.23

Income and Expenses

Effective Gross Income:¹ \$1,488,321 Ttl. Expenses: \$681,475 Net Operating Inc.: \$806,846
 Estimated 1st Year DCR: 1.07

DEVELOPMENT TEAM

Consultant: Not Utilized Manager: Alpha Barnes
 Attorney: Coats, Rose, Yale, Ryman & lee Architect: GTF Design
 Accountant: Novogradac & Company Engineer: Bury + Partners
 Market Analyst: Integra Realty Resources Lender: MuniMae Midland, LLC
 Contractor: ICI Construction Syndicator: MMA Financial, LLC

PUBLIC COMMENT²

From Citizens:	From Legislators or Local Officials:
Public Hearing:	Sen. John Carona, District 16 - NC
# in Support: 3	Rep. Elvira Reyna, District 101 - NC
# in Opposition: 55	Mayor Mike Anderson - NC
# Undecided: 14	Keisha Ward, CDBG Coordinator, City of Mesquite Community Services
Letters/Emails:	Department; Consistent with the local consolidated plan.
# in Support: 0	
# in Opposition: 48	

1. Gross Income less Vacancy
 2. NC - No comment received, O - Opposition, S - Support

Evergreen @ Mesquite

Estimated Sources & Uses of Funds
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Sources of Funds	
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Series 2003A-1 Tax-Exempt Bond Proceeds	\$ 8,800,000
Series 2003A-2 Tax-Exempt Bond Proceeds	\$ 2,200,000
Tax Credit Proceeds	3,669,000
Deferred Developer's Fee	995,286
Total Sources	<u><u>\$ 15,664,286</u></u>

Uses of Funds	
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Deposit to Mortgage Loan Fund (Construction funds)	\$ 12,094,806
Construction Period Interest	702,448
Bridge Loan Interest	60,000
Rent Up Reserve	136,224
Operating Reserve	186,008
Developer's Overhead & Fee	1,765,000
Costs of Issuance	
Direct Bond Related	341,500
Bond Purchaser Costs	238,000
Other Transaction Costs	65,300
Real Estate Closing Costs	75,000
Total Uses	<u><u>\$ 15,664,286</u></u>

Estimated Costs of Issuance of the Bonds

Direct Bond Related	
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TDHCA Issuance Fee (.50% of Issuance)	\$ 55,000
TDHCA Application Fee	11,000
TDHCA Bond Compliance Fee (\$25 per unit) 2 years	10,000
TDHCA Bond Counsel and Direct Expenses (Note 1)	65,000
TDHCA Financial Advisor and Direct Expenses	45,000
Disclosure Counsel (\$5k Pub. Offered, \$2.5k Priv. Placed. See Note 1)	2,500
Borrower's Bond Counsel	85,000
Non-profit Counsel	20,000
Bond Administration Fee (2 years)	22,000
Trustee Fee	6,500
Trustee's Counsel (Note 1)	6,000
Attorney General Transcript Fee (\$1,250 per series, max. of 2 series)	2,500
Texas Bond Review Board Application Fee	500
Texas Bond Review Board Issuance Fee (.025% of Reservation)	2,750
TEFRA Hearing Publication Expenses	7,750
Total Direct Bond Related	<u><u>\$ 341,500</u></u>

Evergreen @ Mesquite

Bond Purchase Costs	
MuniMae Origination Fee	220,000
MuniMae Application Fee	18,000
Total	\$ 238,000

Other Transaction Costs	
Tax Credit Determination Fee (4% annual tax cr.)	61,300
Tax Credit Application Fee (\$20/u)	4,000
Total	\$ 65,300

Real Estate Closing Costs	
Title & Recording (Const.& Perm.)	75,000
Property Taxes	22,754
Total Real Estate Costs	\$ 75,000

Estimated Total Costs of Issuance \$ 719,800

Costs of issuance of up to two percent (2%) of the principal amount of the Bonds may be paid from Bond proceeds. Costs of issuance in excess of such two percent must be paid by an equity contribution of the Borrower.

Note 1: These estimates do not include direct, out-of-pocket expenses (i.e. travel). Actual Bond Counsel and Disclosure Counsel are based on an hourly rate and the above estimate does not include on-going administrative fees.

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

DATE: August 3, 2003 **PROGRAM:** 4% LIHTC
MFB **FILE NUMBER:** 03412
2003-049

DEVELOPMENT NAME

Evergreen at Mesquite Apartments

APPLICANT

Name: PWA-Mesquite Senior Community, LP **Type:** For Profit
Address: 2811 McKinney, Suite 354 LB101 **City:** Dallas **State:** TX
Zip: 75204 **Contact:** Mike Anthony/
Don Maison **Phone:** (214) 720-0430 **Fax:** (214) 720-0434

PRINCIPALS of the APPLICANT/ KEY PARTICIPANTS

Name: PWA-Mesquite GP, LLC	(%): .01	Title: Managing General Partner
Name: Churchill Residential, Inc.	(%): .01	Title: Special Limited Partner
Name: PWA Housing Coalition of Dallas	(%): N/A	Title: 100% owner of MGP
Name: Don Maison	(%): N/A	Title: President of PWA Housing Coalition
Name: Michael Anderson	(%): N/A	Title: CFO of PWA Housing Coalition
Name: Brad Forslund	(%): N/A	Title: President & 50% owner of SLP
Name: Tony Sisk	(%): N/A	Title: Treasurer & 50% owner of SLP

PROPERTY LOCATION

Location: 5201 Northwest Drive QCT DDA
City: Mesquite **County:** Dallas **Zip:** 75150

REQUEST

<u>Amount</u>	<u>Interest Rate</u>	<u>Amortization</u>	<u>Term</u>
1) \$490,632	N/A	N/A	N/A
2) \$11,000,000	6.9%	40 yrs	40 yrs

Other Requested Terms:
1) Annual ten-year allocation of low-income housing tax credits
2) Tax Exempt Private Activity MRB broken into two series A & B with \$8,800,000 and \$2,200,000 respectively.

Proposed Use of Funds: New Construction **Property Type:** Multifamily

Set-Aside(s): General Rural TX RD Non-Profit Elderly At Risk

RECOMMENDATION

- RECOMMEND APPROVAL OF AN LIHTC ALLOCATION NOT TO EXCEED \$490,632 ANNUALLY FOR TEN YEARS, SUBJECT TO CONDITIONS.
- RECOMMEND APPROVAL OF A TAX-EXEMPT BOND AMOUNT OF NOT MORE THAN \$11,000,000, AMORTIZING OVER 40 YEARS WITH A BLENDED 6.8% INTEREST, SUBJECT TO CONDITIONS.

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

CONDITIONS

1. The debt service capacity of the development should be reviewed at conversion to permanent with the predicted result of a mandatory redemption of bonds down to \$10,116,000.
2. Should the terms and rates of the proposed debt or syndication change, the transaction should be re-evaluated and an adjustment to the credit amount may be warranted.

REVIEW of PREVIOUS UNDERWRITING REPORTS

Evergreen at Mesquite Apartments was previously underwritten during the 2002 4% LIHTC application cycle as Mesquite Seniors Apartment Community. The underwriting analysis recommended an annual LIHTC allocation of not more than \$470,449 and TDHCA tax-exempt bond issuance in an amount not more than \$9,940,00, to be fully amortized over 30 years at an effective interest rate of 6.465% (including payments toward the interest rate cap), with the potential deferral of up to two years of supportive services and TDHCA fees should the project not achieve its stabilized NOI as projected, conditioned upon the following:

1. Receipt, review, and acceptance of documentation of a PILOT agreement which reflects a full abatement of school taxes and a 60% abatement of City taxes or another alternative that reduces the anticipated tax burden to not more than \$110K. The lack of such acceptable documentation prior to bond closing will result in a reversal of the recommendation above as the transaction would no longer be considered feasible as the required deferral of fees would both exceed the amount available (developer and contractor fees) and not be foreseeably repayable in 15 years;
2. Receipt, review, and acceptance of documentation from both the City of Mesquite and the Architect that confirms that all of the units will be considered two-bedroom units and/or a re-evaluation of the feasibility of the development with the reconciled number of two-bedroom units. Should the unit sizes be increased to meet the City's standard, receipt, review, and acceptance of a revised project cost schedule reflecting the increased cost associated with a 10% increased project square footage;
3. Receipt, review, and acceptance of documentation that resolves the lack of sufficient parking spaces required by the City;
4. Receipt, review, and acceptance of satisfactory documentation from the proper state and federal agencies indicating that Long Branch Creek and adjacent areas are not considered waters of the U.S. and that construction of the project as proposed by the Applicant will be permitted;
5. Receipt, review, and acceptance of certification by a surveyor and/or the architect that none of the buildings, drives, or parking areas will be located in a floodplain-impacted area or a flood hazard mitigation plan to include, at a minimum, consideration and documentation of flood plain reclamation site work costs, building flood insurance, and tenant flood insurance costs;
6. Receipt review and acceptance of a complete title commitment to include schedules B and C;
7. Receipt, review, and acceptance of a third party detailed sitework cost breakdown for all sitework costs, including costs per unit of materials and numbers of units required, certified by an architect or engineer familiar with the sitework costs of this proposed project, to be accompanied by a letter from a certified public accountant stating which costs are includable in eligible basis;
8. Receipt, review, and acceptance of a firm, final, fully executed commitment(s) for bond and interim to permanent mortgage financing;
9. Receipt, review, and acceptance of documentation from the general contractor recognizing and accepting the likely deferral of at least \$263,608 in contractor fees;
10. Receipt, review, and acceptance of a corrected Application reflecting that the landlord will pay water, sewer and trash expenses at the property;
11. Receipt, review, and acceptance of a narrative documenting the background and experience of the Texas Affordable Communities or their controlling principals;
12. Receipt, review and acceptance of an executed joint development agreement; Should the terms or specifics of any of the conditions above change, the remainder of the conditions and the recommendations herein should be re-evaluated and may result in a recommendation not to approve funding. The development ultimately did not close. The general contractor development partner has been replaced in the current application.

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

DEVELOPMENT SPECIFICATIONS

IMPROVEMENTS

Total Units: <u>200</u>	# Rental Buildings: <u>1</u>	# Common Area Bldgs: <u>0</u>	# of Floors: <u>3</u>	Age: <u>N/A</u> yrs	Vacant:
Net Rentable SF: <u>170,288</u>	Av Un SF: <u>851</u>	Common Area SF: <u>5,407</u>	Gross Bldg SF: <u>175,695</u>		

STRUCTURAL MATERIALS

Wood frame on a concrete slab on grade, 50% brick veneer 15% Hardiplank siding 35% stucco exterior wall covering, drywall interior wall surfaces, composite shingle roofing.

APPLIANCES AND INTERIOR FEATURES

Carpeting & vinyl flooring, range & oven, hood & fan, garbage disposal, dishwasher, refrigerator, microwave oven, tile tub/shower, washer & dryer connections, ceiling fans, laminated counter tops, individual water heaters, high speed internet access.

ON-SITE AMENITIES

5,407-SF community building with furnished community room, management offices, fitness & laundry facilities, kitchen, restrooms, computer/business center, central mailroom, swimming pool, play area are located in the central courtyard. The site plans reflects that the upper floor units will be served by four well located elevators. In addition, perimeter fencing with limited access gate(s) is also planned for the site.

Uncovered Parking: <u>168</u> spaces	Carports: <u>50</u> spaces	Garages: <u>49</u> spaces
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PROPOSAL and DEVELOPMENT PLAN DESCRIPTION

Description: Evergreen @ Mesquite Senior Apartments is a relatively dense 15 units per acres new construction development of 200 units of affordable, elderly housing located in northeast Dallas county. The development is comprised of several residential buildings connected as one by covered breezeways and interior corridors. The development will consist of ninety-nine two-bedroom/one-bath units at 768 square feet, twelve two-bedroom/one-bath units at 894 square feet, seventy-two two-bedroom/one-bath units at 907 square feet and seventeen three-bedroom/two-bath units at 1,072 square feet (the third bedroom is considered a study in some of the application materials.) The lack of one bedroom units for a development targeting elderly tenants may be short sighted and/or reflect a disingenuous targeted tenant base. Large units in developments for seniors more often encourage family groups with elderly members (the Fair Housing standard for elderly units will apply such that 80% of the units must have one tenant member that is 55 years old or more). While this can increase the potential income for a property by allowing higher two and three bedroom rents, it may undermine the perceived safety and security felt by strictly elderly tenants. While some two bedroom units in an elderly development are advisable to account for live in care providers, having no one bedroom units would appear to place a significant marketing burden on the property.

Architectural Review: The building elevations are functional with varied rooflines. All units are of average size for LIHTC units. Each unit will have an exterior entry that is off a common interior breezeway.

Supportive Services: The owner of the GP of the Applicant, PWA Housing Coalition of Dallas, Inc., will provide supportive services to the tenants of this development. The Applicant has budgeted \$24,000 annually for supportive services expenses.

Schedule: The Applicant anticipates construction to begin in August of 2003, to be completed in November of 2004, to be placed in service in August of 2004, and to be substantially leased-up in May of 2005.

SITE ISSUES

SITE DESCRIPTION

Size: <u>13</u> acres	<u>566,280</u> square feet	Zoning/ Permitted Uses: <u>Light Commercial</u>
Flood Zone Designation: <u>Zone X</u>	Status of Off-Sites: <u>Fully Improved</u>	

SITE and NEIGHBORHOOD CHARACTERISTICS

Location: Mesquite is located in northeast Texas, approximately 10 miles east of Dallas in Dallas County. The site is an irregularly-shaped parcel located in the northeast area of Dallas County, approximately 17 miles from

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MULTIFAMILY UNDERWRITING ANALYSIS**

the central business district. The site is situated on the southwest side of Northwest Drive.

Adjacent Land Uses:

- **North:** Vacant
- **South:** Vacant
- **East:** Mesquite Municipal Golf Course
- **West:** Vacant

Site Access: Access to the property is from the east or west along Northwest Drive. The development is to have two main entries from the east or west from Northwest Drive. Access to Interstate Highway 635 is 0.7 miles west and Interstate Highway 30 is 0.5 miles south, which provides connections to all other major roads serving the Mesquite area.

Public Transportation: The availability of public transportation is unknown.

Shopping & Services: The site is within one mile of various grocery store anchored community shopping centers and within two miles of a shopping mall. A variety of other retail establishments and restaurants are located within a short drive of the site. Schools, churches, and hospitals and health care facilities are also located within a short driving distance from the site.

Site Inspection Findings: TDHCA staff performed a site inspection on July 15, 2003 and found the location to be acceptable for the proposed development.

HIGHLIGHTS of SOILS & HAZARDOUS MATERIALS REPORT(S)

A Phase I Environmental Site Assessment report dated June 20, 2003 was prepared by Terra-Mar, Inc. and contained the following findings and recommendations:

Findings:

“Evidence of illegal dumping was observed throughout the site. The dumping appeared to consist mainly of non-native soil piles, construction debris and household trash. No odors were detected and no ground staining or distressed vegetation was observed within the vicinity of the dumped materials.” (p. 16)

The Applicant submitted a letter to the Department dated July 9, 2003 stating the following:

“As required by TDHCA, we agree to comply with the findings of the Environmental Assessment Report prepared by Terra Mar as part of the PWA-Mesquite Senior Community L.P.”

POPULATIONS TARGETED

Income Set-Aside: The Applicant has elected the 40% at 60% or less of area median gross income (AMGI) set-aside. 200 of the units (100% of the total) will be reserved for low-income/elderly tenants. All of the units will be reserved for households earning 50% or less of AMGI. As a Priority 1 private activity bond lottery project, 100% of the units must have rents restricted to be affordable to households at or below 50% of AMGI, though all of the units may lease to residents earning up to 60% of the AMFI. The lack of one bedroom units undermines the affordability to single tenants earning 50% of AMFI, as a single tenant would need to have income equivalent to the 60% AMFI to afford to live in a two bedroom unit.

MAXIMUM ELIGIBLE INCOMES						
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
60% of AMI	\$27,960	\$31,920	\$35,940	\$39,900	\$43,080	\$46,260

MARKET HIGHLIGHTS

A market feasibility study dated June 11, 2003 was prepared by Integra Realty Resources DFW and highlighted the following findings:

Definition of Market/Submarket: “...we consider the primary market area (PMA) to be a 5.5 mile radius from the proposed subject site.” (p. 18)

Population: The estimated 2002 population of the PMA was 317,443 and is expected to increase by 7% to approximately 339,776 by 2007. Within the primary market area there were estimated to be 116,007

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MULTIFAMILY UNDERWRITING ANALYSIS**

households in 2002. This population level exceeds the Department’s guideline for a reasonably drawn market area. The guidelines reflect that a market area should contain not more than 250,000 persons, however exceptions to the guideline are made for highly urbanized areas and for deriving markets for elderly tenants where the elderly population is much less than the 250,000 population limit. In this case the Market Analyst estimates that 27.6% of the households in the market area are senior households with one member age 55 or greater.

Total Local/Submarket Demand for Rental Units: “The areas has a growing employment base and offers residents a wide variety of goods and services...The area is expected to continue to experience moderate growth over the near term, in turn leading to continued demand for housing, in addition to various other types of real estate.” (p. 24)

ANNUAL INCOME-ELIGIBLE SUBMARKET DEMAND SUMMARY				
Type of Demand	Market Analyst		Underwriter	
	Units of Demand	% of Total Demand	Units of Demand	% of Total Demand
Household Growth	14	1%	174	2%
Resident Turnover	1,362	99%	7,086	98%
Other Sources: 10 yrs pent-up demand	N/A	N/A	N/A	N/A
TOTAL ANNUAL DEMAND	1,376	100%	7,259	100%

Ref: p. 54

Inclusive Capture Rate: The Market Analyst calculated a capture rate of 14.5% based upon a supply of unstabilized comparable affordable units of 200 divided by a demand of 1,376. The Underwriter calculated an inclusive capture rate of 10% based upon a supply of unstabilized comparable affordable units of 200 divided by a revised demand of 2,056

Local Housing Authority Waiting List Information: The Market Analyst did not provide information regarding the local housing authority waiting list.

Market Rent Comparables: The Market Analyst surveyed five comparable apartment projects totaling 1,309 units in the market area to base his rent comparison for the subject. (p. 56)

RENT ANALYSIS (net tenant-paid rents)					
Unit Type (% AMI)	Proposed	Program Max	Differential	Market	Differential
2-Bedroom (60%)- 768 sf	\$647	\$647	\$0	\$800	-\$153
2-Bedroom (60%)- 894 sf	\$647	\$647	\$0	\$915	-\$268
2-Bedroom (60%)- 907 sf	\$647	\$647	\$0	*N/A	N/A
3-Bedroom (60%)	\$746	\$746	\$0	\$1,050	-\$304

(NOTE: Differentials are amount of difference between proposed rents and program limits and average market rents, e.g., proposed rent =\$500, program max =\$600, differential = -\$100)

*The Market Analyst did not include a market rent for the 907 square foot 2-bedroom/one-bath unit in the report because this unit type was not included in the information presented to the Market Analyst. Moreover the Market Analyst did not opine directly on the marketability of three bedroom units to low income seniors, and the only seniors only comparable included are the rent comparison does not have three bedroom units. (page 56).

Submarket Vacancy Rates: According to the market study the current occupancy rate for the Mesquite submarket as of January 2003 is 91.7%. “...the simple average occupancy rate for LIHTC properties within the PMA is 95%.” (p. 38 & 47)

Absorption Projections: “We will conservatively forecast a lease-up pace for the subject of 20 units per month from the date the first buildings are available through stabilization (9 months after opening).” (p. 71) This would appear to the Underwriter to be a very aggressive absorption for a senior property especially one with the lack of one-bedroom units such as the subject.

Known Planned Development: “After reviewing data from M/PF Research, Inc. and Apartment Listing Network (ALN) Systems, Inc., as well as speaking with city officials, we found there to be three projects, other than the subject, forecast to come online within the PMA during the next 24 months...In all, there are 710 units, including the subject (200 units), forecast to come online within the PMA during the next 24 months.”

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MULTIFAMILY UNDERWRITING ANALYSIS**

(p. 47). According to the market analyst, the subject is the only known LIHTC project planned for development.

The market study did not provide sufficient information to substantiate the demand for seniors-only three-bedroom units in the market area. The Underwriter asked the Market Analyst to provide documentation as to the demand, if any, for three bedroom units in a seniors-only project for the qualified income levels for this development. The market analyst submitted a revised section of the market study discussing the functional utility of design for the proposed development. Specifically, the Market Analyst states the following:

“Typically, “seniors-only” complexes offer one and two bedroom units, not three bedroom units. We surveyed the Dallas-Forth Worth area and were able to procure data for three “seniors-only” complexes offering three bedroom units. These complexes are located in the cities of Fort Worth, Arlington and Dallas...According to leasing agents at each of the surveyed complexes, smaller units such as efficiency and one bedroom units are more difficult to market and lease to seniors who are seeking a unit comparable in size to small single-family residence (i.e. three bedroom unit). Thus, taking this into account, as well as the lengthy three bedroom waiting list reported by Legacy Senior Residences...the subject’s unit mix...is reasonable.” (p. 27)

OPERATING PROFORMA ANALYSIS

Income: The Applicant’s rent projections are the maximum rents allowed under LIHTC guidelines. The Applicant’s estimate of secondary income was significantly higher than the TDHCA Underwriting guideline of \$15/unit/month. The Applicant estimated \$32.98/unit/month of which \$17.98/unit/month is attributed to carport and garage rental. While the Applicant provided via the Market Analyst additional substantiation for their estimate via the market study, the comparables that had carport and garage income were neither senior’s developments nor rent restricted developments. Moreover, development does not include a viable alternative for residents of all 200 units and the Applicant did not exclude the construction cost of the carports and garages from eligible basis. Therefore, the Underwriter did not include this additional secondary income as it appears to be speculative at best. The Applicant’s estimates of vacancy and collection losses are slightly lower than the TDHCA underwriting guidelines at 7% rather than 7.5% with no additional justification provided.

Expenses: The Applicant’s total expense estimate of \$3,087 per unit is more than 5% lower than a TDHCA database-derived estimate of \$3,407 per unit for comparably-sized developments. The Applicant’s budget shows several line item estimates, that deviate significantly when compared to the database averages, particularly general and administrative (\$23K lower), management (\$13K lower), repairs and maintenance (\$34K higher), and water, sewer, and trash (\$23K lower). The Underwriter discussed these differences with the Applicant but was unable to reconcile them even with additional information provided by the Applicant. In addition, the Applicant claimed a property tax exemption. The Applicant’s financing narrative indicates that they received a PILOT agreement with the City of Mesquite City Council wherein the Applicant agrees to pay 25% of the actual taxes, subordinated to all debt service of the property. Additionally, the narrative indicates a PILOT agreement with Mesquite ISD similar to the city PILOT will also be received, with a 25% payment to the MISD. The Applicant submitted a signed copy of the PILOT agreement with the Mesquite ISD wherein the Applicant agrees to pay 25% of the actual taxes. A copy of the PILOT agreement with the City of Mesquite was also submitted, but was not signed. The amount of payment for this PILOT is stated to be the greater of \$30,000 or 100% of the actual amount of taxes which would be due to the City of Mesquite. For purposes of this analysis, the Underwriter utilized 25% of the conventional assessed value, per the PILOT with the Mesquite ISD. The Applicant included only \$15K annually which is half of the stated minimum in the PILOT agreement.

Conclusion: The Applicant’s total estimated operating expense is inconsistent with the Underwriter’s expectations and the Applicant’s net operating income is not within 5% of the Underwriter’s estimate. Therefore, the Underwriter’s NOI will be used to evaluate debt service capacity. Due primarily to the difference in operating expenses, the Underwriter’s estimated debt coverage ratio (DCR) of .99 is less than the program minimum standard of 1.10. Therefore, the maximum debt service for this project should be limited to \$736,799 by a reduction of the loan amount and/or a reduction in the interest rate and/or an extension of the term.

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

ACQUISITION VALUATION INFORMATION					
APPRAISED VALUE					
Land: 13 acres	\$850,000		Date of Valuation:	07/ 13/	2003
Existing Building(s): "as is"	N/A		Date of Valuation:		
Total Development: "as is"	\$850,000		Date of Valuation:	07/ 13/	2003
Appraiser: <u>Butler Burgher, Inc.</u>		City: <u>Dallas</u>		Phone: <u>(214) 739-0700</u>	

APPRAISED ANALYSIS/CONCLUSIONS

Analysis: The appraiser concludes that the highest and best use of this property, both as vacant and as improved, is for the proposed affordable senior multifamily development/use. The appraiser's estimated land value is based on six comparable land sales within the same area as the subject property. Land sales ranged in price per square foot from \$1.50 to \$2.94. Adjustments to the comparable land sales were made based on factors including, but not limited to, time of sale, location, size, zoning/density, utilities and topography. Based on the information presented, the estimated land value of the subject property "As Is" is \$850,000 or \$1.51 per square foot.

In estimating the "As Complete" value of the development, the appraiser placed greatest emphasis on the income and sales comparison approaches. As a result, the value of the subject property "As Completed" as of November 2004 is \$10,250,000.

Conclusion: Based on the information presented, the appraiser's estimate of the property's value, "As Is", appears to be a reliable estimate.

ASSESSED VALUE					
Land: 36.284 acres	\$1,580,530		Assessment for the Year of:	2003	
Prorated (per acre):	\$43,560		Valuation by:	<u>Dallas County Appraisal District</u>	
Total Assessed Value (13 acres):	\$566,280		Tax Rate:	2.67	

EVIDENCE of SITE or PROPERTY CONTROL					
Type of Site Control:	<u>Earnest Money Contract</u>				
Contract Expiration Date:	<u>08/ 30/ 2003</u>		Anticipated Closing Date:	<u>08/ 30/ 2003</u>	
Acquisition Cost:	<u>\$850,000</u>		Other Terms/Conditions:		
Seller: <u>Audubon Partners, Ltd.</u>			Related to Development Team Member:	<u>No</u>	

CONSTRUCTION COST ESTIMATE EVALUATION

Acquisition Value: The acquisition price of \$850,000 is assumed to be reasonable since the acquisition is an arm's-length transaction.

Sitework Cost: The Applicant's claimed sitework costs of \$6,575 per unit are considered reasonable compared to historical sitework costs for multifamily projects.

Direct Construction Cost: The Applicant's direct construction cost estimate is \$73K or 1% lower than the Underwriter's Marshall & Swift *Residential Cost Handbook*-derived estimate, and is therefore regarded as reasonable as submitted.

Fees: The Applicant's contractor's and developer's fees for general requirements, general and administrative expenses, and profit are all within the maximums allowed by TDHCA guidelines.

Conclusion: The Applicant's total development cost estimate is within 5% of the Underwriter's verifiable estimate and is therefore generally acceptable. Since the Underwriter has been able to verify the Applicant's projected costs to a reasonable margin, the Applicant's total cost breakdown, as adjusted, is used to calculate eligible basis and determine the LIHTC allocation. As a result an eligible basis of \$13,590,926 is used to determine a credit allocation of \$490,632 from this method. The resulting syndication proceeds will be used to

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MULTIFAMILY UNDERWRITING ANALYSIS**

compare to the gap of need using the Applicant's costs to determine the recommended credit amount.

FINANCING STRUCTURE

INTERIM TO PERMANENT FINANCING

Source: MuniMae Midland **Contact:** John Mullaney
Principal Amount: \$11,000,000 **Interest Rate:** 6.8%
Additional Information: To be divided into two series based upon final due diligence with potentially different interest rates and debt coverage standards
Amortization: 40 yrs **Term:** 40 yrs **Commitment:** LOI Firm Conditional
Annual Payment: to be determined **Lien Priority:** 1st **Commitment Date** 06/ 24/ 2003

LIHTC SYNDICATION

Source: MMA Financial. LLC **Contact:** Marie Keutmann
Address: 101 Arch Street **City:** Boston
State: MA **Zip:** 02110 **Phone:** (617) 772-9557 **Fax:** (617) 439-9978
Net Proceeds: \$3,669,000 **Net Syndication Rate (per \$1.00 of 10-yr LIHTC)** 80¢
Commitment LOI Firm Conditional **Date:** 07/ 15/ 2003
Additional Information: Based on credits of \$455,674 annually.

APPLICANT EQUITY

Amount: \$589,000 **Source:** Deferred Developer Fee

FINANCING STRUCTURE ANALYSIS

Permanent Financing: The bond-financed permanent financing commitment is consistent with the terms reflected in the sources and uses listed in the application. In particular, the term of the loan is 40 years with a 40 year amortization period, with a 17 year put option. According to the term sheet the underwritten interest rate for the loan is 6.80%. For purposes of this analysis, the Underwriter also utilized the lender's underwritten interest rate. Based upon the Underwriter's analysis the development can support a debt service of not more than \$736,799 in order to fall within the Department's acceptable debt coverage ratio guidelines.

LIHTC Syndication: MMA Financial has offered terms for syndication of the tax credits. The commitment letter shows net proceeds are anticipated to be \$3,669,000 based on a syndication factor of 80%. The Applicant's revised sources and uses of funds statement anticipates total syndication proceeds of \$3,946,000 due to the use of the correct, increased applicable percentage for this application cycle and resulting higher credit request. The Underwriter anticipates total syndication proceeds of \$3,924,663.

Deferred Developer's Fees: The Applicant's proposed deferred developer's fees of \$589,000 amounts to 34% of the total fees. Based on the Underwriter's analysis the developer's fee will increase to \$1,494,337 if the bonds are redeemed to the predicted level. This increased amount of deferred developer fee represents 85% of the total eligible fee.

Financing Conclusions: The Applicant's proposed development costs establish a need for \$15,535,000 in sources of funds. The Underwriter's analysis reflects the projection that the debt portion of these sources will be reduced to \$10,116,000 due to the minimum debt coverage issues and the syndication proceeds will be adjusted to \$3,924,663 due to the Applicant's revised request. The resulting gap of \$1,494,337 can be funded through deferred developer fee, which is forecast to be repaid in just over 10 years. Therefore, the proposed financing, even if adjusted as predicted at conversion to permanent, allows the development to be characterized as feasible.

DEVELOPMENT TEAM

IDENTITIES of INTEREST

The Applicant, Developer, and Supportive Services firm are all related entities. These are common

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

relationships for LIHTC-funded developments.

APPLICANT'S/PRINCIPALS' FINANCIAL HIGHLIGHTS, BACKGROUND, and EXPERIENCE

Financial Highlights:

- The Applicant and General Partner are single-purpose entities created for the purpose of receiving assistance from TDHCA and therefore have no material financial statements.
- The Developer, Churchill Residential, Inc., submitted an unaudited financial statement as of December 31, 2002 reporting total assets of \$4,782 and consisting of \$676K in cash, \$4,584 in fixed assets and \$10,545 in partnership investments and organization costs. The financial statement reflects no liabilities and a net worth of \$4, 782.
- The principals of the Developer, Brad Forslund and Tony Sisk, submitted unaudited financial statements as of February 10, 2003 and December 31, 2002, respectively.

Background & Experience:

- The Applicant and General Partner are new entities formed for the purpose of developing the project.
- PWA Housing Coalition of Dallas, Inc., the owner of the General Partner, has completed one LIHTC housing development totaling 64 units since 1996.
- The principal of the Developer, J. Anthony Sisk, has been awarded tax credits for two affordable housing developments totaling 498 units since 2002.

SUMMARY OF SALIENT RISKS AND ISSUES

- The Applicant's operating expenses/operating proforma are more than 5% outside of the Underwriter's verifiable ranges.
- The recommended amount of deferred developer fee cannot be repaid within ten years, and any amount unpaid past ten years would be removed from eligible basis.
- Significant financing structure changes being proposed have not been reviewed/accepted by the Applicant, lenders, and syndicators, and acceptable alternative structures may exist.

Underwriter:	<i>Raquel Morales</i>	Date:	August 3, 2003
Director of Real Estate Analysis:	<i>Tom Gouris</i>	Date:	August 3, 2003

MULTIFAMILY COMPARATIVE ANALYSIS

Evergreen at Mesquite, Mesquite, LIHTC #03412

Type of Unit	Number	Bedrooms	No. of Baths	Size in SF	Gross Rent Lmt.	Net Rent per Unit	Rent per Month	Rent per SF	Int Pd Util	Wr. Swr. Trsh
TC60%	99	2	1	768	\$748	\$647	\$64,053	\$0.84	\$101.00	\$39.00
TC60%	12	2	1	894	748	\$647	7,764	0.72	101.00	39.00
TC60%	72	2	1	907	748	\$647	46,584	0.71	101.00	39.00
TC60%	17	3	2	1,072	864	\$746	12,682	0.70	118.00	42.00
TOTAL:	200		AVERAGE:	851	\$758	\$655	\$131,083	\$0.77	\$102.45	\$39.26

INCOME Total Net Rentable Sq Ft: 170,288

POTENTIAL GROSS RENT

Secondary Income Per Unit Per Month: \$15.00

Other Support Income: (describe)

POTENTIAL GROSS INCOME

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

Employee or Other Non-Rental Units or Concessions

	TDHCA	APPLICANT
POTENTIAL GROSS RENT	\$1,572,996	\$1,572,996
Secondary Income	36,000	79,140
Other Support Income	0	0
POTENTIAL GROSS INCOME	\$1,608,996	\$1,652,136
Vacancy & Collection Loss	(120,675)	(115,644)
Employee or Other Non-Rental Units or Concessions	0	0
EFFECTIVE GROSS INCOME	\$1,488,321	\$1,536,492

USS Region 3

IREM Region Dallas

Per Unit Per Month

-7.00% of Potential Gross Rent

EXPENSES

	% OF FGI	PER UNIT	PER SQFT
General & Administrative	4.42%	\$329	0.39
Management	5.00%	372	0.44
Payroll & Payroll Tax	13.41%	998	1.17
Repairs & Maintenance	4.76%	354	0.42
Utilities	2.44%	181	0.21
Water, Sewer, & Trash	4.81%	358	0.42
Property Insurance	2.86%	213	0.25
Property Tax 2.67	3.59%	267	0.31
Reserve for Replacements	2.69%	200	0.23
Other Expenses: Compliance & Supp Svcs	1.81%	135	0.16
TOTAL EXPENSES	45.79%	\$3,407	\$4.00
NET OPERATING INC	54.21%	\$4,034	\$4.74

	TDHCA	APPLICANT
General & Administrative	\$65,711	\$43,000
Management	74,416	\$61,459
Payroll & Payroll Tax	199,655	\$190,000
Repairs & Maintenance	70,847	\$105,000
Utilities	36,280	\$36,000
Water, Sewer, & Trash	71,563	\$49,000
Property Insurance	42,572	\$50,000
Property Tax	53,430	\$15,855
Reserve for Replacements	40,000	\$40,000
Other Expenses: Compliance & Supp Svcs	27,000	\$27,000
TOTAL EXPENSES	\$681,475	\$617,314
NET OPERATING INC	\$806,847	\$919,178

	PER SQ FT	PER UNIT	% OF FGI
General & Administrative	\$0.25	\$215	2.80%
Management	0.36	307	4.00%
Payroll & Payroll Tax	1.12	950	12.37%
Repairs & Maintenance	0.62	525	6.83%
Utilities	0.21	180	2.34%
Water, Sewer, & Trash	0.29	245	3.19%
Property Insurance	0.29	250	3.25%
Property Tax	0.09	79	1.03%
Reserve for Replacements	0.23	200	2.60%
Other Expenses: Compliance & Supp Svcs	0.16	135	1.76%
TOTAL EXPENSES	\$3.63	\$3,087	40.18%
NET OPERATING INC	\$5.40	\$4,596	59.82%

DEBT SERVICE

First Lien Mortgage	53.83%	\$4,006	\$4.70
Trustee Fee	0.24%	\$18	\$0.02
TDHCA Admin. Fees	0.74%	\$55	\$0.06
Asset Oversight Fees	0.20%	\$15	\$0.02
NET CASH FLOW	-0.56%	(\$42)	(\$0.05)

	TDHCA	APPLICANT
First Lien Mortgage	\$801,185	\$810,700
Trustee Fee	\$3,500	
TDHCA Admin. Fees	11,000	
Asset Oversight Fees	3,000	
NET CASH FLOW	(\$8,338)	\$108,478

	PER SQ FT	PER UNIT	% OF FGI
First Lien Mortgage	\$4.76	\$4,054	52.76%
Trustee Fee	\$0.00	\$0	0.00%
TDHCA Admin. Fees	\$0.00	\$0	0.00%
Asset Oversight Fees	\$0.00	\$0	0.00%
NET CASH FLOW	\$0.64	\$542	7.06%

INITIAL AGGREGATE DEBT COVERAGE RATIO 0.99

INITIAL BONDS & TRUSTEE FEE-ONLY DEBT COVERAGE RATIO 0.99

RECOMMENDED BONDS-ONLY DEBT COVERAGE RATIO 1.10

	TDHCA	APPLICANT
INITIAL AGGREGATE DEBT COVERAGE RATIO	0.99	1.13
INITIAL BONDS & TRUSTEE FEE-ONLY DEBT COVERAGE RATIO	0.99	
RECOMMENDED BONDS-ONLY DEBT COVERAGE RATIO	1.10	

0.99

1.13

0.99

1.10

CONSTRUCTION COST

Description	Factor	% of TOTAL	PER UNIT	PER SQFT
Acquisition Cost (site or bldg)		5.50%	\$4,250	\$4.99
Off-Sites		0.00%	0	0.00
Sitework		8.51%	6,575	7.72
Direct Construction		48.77%	37,692	44.27
Contingency 3.02%		1.73%	1,339	1.57
General Req'ts 6.00%		3.44%	2,656	3.12
Contractor's G & A 2.00%		1.15%	885	1.04
Contractor's Profit 5.04%		2.89%	2,232	2.62
Indirect Construction		4.82%	3,725	4.37
Ineligible Costs		3.98%	3,079	3.62
Developer's G & A 2.24%		1.70%	1,318	1.55
Developer's Profit 12.70%		9.66%	7,466	8.77
Interim Financing		4.76%	3,675	4.32
Reserves		3.09%	2,392	2.81
TOTAL COST		100.00%	\$77,283	\$90.77
Recap-Hard Construction Costs		66.48%	\$51,379	\$60.34

	TDHCA	APPLICANT
Acquisition Cost (site or bldg)	\$850,000	\$850,000
Off-Sites	0	0
Sitework	1,315,012	1,315,012
Direct Construction	7,538,488	7,611,143
Contingency	267,783	267,783
General Req'ts	531,210	535,566
Contractor's G & A	177,070	178,522
Contractor's Profit	446,305	446,305
Indirect Construction	744,918	744,918
Ineligible Costs	615,750	615,750
Developer's G & A	263,502	263,502
Developer's Profit	1,493,175	1,493,175
Interim Financing	735,000	735,000
Reserves	478,324	478,324
TOTAL COST	\$15,456,537	\$15,535,000
Recap-Hard Construction Costs	\$10,275,868	\$10,354,331

	PER SQ FT	PER UNIT	% of TOTAL
Acquisition Cost (site or bldg)	\$4.99	\$4,250	5.47%
Off-Sites	0.00	0	0.00%
Sitework	7.72	6,575	8.46%
Direct Construction	44.70	38,056	48.99%
Contingency	1.57	1,339	1.72%
General Req'ts	3.15	2,678	3.45%
Contractor's G & A	1.05	893	1.15%
Contractor's Profit	2.62	2,232	2.87%
Indirect Construction	4.37	3,725	4.80%
Ineligible Costs	3.62	3,079	3.96%
Developer's G & A	1.55	1,318	1.70%
Developer's Profit	8.77	7,466	9.61%
Interim Financing	4.32	3,675	4.73%
Reserves	2.81	2,392	3.08%
TOTAL COST	\$91.23	\$77,675	100.00%
Recap-Hard Construction Costs	\$60.80	\$51,772	66.65%

SOURCES OF FUNDS

Tax-Exempt Bonds	71.17%	\$55,000	\$64.60
Taxable Bonds/ Additional Financing	0.00%	\$0	\$0.00
LIHTC Syndication Proceeds	23.74%	\$18,345	\$21.55
Deferred Developer Fees	5.60%	\$4,330	\$5.09
Additional (excess) Funds Required	-0.51%	(\$392)	(\$0.46)
TOTAL SOURCES			

	TDHCA	APPLICANT
Tax-Exempt Bonds	\$11,000,000	\$11,000,000
Taxable Bonds/ Additional Financing	0	0
LIHTC Syndication Proceeds	3,669,000	3,669,000
Deferred Developer Fees	866,000	866,000
Additional (excess) Funds Required	(78,463)	0
TOTAL SOURCES	\$15,456,537	\$15,535,000

RECOMMENDED

\$10,116,000

Developer fee Available \$1,756,677

% of Dev. Fee Deferred 85%

15 yr cumulative cash flow \$2,748,971.45

MULTIFAMILY COMPARATIVE ANALYSIS (continued)

Evergreen at Mesquite, Mesquite, LIHTC #03412

DIRECT CONSTRUCTION COST ESTIMATE

Residential Cost Handbook

Average Quality Multiple Residence Basis

CATEGORY	FACTOR	UNITS/SQ FT	PER SF	AMOUNT
Base Cost			\$41.57	\$7,078,756
Adjustments				
Exterior Wall Finish	4.65%		\$1.93	\$329,162
Elderly	5.00%		2.08	353,938
Roofing			0.00	0
Subfloor			(0.67)	(114,661)
Floor Cover			1.92	326,953
Porches/Balconies	\$23.75	50,173	7.00	1,191,609
Plumbing	\$615	51	0.18	31,365
Built-In Appliances	\$1,625	200	1.91	325,000
Stairs	\$1,400	14	0.12	19,600
Floor Insulation			0.00	0
Heating/Cooling			1.47	250,323
Garages	\$13.76	7,350	0.59	101,136
Elevators	\$43,750	4	1.03	175,000
Comm &/or Aux Bldgs	\$55.70	5,407	1.77	301,178
Carports	\$7.83	7,500	0.34	58,725
SUBTOTAL			61.24	10,428,084
Current Cost Multiplier	1.03		1.84	312,843
Local Multiplier	0.86		(8.57)	(1,459,932)
TOTAL DIRECT CONSTRUCTION COSTS			\$54.50	\$9,280,995
Plans, specs, survy, bld prm	3.90%		(\$2.13)	(\$361,959)
Interim Construction Interes	3.38%		(1.84)	(313,234)
Contractor's OH & Profit	11.50%		(6.27)	(1,067,314)
NET DIRECT CONSTRUCTION COSTS			\$44.27	\$7,538,488

PAYMENT COMPUTATION

Primary	\$11,000,000	Term	480
Int Rate	6.80%	DCR	1.01

Secondary		Term	
Int Rate		Subtotal DCR	0.99

All-In		Term	
Rate		Aggregate DCR	0.99

RECOMMENDED FINANCING STRUCTURE:

Primary Debt Service	\$736,799
Trustee Fee	3,500
TDHCA Admin. Fees Asset Oversight	14,000
NET CASH FLOW	\$52,548

Primary	\$10,116,000	Term	480
Int Rate	6.80%	DCR	1.10

Secondary		Term	
Int Rate		Subtotal DCR	1.09

All-In		Term	
Rate		Aggregate DCR	1.07

OPERATING INCOME & EXPENSE PROFORMA: RECOMMENDED FINANCING STRUCTURE

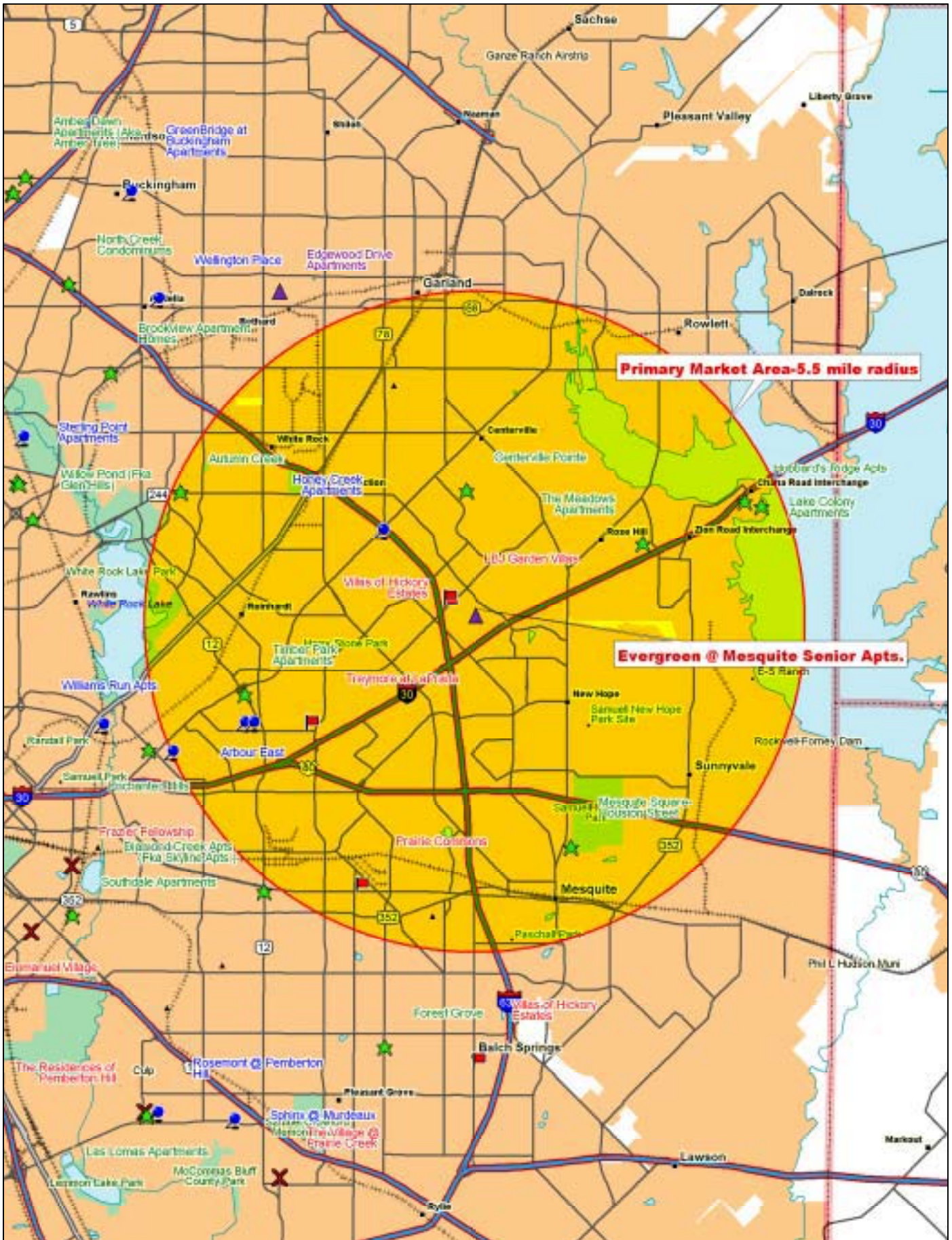
INCOME at 3.00%	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15	YEAR 20	YEAR 30
POTENTIAL GROSS RENT	\$1,572,996	\$1,620,186	\$1,668,791	\$1,718,855	\$1,770,421	\$2,052,403	\$2,379,298	\$2,758,258	\$3,706,868
Secondary Income	36,000	37,080	38,192	39,338	40,518	46,972	54,453	63,126	84,836
Other Support Income: (describ	0	0	0	0	0	0	0	0	0
POTENTIAL GROSS INCOME	1,608,996	1,657,266	1,706,984	1,758,193	1,810,939	2,099,375	2,433,751	2,821,384	3,791,704
Vacancy & Collection Loss	(120,675)	(124,295)	(128,024)	(131,865)	(135,820)	(157,453)	(182,531)	(211,604)	(284,378)
Employee or Other Non-Rental I	0	0	0	0	0	0	0	0	0
EFFECTIVE GROSS INCOME	\$1,488,321	\$1,532,971	\$1,578,960	\$1,626,329	\$1,675,119	\$1,941,922	\$2,251,220	\$2,609,780	\$3,507,327
EXPENSES at 4.00%									
General & Administrative	\$65,711	\$68,339	\$71,073	\$73,916	\$76,872	\$93,527	\$113,790	\$138,442	\$204,929
Management	74,416	76,649	78,948	81,316	83,756	97,096	112,561	130,489	175,366
Payroll & Payroll Tax	199,655	207,642	215,947	224,585	233,569	284,172	345,739	420,644	622,656
Repairs & Maintenance	70,847	73,681	76,629	79,694	82,881	100,838	122,685	149,265	220,948
Utilities	36,280	37,731	39,241	40,810	42,443	51,638	62,826	76,437	113,145
Water, Sewer & Trash	71,563	74,426	77,403	80,499	83,719	101,857	123,925	150,773	223,181
Insurance	42,572	44,275	46,046	47,888	49,803	60,593	73,721	89,693	132,767
Property Tax	53,430	55,567	57,789	60,101	62,505	76,047	92,523	112,568	166,628
Reserve for Replacements	40,000	41,600	43,264	44,995	46,794	56,932	69,267	84,274	124,746
Other	27,000	28,080	29,203	30,371	31,586	38,429	46,755	56,885	84,204
TOTAL EXPENSES	\$681,475	\$707,989	\$735,543	\$764,175	\$793,929	\$961,130	\$1,163,790	\$1,409,470	\$2,068,570
NET OPERATING INCOME	\$806,847	\$824,981	\$843,418	\$862,154	\$881,190	\$980,792	\$1,087,429	\$1,200,311	\$1,438,756
DEBT SERVICE									
First Lien Mortgage	\$736,799	\$736,799	\$736,799	\$736,799	\$736,799	\$736,799	\$736,799	\$736,799	\$736,799
Trustee Fee	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500
TDHCA Admin. Fees Asset Over	14,000	13,066	13,012	12,954	12,892	12,511	11,977	3,000	3,000
NET CASH FLOW	\$52,548	\$71,617	\$90,107	\$108,902	\$128,000	\$227,982	\$335,154	\$457,012	\$695,458
AGGREGATE DCR	1.07	1.10	1.12	1.14	1.17	1.30	1.45	1.61	1.94

LIHTC Allocation Calculation - Evergreen at Mesquite, Mesquite, LIHTC #03412

CATEGORY	APPLICANT'S TOTAL AMOUNTS	TDHCA TOTAL AMOUNTS	APPLICANT'S REHAB/NEW ELIGIBLE BASIS	TDHCA REHAB/NEW ELIGIBLE BASIS
(1) Acquisition Cost				
Purchase of land	\$850,000	\$850,000		
Purchase of buildings				
(2) Rehabilitation/New Construction Cost				
On-site work	\$1,315,012	\$1,315,012	\$1,315,012	\$1,315,012
Off-site improvements				
(3) Construction Hard Costs				
New structures/rehabilitation hard costs	\$7,611,143	\$7,538,488	\$7,611,143	\$7,538,488
(4) Contractor Fees & General Requirements				
Contractor overhead	\$178,522	\$177,070	\$178,522	\$177,070
Contractor profit	\$446,305	\$446,305	\$446,305	\$446,305
General requirements	\$535,566	\$531,210	\$535,566	\$531,210
(5) Contingencies				
	\$267,783	\$267,783	\$267,783	\$267,783
(6) Eligible Indirect Fees				
	\$744,918	\$744,918	\$744,918	\$744,918
(7) Eligible Financing Fees				
	\$735,000	\$735,000	\$735,000	\$735,000
(8) All Ineligible Costs				
	\$615,750	\$615,750		
(9) Developer Fees				
Developer overhead	\$263,502	\$263,502	\$263,502	\$263,502
Developer fee	\$1,493,175	\$1,493,175	\$1,493,175	\$1,493,175
(10) Development Reserves				
	\$478,324	\$478,324		
TOTAL DEVELOPMENT COSTS	\$15,535,000	\$15,456,537	\$13,590,926	\$13,512,463

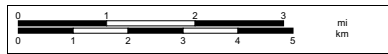
Deduct from Basis:				
All grant proceeds used to finance costs in eligible basis				
B.M.R. loans used to finance cost in eligible basis				
Non-qualified non-recourse financing				
Non-qualified portion of higher quality units [42(d)(3)]				
Historic Credits (on residential portion only)				
TOTAL ELIGIBLE BASIS			\$13,590,926	\$13,512,463
High Cost Area Adjustment			100%	100%
TOTAL ADJUSTED BASIS			\$13,590,926	\$13,512,463
Applicable Fraction			100%	100%
TOTAL QUALIFIED BASIS			\$13,590,926	\$13,512,463
Applicable Percentage			3.61%	3.61%
TOTAL AMOUNT OF TAX CREDITS			\$490,632	\$487,800

Syndication Proceeds	0.7999	\$3,924,667	\$3,902,009
Total Credits (Eligible Basis Method)		\$490,632	\$487,800
Syndication Proceeds		\$3,924,667	\$3,902,009
Requested Credits		\$490,632	
Syndication Proceeds		\$3,924,663	
Gap of Syndication Proceeds Needed		\$5,419,000	
Credit Amount		\$677,443	



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 Zoom Level: 10-5 Datum: WGS84

Scale: 1:127,500



RENT CAP EXPLANATION Dallas MSA

AFFORDABILITY DEFINITION & COMMENTS

An apartment unit is "**affordable**" if the total housing expense (rent and utilities) that the tenant pays is **equal to or less than 30%** of the tenant's household income (as determined by HUD).

Rent Caps are established at this **30%** "affordability" threshold based on local area median income, adjusted for family size. Therefore, rent caps will vary from property to property depending upon the local area median income where the specific property is located.

If existing rents in the local market area are lower than the rent caps calculated at the 30% threshold for the area, then by definition the market is "affordable". This situation will occur in some larger metropolitan areas with high median incomes. In other words, the rent caps will not provide for lower rents to the tenants because the rents are already affordable. This situation, however, does not ensure that individuals and families will have access to affordable rental units in the area. The set-aside requirements under the Department's bond programs ensure availability of units in these markets to lower income individuals and families.

MAXIMUM INCOME & RENT CALCULATIONS (ADJUSTED FOR HOUSEHOLD SIZE) - 2003

MSA/County: Dallas **Area Median Family Income (Annual):** \$65,000

ANNUALLY				MONTHLY								
Maximum Allowable Household Income to Qualify for Set-Aside units under the Program Rules				Maximum Total Housing Expense Allowed based on Household Income (Includes Rent & Utilities)				Utility Allowance by Unit Type (provided by the local PHA)	Maximum Rent that Owner is Allowed to Charge on the Set-Aside Units (Rent Cap)			
# of Persons	At or Below			Unit Type	At or Below				At or Below			
	50%	60%	80%		50%	60%	80%		50%	60%	80%	
1	\$ 23,300	\$ 27,960	\$ 37,250	Efficiency	\$ 582	\$ 699	\$ 931	\$ 78.00	\$ 504	\$ 621	\$ 853	
2	26,600	31,920	42,550	1-Bedroom	623	748	997	86.00	537	662	911	
3	29,950	35,940	47,900	2-Bedroom	748	898	1,197	101.00	647	797	1,096	
4	33,250	39,900	53,200	3-Bedroom	864	1,037	1,383	118.00	746	919	1,265	
5	35,900	43,080	57,450	4-Bedroom	963	1,156	1,542	142.00	821	1,014	1,400	
6	38,550	46,260	61,700	5-Bedroom	1,064	1,277	1,701	158.00	922	1,135	1,559	
7	41,250	49,500	65,950									
8	43,900	52,680	70,200									
FIGURE 1				FIGURE 2				FIGURE 3	FIGURE 4			

Figure 1 outlines the maximum annual household incomes in the area, adjusted by the number of people in the family, to qualify for a unit under the set-aside grouping indicated above each column.

For example, a family of three earning \$33,000 per year would fall in the 60% set-aside group. A family of three earning \$28,000 would fall in the 50% set-aside group.

Figure 2 shows the maximum total housing expense that a family can pay under the affordable definition (i.e. under 30% of their household income).

For example, a family of three in the 50% income bracket earning \$29,950 could not pay more than \$748 for rent and utilities under the affordable definition.

- 1) \$29,950 divided by 12 = **\$2,496** monthly income; then,
- 2) **\$2,496** monthly income times 30% = **\$748** maximum total housing expense.

Figure 4 displays the resulting maximum rent that can be charged for each unit type, under the three set-aside brackets. This becomes the rent cap for the unit.

The rent cap is calculated by subtracting the utility allowance in **Figure 3** from the maximum total housing expense for each unit type found in **Figure 2**.

Figure 3 shows the utility allowance by unit size, as determined by the local public housing authority. The example assumes all electric units.

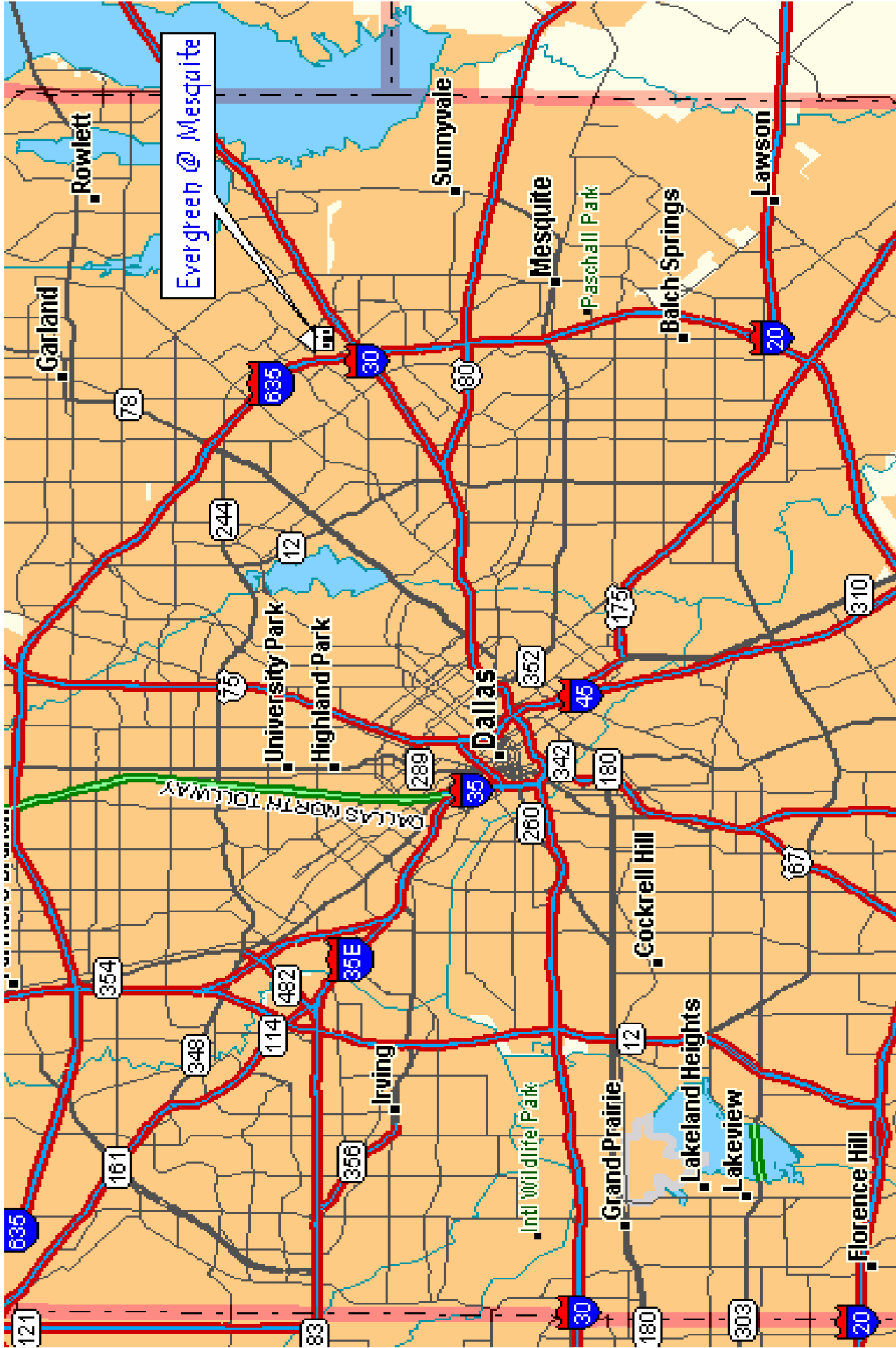
RESULTS & ANALYSIS:

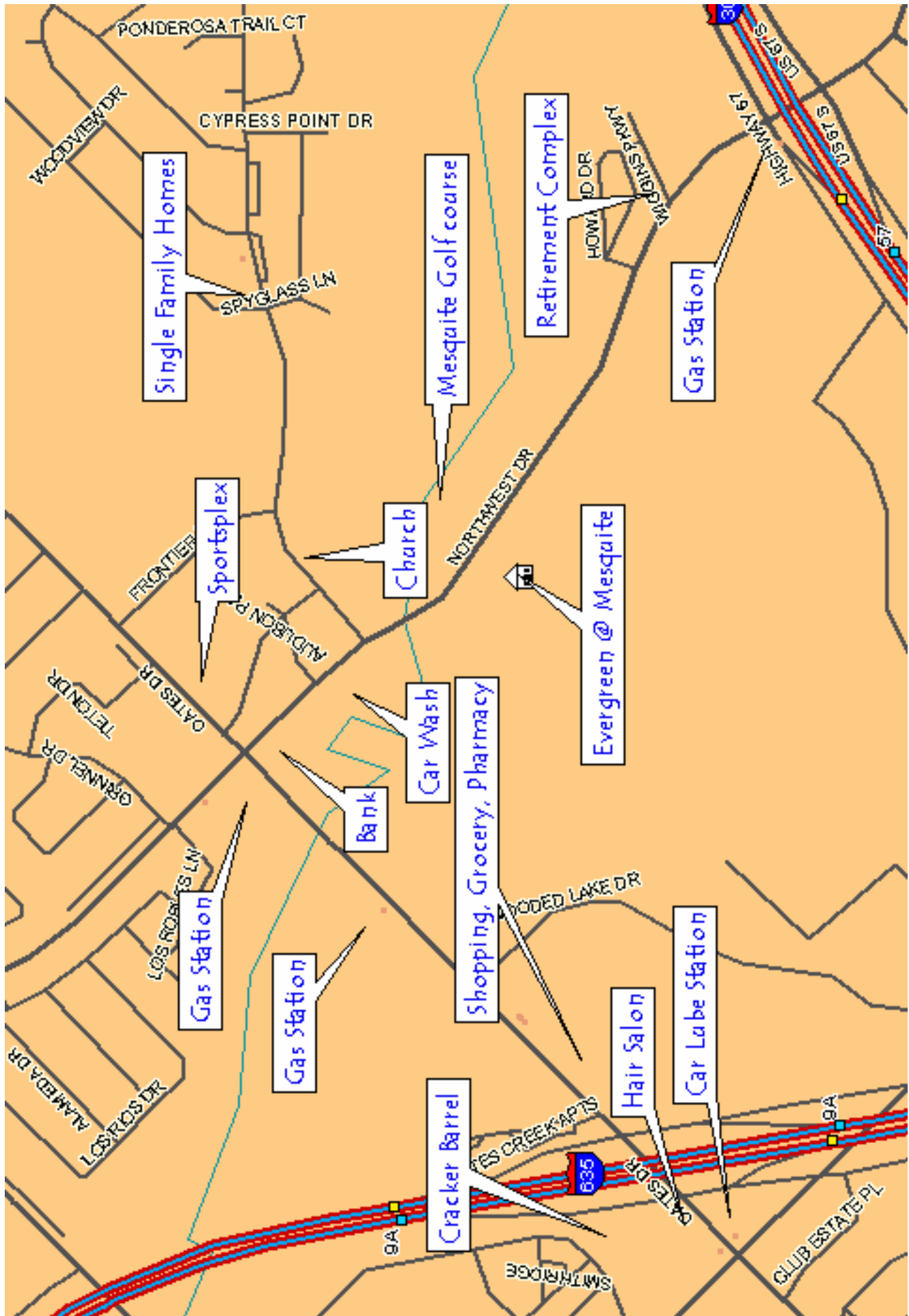
Tenants in the 60% AMFI bracket will **save \$292 to \$433** per month (leaving 9.7% to 13.9% more of their monthly income for food, child care and other living expenses).
 This is a monthly savings off the market rents of **31.1% to 40.7%**.

PROJECT INFORMATION			
Unit Description	2-Bedroom	3-Bedroom	
Square Footage	894	1,072	
Rents if Offered at Market Rates	\$ 939	\$ 1,179	
Rent per Square Foot	\$1.05	\$1.10	

SAVINGS ANALYSIS FOR 60% AMFI GROUPING			
Rent Cap for 50% AMFI Set-Aside	\$647	\$746	
Monthly Savings for Tenant	\$ 292	\$ 433	
Rent per Square Foot	\$0.72	\$0.70	
Maximum Monthly Income - 60% AMFI	\$2,995	\$3,458	
Monthly Savings as % of Monthly Income	9.7%	12.5%	
% DISCOUNT OFF MONTHLY RENT	31.1%	36.7%	

Appraisal information provided by: Butler Burgher, Inc, 8150 N. Central Expressway, suite 801, dallas, texas 75206. Report dated July 16, 2003





Developer Evaluation

Project ID # **03412**

Name: **Evergreen @ Mesquite**

City:

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

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

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Projects in Material Noncompliance: No Yes # of Projects: 0
Total # of Projects monitored: 1 Projects grouped by score 0-9 1 10-19 0 20-29 0
Total # monitored with a score less than 30: 1 # not yet monitored or pending review: 2

Program Monitoring/Draws

Not applicable Review pending No unresolved issues Unresolved issues found
Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Asset Management

Not applicable Review pending No unresolved issues Unresolved issues found
Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by Sara Carr Newsom Date uesday, July 29, 2003

Multifamily Finance Production

Not applicable Review pending No unresolved issues Unresolved issues found
Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by S Roth Date 7 /17/2003

Single Family Finance Production

Not applicable Review pending No unresolved issues Unresolved issues found
Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by _____ Date _____

Community Affairs

Not applicable Review pending No unresolved issues Unresolved issues found
Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by EEF Date 7 /18/2003

Office of Colonia Initiatives

Not applicable Review pending No unresolved issues Unresolved issues found
Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by _____ Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable Review pending No unresolved issues Unresolved issues found
Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by _____ Date _____

Loan Administration

Not applicable No delinquencies found Delinquencies found
Delinquencies found that warrant disqualification (Additional information/comments must be attached)

Reviewed by Stephanie Stuntz Date 7 /24/2003

Executive Director: _____

Executed: _____

Status Summary

Project ID# 03412

Name: Evergreen @ Mesquite

City

LIHTC 9 LIHTC 4

HOME HTF

Bond SEC

ESGP Other

Developer	Role	Disbar
PWA-Mesquite Senior Community, L.P.	Owner/Applicant Name	<input type="checkbox"/>
PWA-Mesquite GP, LLC	General Partner	<input type="checkbox"/>
PWA Housing Coalition of Dallas Inc.	100 Owner of G.P.	<input type="checkbox"/>
Don Maison	President	<input type="checkbox"/>
Michael Anderson	Chief Financial Officer	<input type="checkbox"/>
Churchill Residential, Inc.	Special Limited Partner	<input type="checkbox"/>
Brad Forslund	President	<input type="checkbox"/>
J. Anthony Sisk	Treasurer	<input type="checkbox"/>

Projects/Contracts Monitored by the Department

Program	Project ID	Project Name	Score
LIHTC/HT	94141/98083	Hillcrest House	0
BOND	Unknown	MAEDC-Arlington Seniors Apts.	N/A
BOND	Unknown	MAEDC-Hulen Bend Seniors Apts.	N/A

Out of State Response Received: N/A

Non-Compliance Reported

Completed By: Jo En Taylor

Date: 7/17/2003

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
Multifamily Finance Division

Public Comment Summary

Evergreen @ Mesquite

Public Hearing	
<i>Total Number Attended</i>	72
<i>Total Number Opposed</i>	55
<i>Total Number Supported</i>	3
<i>Total Number Undecided</i>	14
<i>Total Number that Spoke</i>	14

Letters - Email Received		
Public	<i>Opposition</i>	48
	<i>Support</i>	0

Summary of Opposition
<i>1 Will lower property values of homes in neighborhood</i>
<i>2 Increase traffic congestion and decrease safety</i>
<i>3 Increase demand for city and community services</i>
<i>4 Diminish the natural undeveloped "green" areas</i>
<i>5 Oppose the three bedroom units</i>
<i>6 Too many apartments already in neighborhood</i>
<i>7 Increase flooding in area due to covering land with concrete</i>

Response to Summary of Opposition
<i>1 The proposed development is a very attractive senior community buffered by a golf course to the east. No evidence was provided which indicated the loss in property values due to the development.</i>
<i>2 Will increase traffic from the current vacant land use</i>
<i>3 Will increase the need for city services but no more or less than any development</i>
<i>4 No comment</i>
<i>5 This is a market issue on whether the 3 bedrooms (17 units) will lease at stated rents</i>
<i>6 Market Study addresses this issue</i>
<i>7 Site will be engineered to reduce an increase in offsite flooding</i>

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

PUBLIC HEARING
2003 STATE OF TEXAS
EVERGREEN AT MESQUITE SENIOR DEVELOPMENT
PROJECT HEARING

Tuesday, July 15, 2003
Elsie Shands Elementary School
4836 Shands
Mesquite, Texas

PANEL MEMBERS:

ROBBYE G. MEYER
TONY SISK

I N D E X

<u>SPEAKER:</u>	<u>PAGE</u>
Rodney Shindoll	12
Matt Crownover	40
Leslie Gregory	42
John Losher	43
Bob Bagley	44
Janalou Phelan	45
Randy Damesni	47
Wyatt Daniel	50
Thomas Townsend	51
Molly Bishop	53
Bruce Ivy	55
Mark Ebel	56
Sherri Banks	58
Paul Wallace	59

P R O C E E D I N G S

MS. MEYER: My name is Robbye Meyer, and I would like to proceed with the hearing. Let the record show that it is now 6:17 p.m. on Tuesday, July 15, 2003 and we are at the Shands Elementary School located at 4836 Shands in Mesquite, Texas.

I am here to conduct the public hearing on behalf of the Texas Department of Housing and Community Affairs with respect to an issuance of tax-exempt multifamily revenue bonds for a residential rental

community. This hearing is required by the Internal Revenue Code.

The sole purpose of this hearing is to provide a reasonable opportunity for interested individuals to express their views regarding the development and the proposed bond issuance.

No decisions regarding the development will be made at this hearing. The Department's board is scheduled to meet to consider the transaction on August 14, 2003.

In addition to providing your comments at this hearing, you are also invited to provide comment directly to the board at their meeting, and the Department staff will also accept written comments from the public up until 5:00 on August 1, 2003.

VOICE: August what?

MS. MEYER: August 1, and I'll give you these dates again at the end of the hearing so that you don't have to do it right now.

The bonds will be issued as tax-exempt multifamily revenue bonds in the aggregate principal amount not to exceed \$11 million in taxable bonds, if necessary, in an amount to be determined and issued in one or more series by the Texas Department of Housing and Community Affairs.

The proceeds of the Bonds will be loaned to PWA -- Mesquite Senior Community, L.P., or a related person or affiliate entity thereof, to finance a portion of the costs of acquiring, constructing, and equipping a multifamily rental housing community described as follows.

A 200-unit multifamily residential rental development to be constructed on approximately 13 acres of land, and located in the 5200 block of Northwest Drive in Mesquite, Dallas County, Texas.

The proposed multifamily rental housing community will be initially owned and operated by the borrower or a related person or an entity thereof.

I would like to thank you all for coming to the hearing, and participating in the public comment section.

This hearing, as I had stated earlier, is required by the IRS code Section 42 and it is to receive public comment concerning the bond, and the bond issuance.

The Texas Department of Housing and Community Affairs takes that one step further and actually allows the public to make comment, not only on the bond issuance, but also on the development itself.

There's two different financial instruments. One is a private activity bond, the tax-exempt bonds. And the tax-exempt bonds is an exemption to the bond

purchaser. It does not exempt the property from paying property taxes. The tax-exempt bonds are tax-exempt to the bond purchaser.

And because of that, the bond purchaser will allow a lower rate of return; so therefore, there's a lower rate on the mortgage that will be placed on this property. So that's one financial instrument that the development uses in order to build the affordable housing.

The private activity bond program was created to encourage private industry to build and develop safe, quality, affordable housing for families of lower income.

The other part of the financial instrument is what we call a 4 percent tax credit which is by the IRS. This tax credit is, again, under the Internal Revenue Code, Section 42. It is a - it provides equity to the development for ten years.

The deduction is much like a deduction that a homeowner would take on their income tax, or maybe a child credit on your income tax. It has the same net result to the IRS, so that will kind of give you an idea of what a tax credit actually does.

The Evergreen at Mesquite Development received what we call a reservation of allocation on May 9th and from that date, they have 120 days to close the bonds, and

that reservation will expire on September 6 2003.

Some misconceptions that we had with this particular development. One, it is a senior development; it will not be a family development. Part of the zoning requirements of the change in zoning on this particular piece of property was that it would be senior housing only for the life of the property.

I've had several calls concerned about whether it would be family, or whether it would be senior, and to answer that question, it is a senior development.

Not only that, but the development itself will be under a compliance with the Texas Department of Housing and Community Affairs for at least thirty years, or as long the bonds are outstanding, whichever is a longer period of time. So they have compliance issues that they will have to deal with, with the State, in order, during the affordability period.

This is not a Section 8 project based housing development. According to fair housing laws, you can't discriminate against a Section 8 tenant and I'm not trying to do that; I just want you to understand, it is not project based housing.

Section 8 voucher holders, if they qualify under the other leasing requirements, they will be allowed

to be tenants in this particular development; however, it is not a Section 8 project based housing development. So I've had several questions about that and emails and phone calls and I just wanted to make sure that everyone understands that.

The development, again, is located in approximately the 5200 block of Northwest Drive. It's right across from the golf course, and the developmental kits consist of one three-story complex. And there's a community center that's within that complex.

There'll be a total of 200 residential units: 90 two-bedroom, one-bath units with an average square footage of 768, 84 two-bedroom, one-bath units with an average square footage of 894, and there'll be 17 three-bedroom, two-bath units with an average square footage of 1072 square feet.

One hundred percent of the units will service families with incomes of less than 60 percent of the area median income. However, the rents are capped at the 50 percent level, and this is really confusing for anybody if you don't know HUD rents and limits; that's kind of confusing.

But to give you an idea, the area median income for the Dallas-Mesquite MSA area is \$65,000. I say if you

have a family, and I'll add as family incomes on my report here. If you have a family income, a combined income, they could not make more than \$39,900. And I failed to get the two-person one, but that kind of gives you an idea.

It's at 60 percent of the area median income. The two-bedroom maximum rent will be approximately \$647. A three-bedroom unit will be approximately \$746.

The Mesquite development proposes to pay a 25 percent school tax. There is a tax abatement on this particular property, and I've had several people call and ask me about that.

There is a tax-exemption to the development and what they are proposing is a 25 percent school tax abatement with 100 percent of the local services being paid. It's my understanding that the city manager signed that agreement today, so that will be in effect.

One other thing that -- if you'll just hold your questions -- one other thing that was a cause of concern is the sign and what were the requirements of the sign on the property. We don't have an actual requirement from the department.

We do request that the developer place a sign on the property, and there are different guidelines that

go along with that. Again, it's not a requirement of the department right now; however, for the 2004 applications, it will be.

And not only for the Texas Department of Housing and Community Affairs, but it also will be for local issuers within the area. So I know there was some confusion on that, and the sign wasn't appropriately out there, so I apologize for that; however, the in future, it will be different.

Can I give you some basic guidelines of the hearing itself? If -- I will request that you turn off any mobile phones or pagers or at least move them to silent mode. If you do receive a call, I ask that you step out of the room and not conduct your conversation in here -- in the room.

Please be respectful of the other people that are here. Because we don't have an audible microphone here, it's going to be a little difficult to hear.

VOICE: What is this thing that's going on? This -- that noise?

MS. MEYER: Well, that's the air conditioner and I certainly don't want to turn that off.

VOICE: [inaudible].

MS. MEYER: Anyone who wishes to speak, again,

you do need to make sure that you are signed in and I will go down the list here in just a minute, and call out everybody that has said -- that has indicated yes.

And if you want to speak, you will be allowed two minutes to make your comments. And again, please be respectful and speak up when you get up here.

This is a transcription microphone, so if you will, whenever you get up here, if you will speak clearly and state your name clearly for the record, so that when it is transcribed, our board will know who is speaking.

If time permits, once we get through the public hearing piece, if you have questions, I do have representatives from the developer here, and also I am open for questions.

I'd like to get the hearing part out of the way. And if you have questions throughout the hearing, I'll be writing them down and I'll try to address them at the end of the public comments section. Okay. And I'll give you the dates as we get a little bit further along.

I also have some information cards that -- once we get through with this hearing, the public comments section is still open until August 1st at 5:00.

So if you wanted to send me an email or send me a letter, you are more than welcome to do that, and all my

information is on these cards and you can reach me by either email or my address is on there and also, my telephone number.

If you have any questions after the hearing that you would like to have answered, I'll be glad to answer those questions for you.

I'm going to go ahead and start the hearing, the public comments section at this time. And again, at the end, if you have some questions, I'll be glad to field those questions along with that.

Okay, the first person I have is Rodney Shindoll?

MR. SHINDOLL: Yes? I had a question --

MS. MEYER: You are going to have to come up to the microphone if you want to speak at all.

VOICE: Can you explain to us what multifamily is, and what senior is and that might help us?

MS. MEYER: Okay.

VOICE: I think there's a lot of questions that need to be answered first --

MR. SHINDOLL: Maybe our questions will answer it.

MS. MEYER: Okay.

MR. SHINDOLL: First of all, I'm Rodney

Shindoll, at 457 Country View Lane in Trails. You say that it's a senior community, but then you say they got three bedroom for what, 765 a month? Why would a senior need three bedrooms?

I mean, is it 55 and older? See, my grandmother lives across the street also at the community center there, and all they have is single bedrooms. There's no reason for three bedrooms.

MS. MEYER: Well, some seniors want three bedrooms. It is not a family community. I'm telling you that as a fact, it is not a family community. Do you have -- is the age restriction 55?

MR. SISK: Yes, the property --

MS. MEYER: Tony, you're going to have to come to the microphone.

MR. SISK: I'm Tony Sisk, Churchill Residential, and I'm the development manager on the community.

VOICE: Can you speak up?

MS. MEYER: Yes, you're going to have to --

MR. SISK: My name is Tony Sisk and I'm with Churchill Residential; we're the development managers and a number of these issues came up when the property was zoned at the City of Mesquite, over a year ago. We

received 100 percent unanimous approval with the planning and zoning in the city council.

This property has been forever deed restricted; it runs with the land, with a minimum age of 55. All of the leases will be written with a prohibition for children to be residents on the property.

If there are any children at all that are trying to stay with their grandparent, they will be in violation of the lease, and will be, you know, will have to leave the property.

So the deed restrictions, as well as the restrictions with the land use agreement that is part of the tax credits and the bonds, forever require that this property is a senior only property.

Similar properties that have been done in the Dallas area have an average age in the seventies. A typical resident is a single female in her seventies. Many of the people do not drive. There is scheduled transportation, and it is -- I am sure you have seen various senior living retirement communities. It is designed, as you can see in the rendering, to be like a -- built like a retirement community. Yes?

VOICE: Can you show us specifically where are the residences that you have built?

MR. SISK: Yes. In that frame right there, there is the Arlington Community. The open house was a couple of months ago, in Arlington. That community is just west of the Texas Rangers Baseball Stadium. It was attended by the Mayor of Arlington, the city council members, a number of people from the Chamber of Commerce and many other representatives.

And they stood up at the open house with glowing reports about they had no idea that this type of community could be produced in Arlington.

But they said, in that case, the entity was paying 50 percent of the city property taxes. They said we will do these all day long. In the case of Mesquite, an agreement has been signed and approved by the city council to pay 100 percent of the property taxes. Yes?

VOICE: As a senior citizen's apartment, how wide will the hallways be?

MR. SISK: Yes.

VOICE: How wide will the doors be? What kind of elevators will you have? Will there be any special access to that?

MR. SISK: Yes. At an extensive cost above what it would cost to build a traditional multi-family community, a decision has been made to design this

property like a retirement community with 100 percent covered corridors so that no senior has to go out into the weather to get to the over 7500 square foot two story community center.

There are five elevators, two of which are commercial elevators, and the elevators are interspersed throughout the community, so as to be close to the parking. There are parking garages and carports outside for the residents that are interspersed around the five elevators.

VOICE: The width of the hallways and the door facings?

MR. SISK: The width of the corridors are eight -- seven feet wide. All of you asked a question about handicapped.

The architect for this community has designed numerous other similar senior communities such as the one that is in McKinney. But they are extremely experienced in senior living and care design, and they have designed the property to be not only senior friendly, but handicapped friendly.

There's numbers in the hallways, there are the automated doors where you can push the button and the doors open, because you know, as the people age in place,

there's more the need for the handicapped issues. Yes, sir?

VOICE: Can you give an address of one that we can see?

MR. SISK: Sure. The closest one to see that is open and operational is on Highway 5, Greenville Avenue, on the east side of the street, just south of the hospital. It's on the south side of McKinney.

It had 230 units and a waiting list of 200 people, and they have since starting building some additional communities right next door because of the huge demand from seniors.

VOICE: Is that Country View?

MR. SISK: Yes, ma'am. We feel that -- I mean there's nothing wrong with that community, it's the same architect but this is about the sixth generation building that's he's done and it gets better every time.

We are under construction with a 240-unit community near Hulin Mall in Fort Worth and we have learned things through each property to improve on, but it's a beautiful facility. Yes, ma'am?

VOICE: You said it was going to be a senior citizen's community for the life of the property. What is the life of the property?

MR. SISK: Well, it has a 40 year mortgage. Okay. So it's at least that long.

I mean the requirements, there are very strict requirements in this financing; there's a major -- one of the largest real estate companies in the world that has equity money in this property, as do the tax credit people. Very stringent requirements ongoing maintenance -- it is designed -- we agreed with the City of Mesquite to make it virtually all masonry construction, brick and 50-year guaranteed Hardieplank but primarily brick.

And it's built for low maintenance because this partnership will own it a minimum of 15 years and the partnership is very concerned about not having deferred maintenance issues.

VOICE: The 15 years won't be the life of the property.

MR. SISK: The life of the property is at least 40 years because that's the life of the mortgage. In reality, it should last longer than that.

VOICE: If it's for seniors, why would you build it as three stories?

MR. SISK: Well, it has 5 elevators, so a three-story building looks much better. We think a two-

story walk-up apartment looks kind of cheap. This is a very substantial, attractive community, and the three-story makes it look better.

But since we had five elevators anyway, the three-story -- it makes for less concrete and rolling property, just a lot more attractive. Yes?

VOICE: What's the maximum number of units that you can put on that particular premise?

MR. SISK: Two hundred.

VOICE: Just 200? You can't put more than that later on?

MR. SISK: No. It's a planned development that was approved over a year ago by the City of Mesquite and you can't even the move the building without approval of the city council. That site plan is approved. If you change anything, you've got to go back through.

Yes, sir?

VOICE: Does the city or state have any plans to improve Northwest Highway?

MR. SISK: Northwest Drive? The City of Mesquite is providing a median break so that the resident going northbound on Northwest Drive will go into a deceleration lane to be able to turn left into the property.

Most of the people will come out of the property, go right and take -- it's always less stressful to make right turns, so most of the people, you know, if my mother was there, I'd say, you know, go out, make right turns all the way back around till you go to the Albertson's.

In other words, this is just the way most people will come out of the property. But to have a safe entrance going northbound on Northwest Drive, the city agreed to put in a deceleration lane and a median break so they can turn left into the -- the entrance to this property, though, is pretty far south on the southern end.

This is a long, narrow site so it's pretty far south. It's kind of between Oates and I-30, where the entrance is, where they drive in. Yes, ma'am?

VOICE: How, size-wise, is the building? How does that compare to Country View? That building is pretty big.

MR. SISK: It's -- Country View Phase One is about 230 units. This is 200 units. They're adding 500 and something units up there in McKinney, in two new buildings under construction. It was the fastest leasing senior property that one of the major tax credit investors has ever been involved in.

VOICE: Is there anything to save the environment up there? I mean, there is a creek in there --

MR. SISK: In McKinney, you're talking about?

VOICE: What?

MR. SISK: Or this site? I met with the city manager this afternoon, and proposed to them that when there are dollars available to develop out Proctor Oates Park, that they would be able to use some of those dollars to create a handicapped park so that all residents in the area could use it, and it could be an amenity, so that the seniors in this community, could -- without having to get on Northwest Drive -- could walk to the handicaps near the handicapped park.

VOICE: That's not what she asked.

MR. SISK: Oh, I'm sorry. You were asking about the --

Oh, I'm sorry. Well, what I was going to lead into that, as far as the -- we are improving -- the development is having to pay for -- even though the development only contributes eight percent to drainage, is having to pay for 100 percent of the cost of a concrete box culvert that is between 100 and 200 thousand dollars.

And that there's going to be improvements

around there. Environmental improvements and lots of trees being put into that area, so I consider that to be an environmental improvement.

Yes, ma'am?

VOICE: I was going to ask, are some of the trees that are already naturally there going to be kept, saved?

MR. SISK: As much as possible, and then other trees would be put in. That's one of the reasons that I made the suggestion about the park, which they don't have the money to build right now, is that we could use that as a vehicle to get more trees in.

Because, generally when you build a park, there's money flowing around that could be used for environmental issues. Yes. But we have to comply with any kind of tree ordinances with the city.

VOICE: Will this be a fenced community with some kind of security?

MR. SISK: It is totally secured, with secured access gates, and, of course, the community center up front is secured.

When you come into the property, to get around to any of the park units, there's two secured access gates on either side, so they have to put in their code to get

in, to go around to the parking around the outside.

The parking is mostly all around the outside in the back of the building, but it's totally secured. From a fencing gate standpoint, it's totally secured. There's no need for -- this is not an unsafe neighborhood.

There's no need for full time security like there are at some locations.

VOICE: Do you require all members of the household to be 55 or over, or just one?

MR. SISK: The requirement is 55, but I will just say that if you -- I can show you every community in all of North Texas and the average age that I'm seeing in all of them is in the mid-seventies.

VOICE: That's not the question. Do you require that all members of the household be 55 years or older?

MR. SISK: Yes, the lease requires it and --

VOICE: Every member? Other than --

MR. SISK: There's a provision in the lease that if there, and that's why I mentioned this earlier, if you're leading towards --

I have had this question come up in several cities about how do we know there's not going to be a bunch of kids living with Grandmother, and the answer is

that the other tenants don't want them there.

It negatively affects the property, and that's why in the lease, it prohibits children being residents.

VOICE: Other than the lease is there any protection --

MR. SISK: Yes, there's a -- in the zoning -- to get the zoning on this property as a planned development, we had the city attorney of Mesquite draft the language to forever restrict the property running with the land for 55 and above, and he ran it past the state Attorney General to make sure that it was properly written. Yes, sir.

VOICE: Question. When you were dealing with the City of Mesquite, why wasn't all that public?

MR. SISK: It was. Every bit of it.

VOICE: Well, in my neighborhood, hardly anybody knew anything about this. The only way we found out about all of this was total accident.

MR. SISK: Yes.

VOICE: Accidently, because one of our neighbors just happened to be just riding by it, and saw the sign, which was basically whether intentionally or not, was obscured so that it would not be visible by an ordinary citizen.

MR. SISK: Right.

VOICE: So it seems like there is something going on underneath.

MR. SISK: Not at all. Not at all. This is all public information when we went through the zoning. Furthermore, we had a hearing just like this last year.

VOICE: Why didn't anybody in the neighborhood know about it? When was this hearing noticed?

VOICE 2: We get notices for this school.

VOICE: That's right.

MS. MEYER: Let me answer that. As a department, there are local officials that are notified; for this particular development, we ran two ads in the newspaper, Dallas Morning News and the Mesquite News.

So there was two ads for this hearing itself. So I mean, I can't say -- if you didn't read it, I can't do anything about that. There were two notices.

VOICE: Is there anything in the code of the city as far as notifying each resident as far as changes in zoning, projects?

MR. SISK: Yes, and it was complied with.

MS. MEYER: Well, you're asking a city council question, and I can't answer that. All I can tell you is what the state requirements were, and the state

requirements were met.

Well, I'm not with the city, so I can't answer that question.

VOICE: The problem is --

VOICE: Is there anybody from the city here tonight?

MR. SISK: This is not a city matter.

VOICE: Well, it is.

MS. MEYER: This hearing is for the development. I mean, if you have city issues, you're going to have to take that up at a different time. This is for this development and the issues concerning this development.

As far as zoning and public notification and as far as the city is concerned, that's not my responsibility, and that's not the state's responsibility. So that matter will have to be taken up at a different time.

VOICE: It's somebody's responsibility, and we're paying the taxes on this school, and we're having a meeting right now. It's somebody's responsibility. Right? To notify us.

MS. MEYER: No, sir. What I'm saying is, the state's notification laws and requirements were met. And

I'm with the state. I'm not with the city. I am with the State of Texas. And those laws were complied with, and that's all I can answer.

If you have a city complaint, you'll have to take that up with the city. I don't have anything to do with that; I don't have any control over that.

VOICE: How many people showed up at the zoning hearing?

MS. MEYER: Sir, again, I don't have anything to do with the city, and I don't have anything to do with planning and zoning. Yes, sir?

VOICE: Could you maybe enlighten her and give me an example? What I'm looking at, is one, two and three-bedroom units that are renting and leasing at \$647, 746, and so forth.

The -- and, Robbye, I'm sorry, you may be able to answer this, since the developer -- the association between the bond package and then it bids and assistance towards a lower rental rate. This appears to be a very, very low rental rate to me, for a multi-story housing complex.

MS. MEYER: Okay, again, and I'll explain that. The two different financing instruments that I made mention of at the very beginning, the tax-exempt bonds.

Okay.

One, the mortgage, the 40-year mortgage that will be on this property has a lower interest rate than just your standard mortgage. And the reason is because it's a tax-exempt bond to the bond purchaser who allows a lower rate of return, so therefore, the rate on the mortgage is lower than your average mortgage. That's one.

And that gives them the ability to charge lower rates.

Okay?

There's also a four percent tax credit with the IRS and again, like I tried to explain, it's much like you having a deduction for your mortgage on your income tax. It's the same type credit. Okay? With that credit, which in a lot of instances, that could be anywhere from 300,000 to half a million dollars a year to the development as equity in the development, and that allows them also to charge lower rents. And that's where you get the affordability piece.

VOICE: But there's not -- I'm saying that the bond package, then, gives them a lower operating cost, allowing them to pass on that savings? It's actually not assisted portion -- assistance dollars associated with the lease rates.

MS. MEYER: Are you talking about like Section

Eight type assistance subsidy?

VOICE: Or any kind of subsidy?

MS. MEYER: No.

VOICE: The lease rates are low strictly because the bond package has subsidized it at a lower rate?

MS. MEYER: That is correct. That is correct. Yes, sir?

VOICE: A question for the developer. I work for Parkland Hospital Geriatric Department doing home visits, and so I'm in and out of a lot of senior housing down here in Dallas County.

And I see something all the time, which is, yes, they got a thing where you have to be a certain age to live there, but they've got a medical so and so to take care of them, and it's grandson or son, or somebody 35 years old or whatever. I see this all the time. How will this play out there?

MR. SISK: As I mentioned earlier, the lease has a prohibition against that, and if the management finds out about it, they're in default of their lease.

VOICE: So if I'm 70 years old and I suffer a massive stroke, I don't have any right having someone come in my home and take care of me.

MR. SISK: Well no, but that's not a permanent resident. I mean, you know the -

VOICE: A lot of them live there.

MR. SISK: No, I'm not arguing with you. I know a lot about the senior living business.

But these people that live here have to be -- basically, they have to be able to take care of themselves. This is not assisted living. They have to be able to cook and get around, and they're in charge of their own activities.

There's a full time activity director, but the activities, the resident's council is the one that's in charge of a lot of the activities, because it is all these activities that -- this is one of the reasons that the rent -- we don't have any kind of rental rate attached to services that would be offered, other than the scheduled transportation and the general activities.

There's not a commercial kitchen; we don't serve meals, that sort of thing.

VOICE: So you are saying, I mean, I know I heard you say no children several times --

MR. SISK: Right.

VOICE: You are saying that if you are under 55, you can't live here period. Right?

MR. SISK: Right.

VOICE: I have a question over here. The state says that there is, sort of, the bonds. What do they do with the funds that go into them. Who guarantees them?

MS. MEYER: The bonds actually -- everything is sold to a private investor. It's actually loaned by a private lender. Okay?

The bonds are actually allocated to the state through the federal government because of the tax-exemption portion, but the bonds are actually purchased by private industry. It's not your tax dollars that's paying for the development. It's actually private industry dollars. Did I answer your question?

VOICE: No, ma'am, you did not answer his question.

MS. MEYER: He's saying I did.

MR. SISK: Yes?

VOICE: It seems like there's already somewhat developed land between Northwest Drive and Broadway, that has some fire hydrants. Seems like the location was started to being developed and then stopped.

Got a highway system that seems adequate already there. Why wouldn't something like this be used in an area like that instead of going into a green space

area that's undeveloped? Are you familiar with that property?

MS. MEYER: I'm not familiar with that.

VOICE: It's on the right, as you turn left on the service road between Northwest Drive and Broadway. Do you know anything about that, as a developer? That land is available over there, partially developed --

MR. SISK: No.

VOICE: So with that issue, I mean, August 14th, as citizens that are concerned about this, do we have any -- other than the board voting, is that our ultimate chance to express whether or not we would want something like this in that location to take place?

MS. MEYER: That is correct. Or, you can send a written statement to me by August 1, and I will make sure that it gets in the board package for them to read.

Again, the board meetings are in Austin, and I know that travel is sometimes difficult to get to the board meetings, but you are more than welcome to send written comments, and I'll be glad to present those along with the transcript of this hearing. Okay?

VOICE: But as far as -- are you familiar with that location?

MS. MEYER: I'm not familiar with that

location, but can I explain how the private activity bonds work?

Right now, currently, which all of this is changing after -- for this next application period, but for this year, everything is done -- it's drawn by lottery. Okay?

So you have developers that choose sites -- they send in applications to whichever issuer, whether it be the Texas Department of Housing or whether it be a local issuer -- and they actually choose the sites.

And everything is put in, if the application is approved by our staff and our board, then it's entered into the lottery, and it's drawn strictly by lot.

Like I said, that's done right now. All that is changing for this next year and from here on out. But that's how the sites become available.

The Department nor any local issuer doesn't go out and choose sites. And once a development has chosen a site and submitted an application, it can't change the site. That's it. They either have to develop that site, or the application is void. Okay?

VOICE: How is the board's decision made? You say it's now going to move on to the board, and the board it going to decide?

MS. MEYER: That's correct.

VOICE: How much does citizen's concerns weigh into that --

MS. MEYER: Well, the board has a lot of things to consider. One, the feasibility of the bonds and the development itself. You know, do the numbers work, can they support their debt service, and those kind of things.

They also look at public comment, the location, the services surrounding the development. There's underwriting issues and concerns and market data. All of those things, the board considers. Okay?

Public comment is a piece of that. Now, the board has an independent decision on every transaction; so therefore, I mean, I can't answer how it's going to go either way. The board makes an independent decision on each development. Yes, sir?

VOICE: Mr. Sisk, what is the depth of -- in the number of feet -- you say this is a long, narrow piece of property? How deep a piece of property is it? We don't have a plat.

MR. SISK: Yes. It's, as we mentioned earlier, a 13 acre site, so it has fairly low density. The site, as I recall, is 646 feet deep on the south end, and I've got --

VOICE: What's the basic requirements? My next question is, is there another property owner behind this, or why could you not possibly make your project 15 acres or 20 acres? Just as a beginning, why can't you come back -- if you fill up, for example, in 60 days, why could you not be back in another six months with another 500 units put to try to behind it, or further south of it?

MR. SISK: Well, that's a land use issue that would have to be decided by the City of Mesquite. It's not something that we had planned, but I --

VOICE: So that hasn't been determined yet by the city? What is the zoning on that land, other than your particular piece of property?

MR. SISK: If somebody wanted to put another senior living facility, they would have to go back through like we did, with a planned development, asking for a permitted use for whatever they want to put there, senior housing. The city would decide whether they want to put any more senior housing in that location. You know, we don't have any plans for it. But somebody could come along and ask the City of Mesquite someday. It wouldn't be for a while.

VOICE: Well, now I'm going to ask you one more question.

MR. SISK: Yes?

VOICE: And that is, none of us are developers.

MR. SISK: Right.

VOICE: And you're a developer. And let's suppose we were successful in defeating your proposal. Okay? But as a developer, what else do you think possibly could go in there, on this 13 acre tract of land, and or, including the acreage behind it, or possibly to the north of it?

MR. SISK: I don't know.

VOICE: I'm asking you, what are our alternatives were we can turn you down?

VOICE: Better yet, what was it zoned before you got into this?

MR. SISK: Well, it's a commercial zoning. Obviously, there not a very high demand for various usages because they haven't been able to sell it for any other use. So I don't know what --

I mean, you could put -- you could I guess, presumably, put offices or churches or whatever, but it's been vacant forever.

VOICE: Possibly, could you help us out, if you are aware of this. It fronts Northwest Drive. To the north, there is a creek that I think would be the Proctor

Creek. It would be a natural boundary.

Directly behind the property as I see it, is a utility easement for high power lines.

MR. SISK: Correct.

VOICE: Then, to the left, the ultimate south, would be a Diamond Shamrock station or something like this on the corner.

Can you clarify, if possible, the width and breadth of the project? Do you go to the utility easement and left and right, as I have described, or a portion thereof?

MR. SISK: We abut the creek on the north, the high power lines on the west; we do not go south all the way to the gas station.

VOICE: Thank you.

VOICE: How close to the gas station do you go?

MR. SISK: I'm not sure of the distance there.

VOICE: Will there be a street light along with that turning lane to be put in, and where will that be located?

MR. SISK: I don't know about the lighting on the medians there. I don't know what, if any --

VOICE: Where would the turning lane be located?

MR. SISK: There would be a deceleration lane and a median break for a northbound left turn near the south entrance to this property that is somewhere in between the creek and the gas station, you know.

VOICE: On the north side of the current line, at that entry way to the senior complex?

MR. SISK: It is. It would be north, yes, of Christian Care Retirement Community. The entrance is across, actually, from the golf course.

VOICE: Are you going in there and bulldozing down the trees along that creek?

MR. SISK: Well --

VOICE: Just say yes or no. That's all I ask. That requires a yes or no answer.

MR. SISK: Let me just say this, clearly there would be a number of trees affected. But there is a tree ordinance with the City of Mesquite that we are subject to. Okay? So whatever the city requires us to do, in terms of replacing trees, we have to follow.

VOICE: Right. Replacing, that's what you said.

VOICE: But that's not going to be the \$200,000 concrete culvert, is it?

MR. SISK: No, we wouldn't put them back there.

We would put them around there, and around the rest of the site. We have the ability to put them anywhere on the site. Right? Yes, on the tree mitigation.

VOICE: When did this under-the-table rezoning go through?

MR. SISK: The zoning was very much a public event with full notifications. There was unanimous approval by the planning and zoning commission and the city council of Mesquite. They were very supportive of this community.

VOICE: And you were there?

MR. SISK: Yes.

VOICE: There was never a sign, actually.

VOICE: I've been living on that drive for 18 years, and there's never been a sign there.

MR. SISK: Well, it -

VOICE: Does the board care if it was rezoned illegally?

MR. SISK: We complied with all state laws.

VOICE: They did not take the proper legal steps.

MS. MEYER: Well, if -

VOICE: Can we get a transcript of this zoning, this meeting that you are talking about?

MR. SISK: Absolutely. It's matter of public record.

VOICE: Well, where do we get it? Because you know what? It is very interesting that you say all of this. But we find some of these people out here, they went to the City of Mesquite, and it's all hush-hush. Nobody wants to talk about this.

I find it very interesting. If this is a public thing, and it's the taxpayers' money that's being spent --

MR. SISK: I was there.

VOICE: Then all of this information should be available.

MS. MEYER: Could we have one person speak at a time?

MR. SISK: Well, I'm sorry. Could you repeat the question?

VOICE: Can you roughly tell us how many people there were at the rezoning hearing? You were there.

MR. SISK: There were a number of people there. I don't know what the number were.

VOICE: Was it 50, 100?

MR. SISK: Less than 100.

VOICE: Do you have minutes?

MR. SISK: Pardon?

VOICE: Do you have minutes of the meeting?

MR. SISK: Absolutely. It's all a matter of --
yes.

VOICE: They had a zoning meeting. Okay? It's done. It's over with. They had the zoning meeting, all legal. Let's just move on from this and go to the next step. I'm on your side, okay.

But listen. It's done; it's legal; it's over. And there's not a thing in the world we can do about it.

(Pause.)

MS. MEYER: Time out. I'm going to end the question and answers now. It's just turning into an argument.

We're going to go ahead and start with the public comment. Again, you need to make your comments for the development itself.

I'd assume -- I'd appreciate it if you wouldn't attack the city council. That's the business between your city council and you; that doesn't have anything to do with this public hearing for this particular development.

Okay?

And I will go back to Mr. Shindoll. Would you like to make a public comment?

MR. SHINDOLL: No, I'm fine.

MS. MEYER: Okay. I'll move on to the next one. R.M. Crownover?

MR. CROWNOVER: That's me. Two minutes, you said?

MS. MEYER: Yes, sir.

MR. CROWNOVER: All right. I'm Matt Crownover. I have lived in this neighborhood for 23 years. I was kind of the first guy out there around Audubon Park when that development was done.

I guess my concerns, and I would really invite you all to join me, is that, well first of all, I was really concerned about the safety of Northwest Highway.

There's been a lot more wrecks in the last few years at Northwest and Oates. That's on a curve. That road is always wet, always slick. If you've driven down there, you'll know there's always somebody over in the trees there.

As much as I respect your safety for your mom turning right and everything, that just puts her right onto the service road where people are bailing off of 30. So the whole traffic thing seems dangerous to me.

And then, I'm a long distance runner, and have done almost all of my training for ten years of marathons

back there. And that, whether you care about it or not, that is the last bit of really wild space in our whole area. I see dove, rabbits, all kinds of animals. There's a bunch of species of trees.

Planting some pretty looking trees is not the same thing. This is really an honest-to-God true ecosystem that's back there. There's river life. There's little critters in the water. I take my son back there, and we go fishing and we go mess around. That's the last place you can do that.

Paving a handicapped accessible park, and sticking some fake trees in the ground is not going to be the same. I care about that a lot, and in Dallas County, that's important.

So I would invite you to think of it in those terms as we get organized here, and decide what we're going to do with the board.

At the same time, affordable housing for seniors is something that's real important. And it's a drag to be poor in Dallas, and I support poorer folks, especially older folks having a place to live.

We have got so many strip malls, and half-baked projects around town, let's please, developers, I would invite you to use one of those. They're everywhere. You

don't have to look hard in Dallas. Let's use one of those, instead of this raw land.

(Applause.)

MS. MEYER: Okay, the next person I have is Gil or Linda Moore. You just checked? [phonetic]

Okay. I am going to go through the question marks also, if you had a question mark. The next one would be Leslie Gregory?

MS. GREGORY: My name is Leslie Gregory, 6001 Hillside Lane. I would echo my neighbor in that there are half-baked development sites in that area, particularly as mentioned, between Northwest Drive and Broadway on the south side of I-30. There's no need, it seems like, to go into virgin areas to develop another piece of land.

Same thing with traffic. That Northwest -- I've made this comment to many of my friends, any time there is a light rain, there are cars in the ditches, cops there, guardrails destroyed. If you'll look at the -- whether it's the cable system, or something right there by the golf course, there's a big guard pole that's uprooted and laying on the ground from a recent truck going off there, right where this proposed possible entryway will be.

So I would just ask for treatment of the land

that's already been partially developed to go into those areas, for the safety of traffic there, and for the flow of that Northwest Drive, that it would be respectfully pursued, to use that other piece of land. Thank you.

MS. MEYER: Thank you. Letha Harbucks? Letha Harbucks? You want to speak?

Okay. John Losher?

DR. LOSHER: My name is Dr. John Losher. I am President and CEO of Christian Care Centers, Inc., a not-for-profit senior service organization with three campuses in North Texas. Our Mesquite campus is 30 years old; we have 600 residents, 300 employees.

I say that because I'm very concerned, having just learned at 11:00 today about this particular project, which I find quite interesting.

Our residential community is virtually across from this site. We've just concluded \$21 million of construction dealing with senior housing. We do over \$2 million a year in charitable care. So I definitely have a heart in our mission for senior adults.

I am most concerned about the impact on the area, and how it will affect other housing, profile, and the need for additional affordable housing in an area that already has a large concentration in the needed border

area of Garland and Mesquite.

I am also chair-elect of the Garland Chamber of Commerce, although I'm not speaking on behalf of it itself. But I am aware of affordable housing in our immediate area. The market is already over-built for affordable housing. Check with the realtors on that, and I think they will verify that.

The traffic and safety impact on the roadway, which has already been alluded to. I pay for a lot of wrecks that come into our campus. The city has been very helpful; we have partnered on doing a light and also some additional guardrails, so I appreciate their impact and they have sought to listen.

But the fact is, they have also wanted to do something with Northwest Highway, and funds simply aren't available both with the state that has not agreed in federal to do some things, but it has been on their agenda, because I have dealt with them for over 15 years.

The impact on the -- financial impact upon the hospital and medical services is something that has to be realized. This is not 200 people. If that's double occupancy, you've got up to 400 or possibly more. It's a financial impact on medical services, which is already being at a strain.

The impact on our fire and police services will also be a factor.

MS. MEYER: Your time is up, sir.

DR. LOSHER: And, therefore, in conclusion, I hope that the funding will not be funded for the reasons identified.

MS. MEYER: Thank you. Bob Bagley?

MR. BAGLEY: Hi. My name is Bob Bagley. I'm at 429 Country View. Should I yield my two minutes to you, sir? Do you want to keep going?

Mr. Sisk, I think you've done a miserably poor job of selling your project to the residents of Garland. You came in here without a plat plan; we have no notification of, you know, the planning and zoning meetings, minutes. You have nothing from the city council for us.

You have a nice little picture up there, but you have done a poor job of trying to sell us on a project that we're all opposed to. And having a little hinky-dinky sign stuck way back in the weeds is not the way to win friends and influence enemies.

We have a lot of people here tonight who have complained rather vociferously about the fact that they've not been notified about anything. I think that the State

of Texas should also look at the City of Mesquite and the manner in which they have also handled this and its impact on the surrounding community. Thank you.

MS. MEYER: Thank you. Mark Ebel?

MR. EBEL: No, I decline.

MS. MEYER: Okay. Janalou Phelan? Phelan?

MS. PHELAN: For the record, my name is Janalou Phelan. I live at 609 Trail View Lane in Garland. And I don't have a prepared speech tonight, but I want to get up here and say something because I'm a very concerned citizen for this project.

As many of you, I only found out about this Sunday evening when we attended a meeting in our neighborhood, and that disappoints me greatly.

I'm all for having affordable housing for the senior citizens. Okay? We're not against senior citizens. We're not against providing appropriate housing for these people. That's not the point. But I'm very disappointed in the way this was handled.

If I were developing a project, I would hope that you would try to get people on board by approaching them when you begin the project, when you begin the plans.

Why not try to encourage and get us on board with it, instead of trying to conceal it as much as possible until

the very last minute, when there's hardly anything else that you can do.

Since I only have two minutes, I'm going to second the two gentlemen who proposed that we try to preserve that land. I, too, am a long distance runner, and my husband and I have run back there and greatly enjoy that. It's pristine; it's untouched. As the song says, you paved paradise and you put up a parking lot.

Once it's paved, you cannot undo it. You cannot get it back to the way it was before. And why not preserve the untouched land that we have? There's very little of it in this area. And there are very many other areas that have already been touched by pavement and concrete that can be used.

So I would encourage you to continue your efforts to do this project. I'm not against the project. I'm against the location of the project. Thank you.

MS. MEYER: Debbie Smeeting?

MS. SMEETING: I'm fine.

MS. MEYER: Randy Damesni?

MR. DAMESNI: My name is Randy Damesni, I live at 629 Country View Lane. I guess I have a question. Is it worth -- I mean, for the sake of time, if I agree with a lot of things that have already been said, does it need

to be said again? Should we submit that again to the Housing and Community?

MS. MEYER: You are more than welcome to do that.

MR. DAMESNI: I mean, what's the benefit for us? What's the best way to do that?

MS. MEYER: You can submit comment after this, or you can make your comments here; it's going to do the same thing.

MR. DAMESNI: Okay, my question here is you say that you have fulfilled all of your requirements on everything that had to do with this project.

MS. MEYER: That is correct.

MR. DAMESNI: Okay. That means the size of the sign and the placement of the sign and all that?

MS. MEYER: There's not a legal requirement for the sign.

MR. DAMESNI: Okay. Who do we write to submit our suggestions for what the requirements should be?

MS. MEYER: That will be this next year. I mean, everything is going into effect this next year. It's not --

MR. DAMESNI: How do we know that it's going to, you know, we want to see a six-inch --

MS. MEYER: There was legislation. There was legislation that was passed this past legislative session.

MR. DAMESNI: So it's a law.

MS. MEYER: It's done.

MR. DAMESNI: It's already come down from them, not the community.

MS. MEYER: Well, the community has had a very big role. Maybe not this direct community, but there has been very much community input as far as our notification process from here on out. And not only for the Texas Department of Housing, but also for local issuers. And you will see that change this next year.

MR. DAMESNI: Okay. That's good for next year, but see, we're dealing with now.

MS. MEYER: I can't do anything about it. I answered the question truthfully. The state notification requirements have been met. I mean, I do them, so I know that it has been met.

MR. DAMESNI: Well, for the record, I am against the project's location because of drainage. We haven't seen anything here that tells us if that's a 20" pipe or a 40" pipe that's going to be helping get rid of the water that's going to be flowing down off of there.

Because it always, always has a puddle when it

rains, and that's what causes the wrecks. At least, almost 100 percent of the time. There's very few times that it doesn't rain more than a half an inch that there's not a wreck there.

MS. MEYER: Okay.

MR. DAMESNI: So the drainage is a problem. The traffic is a problem, too. I have an issue with that.

It is very hard right now, getting out of our subdivision in the mornings because they come around that corner, and they're not coming around that corner going 40. And you just take your life in your hands when you just go and drive across there and try to get out of there.

So with more in the area, more traffic. There is going to be more traffic. So we're concerned about the traffic problem.

MS. MEYER: Thank you for your comments. Wyatt Daniel?

MR. DANIEL: My name is Wyatt Daniel. I live at 406 Country View Lane in Garland. I agree a lot with some of the things that's already been said. Traffic on Northwest Highway is just something else, especially when it is raining.

I have only lived in the community now for six

months. I looked in that area for nine months before I could find a house to buy in the Trails edition. I am very disappointed that Mesquite and Garland have not communicated throughout this whole thing, and I feel that something is being put over on me.

And I'm not saying that it's Mesquite's fault or Garland's fault or whose fault. But we're right across the street from you folks in Mesquite. I lived in Mesquite for 25 years, and I think we should have been included. We're the main amount of residents that are right there, local.

We have a lot of multifamily housing already in the area; we have a very good senior Christian Care Center up the hill that is beautiful. I have no problem with that. I don't think that our community needs this in this particular area.

I'm concerned about the police and fire that will be running up and down the street with senior citizens. It is a beautiful complex. I have no problem with providing affordable housing for seniors. I think there's lots of other places that it could be done. Thank you.

MS. MEYER: Thank you for your comment. Linda Wallace?

MS. WALLACE: Yes?

MS. MEYER: Would you like to speak?

MS. WALLACE: No.

MS. MEYER: Okay. Barb Wright? She left? Brad Forsland? Okay. John Monaco? Okay. That's all I have that either had yes or a question mark. Is there anybody that would like to speak that did not? Did you sign in, sir?

MR. TOWNSEND: Yes, I did.

MS. MEYER: And your name?

MR. TOWNSEND: Thomas Townsend.

MS. MEYER: Okay. If you would please state your name for the record?

MR. TOWNSEND: Thomas Townsend. I live at 437 Trail View Lane. Is there anyone in this room for this? I can understand that.

VOICE: I think it's not that we're for it, or against it. Let's just not say that right now. But what are our other options?

MR. TOWNSEND: Correct. That's my question.

VOICE: Mesquite is going to zone that. Obviously it's zoned commercial. It's always been commercial. And I guess, either because of the economy, or they won't -- and I'm not sure that the City of

Mesquite over there gets another developer. They haven't done anything with it in all the years they've been there.

So would we rather see something like this, or would we rather see another multi-family housing, that'll sell that off, and sell that property to someone who's going to build 500 units of multi-family like they already have down there on the borders. What's our option to zone this? I mean, there's got to be something.

MR. TOWNSEND: I guess I --

VOICE: Eventually.

MS. MEYER: I'll start your time over. Okay. She took up most of it.

MR. TOWNSEND: Okay. I want to thank her, at least sending out notices to make us aware of the situation. If it hadn't been for the State of Texas, you know, we would not have gotten wind of this.

The other side of the coin is, I think our beef is with the City of Mesquite and my question to you is, what action do we take to go back to them, to say you didn't handle this correctly?

Now, gentlemen, I know you say you were within the law, but there was another piece of property, Cunningham Trails, in which they were going to put apartments in there, and we were all notified, and we had

hearings for it, and we went down and that was stopped because it was just too crowded.

This is the first time we've heard about this. It's not your fault. It's the City of Mesquite that didn't handle this correctly.

So you're going to get some action from this group, one way or another, and I think we need to make it peaceful, and that's what I'm trying to ask. Is there a means for us, or do we have to get an attorney?

MS. MEYER: Well, I'll go into some dates here in a little bit, and give you a direction about what needs to happen.

MR. TOWNSEND: Okay. That's all. That's my question. Okay.

MS. MEYER: Is that everybody? Is there anybody else who would like to make a comment?

MS. BISHOP: I signed in. My name is Molly Bishop. I signed in.

MS. MEYER: Did you check that you did want to speak?

MS. BISHOP: No, I --

MS. MEYER: Yes. Sure. That's not a problem. State your name for the record.

MS. BISHOP: For the record, my name is Molly

Bishop. I live at 438 Trail View Lane. I want to thank those on Country View that are here.

I lived in Mesquite, at Northwest Drive and Oates, in that area. It's one of the areas at Northwest Drive and La Prada that is undeveloped right now. The shopping center that's there -- that is available, as changing the location and it's flat land.

When they put in that self storage unit there at Northwest and Oates, and our neighborhood association, they came to us as a representative of Self Storage. The mayor of Mesquite came to us, and met with us, up at this church right across the street over here at Oates.

They brought a rendering, they brought a plat, they brought the development of the traffic flow, they told us the landscaping, they showed us other sites, and they had the support of the community, and that's how they came to us on that.

The traffic is a really big issue. I have had a wreck there, in the rain, and you really need to address that. I just want to stress that, you know, changing the location and stress the addressing the traffic. Northwest Highway, or Northwest Drive there has been changed a lot over the last 20 years, but it's not adequate to support traffic for 200 additional people that are going to need

public transportation, which isn't available in Mesquite that I know of. I think it's only available in Garland.

MS. MEYER: Thank you for your comments. Sir, your name?

MR. IVY: Bruce Ivy. Y'all don't stone me now -- okay? -- because I'm on your side on this deal. But gentlemen, I don't believe there was any under-the-table negotiations or anything along those lines. All right?

Here's my biggest concern. What has made this area such -- we got Section Eight housing. Within a three mile area, we're just sitting down there figuring out, just me and another gentleman, there's three complexes that already have affordable housing and/or Section Eight housing.

And if you go to a five mile area, it becomes even greater than that. We already have three retirement communities. How many more do we need? And what has made this area so dadgum attractive for this type of entity? That's my question to you. Do we need another one? I echo all your concerns about -- that have already been raised. That's it. Thanks.

MS. MEYER: Is there anybody who I missed, or anybody else who would like to -- yes, sir?

MR. EBEL: I want to comment.

MS. MEYER: Yes, sir? Did you sign in?

MR. EBEL: Yes.

MS. MEYER: And your name?

MR. EBEL: Mark Ebel. E-B-E-L.

MR. EBEL: I want to echo the same thing, because I just realized there's La Prada and Northwest Drive, there's a retirement center. Matter of fact, I checked it for my mother; I was in that -- my mother lives in an affordable housing project, which is in Dallas. It's a little bit away, but it's a huge complex.

Then we have this Christian Center, which I always thought was very well run and nicely run. But I'm totally puzzled, at you being the head of this place. I mean you running this show where this gentlemen, developers are coming in, private investors behind it, and want to come in and build this place, and having a place of this size, and being this for so long, and being part of Mesquite, and not knowing anything about it.

This gentleman has found about this today. Is that correct? I mean, that just blows my mind. I don't understand this. Where is this openness about this whole thing? Where is the -- where are you looking for the support of the community? And that's not even a

community. You're talking the same type of business.

I mean, how many -- again, the same question. How many of these centers do we need around our area?

And now we're talking about Northwest Drive, not only that it curves, but it coming straight from 30, people are flying through that place. And it not only curving but it's going up and down -- okay? -- to the point that you're on one side, you don't see the other side.

When you're going fast -- I've seen, literally, people go flying through the middle -- when it's wet area, getting stuck in the middle. You see empty cars sitting there because they got off the road.

MS. MEYER: Your time has expired, sir.
sir.

MR. EBEL: Just one more thing.

MS. MEYER: Go ahead.

MR. EBEL: I'm sorry, but I have an older mother. My father just passed away, and I look for affordable housing as well. I have my mother living in a place like that; I support it, but we have plenty of places like that.

And what worries me, this road, and now we're talking about 55 years and over. 75-year-old, 85-year-old

lady or a man coming out and driving on that Northwest Drive, it scares the heck out of me. And this is already a scary road as it is.

MS. MEYER: Thank you, your time has expired now.

MR. EBEL: Okay, thanks.

MS. MEYER: Is there anybody else? Yes?

MS. BANKS: I brought my own list.

MS. MEYER: State your name for the record.

MS. BANKS: Sherri Banks. My name is Sherri Banks and I live at 6001 Ozark Trail, in Garland. My biggest concern is all these lower income housing around there. I've got a good property value right now.

I do not want to see it go down 30 percent, and it's going to go down, with this slow economy, it's going down. And we don't have nothing to say about it. Because you got all these Section Eight over here, Section Eight over here, retirement over here; that's fine.

But we don't need any more because we're right there and we got a high property value, because we got the golf course. We've got Audubon Park.

Put something there that's low income? We're going down, our property level is going down and I will move. I'm not going to see it go down 30 percent. I'm

sorry. Thank you.

MS. MEYER: Now, is there anyone else? Yes, sir?

DR. WALLACE: Dr. Paul Wallace, 425 Trail View Lane, Garland. I already make a lot of right hand turns. I'm not 55 yet. I will qualify soon for your community. We're an aging population.

We're going to need more and more of these. I support the project. I don't support the location, mainly for the traffic. There was a police officer, I think, killed, just right on that, just right where than complex is going to be.

It's a -- that's one of the worst areas, traffic-wise, I think, in Garland. I mean, there's a tremendous amount of wrecks there. So just from a traffic standpoint --

I mean, it, from the pictures, looks like a great project. Certainly, these projects need to go on low cost land; that's not been a desirable piece of property for anything else, so it makes sense that they would want to go there.

I think that from a traffic standpoint, it would create much more difficulty, so I would oppose from that standpoint only. Thank you.

MS. MEYER: Anyone else? Okay. I don't see anyone else. What will happen here? I was asked a little while ago, what you can do, make a statement here, or send something later on, or showing up at the board meeting. Either one of those three will work.

This transcript will go to the two different boards. There's the Texas Department of Housing and Community Affairs, which is who I represent. There's also the Texas Bond Review Board and the transcript will also go to that board.

The Texas Bond Review Board's responsibility is for the feasibility of the bonds. They do take everything into consideration; however, the housing department handles housing issues. Okay?

With that said, again, if you want to make additional written statement, I've got some slips up here that have all my information on them that you can get in touch with me. I'll be glad to answer any questions. I'll be glad to take your comments and provide them to the board along with the transcript. Okay. And you will have up until August the 1st at 5:00 to get those comments to me. Because I have to put the board package together in order to make sure that it gets to the board in a timely fashion. Okay? Yes, sir?

VOICE: I have a question. The big issue was provide -- Northwest Highway -- safety on the road. Who would we address -- the project sounds wonderful; it sounds great. But again, the location stinks because of the problem with Northwest Highway. Who do we write to oppose the project on the grounds of safety?

MS. MEYER: Well, I mean, you can address that comment to the --

VOICE: To the housing people or would it go to the Texas Department of Public Safety, or the Highway Department, or what?

MS. MEYER: Well, if you're opposing the development because of that issue, then you would send it to the housing. Now, as far as that issue is concerned, again, it goes back to the city. And I don't have anything to do with the city.

And I'm not slamming your city at all, I just want you to understand that I don't have anything to do with their policies or their public comment or anything like that. I just want that to be understood.

I am in no way making any accusations against your city, but that is a city problem. You are going to have to take that up with them. Okay? If you're opposing the development because of that issue, you would need to

send a comment to that effect. Okay.

VOICE: Can we still send an email to you?

MS. MEYER: That is correct. Up until August 1, at 5:00, I can receive any public comment. Anytime after that, I can't guarantee it will get in there. Okay? You can send it after that, but again, I can't guarantee you that it will make it into the package.

Two different board meetings. One, the Texas Department of Housing and Community Affairs board meeting is scheduled to meet on August 14th. The Texas Bond Review Board has --

VOICE: Where?

MS. MEYER: Oh, I'm sorry. In Austin. They're both in Austin. I can't do anything about the location. I mean, the department's there in Austin, so they will be in Austin. I do not have a specific time that it will start, because the agenda has not been published at this time.

Now, everything will be posted. The entire board package will be posted to our web site. And again, you can get one of my information cards up here and it will be posted on our web site seven days prior to that board meeting.

If you look on it on Friday the what -- the

8th, it will be there, and you'll be able to pull up the entire package that the board will be looking at to render a decision. So you will see all the information that the Texas Department of Housing and Community Affairs Board will see. Okay?

The Texas Bond Review Board meets on two occasions. One, they have a planning session. The Texas Bond Review Board has alternates sit on that board, so therefore, they have a planning session to gather information. That planning session is scheduled for August 12th. That's also in Austin. It will be at the Capitol Extension as well.

Normally, the Texas Department of Housing and Community Affairs is also at the Capitol Extension. Both of those departments have web sites. And you can get that information, if you can give me seven days prior to and not call me before that Friday, I can give you that information over the phone if you don't have internet access.

So I will be glad to give that to you over the phone. Yes, sir?

VOICE: I didn't bring a lot of residents with me tonight. I didn't bring any. But I can tell them about this tomorrow. There will be great concern.

My question is, if they want to express those concerns, can that be done by email too?

MS. MEYER: Yes, it can. Or they can fax it to me if they want, or they can mail it.

VOICE: Some of the things that we said tonight, I'm trying not to unnecessarily alarm them. But I must be diligent in my responsibility to them.

Second part of that, will the board make its final decision on September the 6th, or is it possible that this project could be delayed and reconsidered?

MS. MEYER: The final decision for the Texas Department of Housing and Community Affairs Board is August 14, period. Okay? If that board does not approve it, it stops there.

If the housing board approves it, it moves to the voting meeting for the Texas Bond Review Board and that is scheduled for August 21.

VOICE: In your experience, would it be extremely productive for us to try to hire a bus and all fifty or a hundred of us just show up? And this gentleman has a hundred people from his retirement community down there?

MS. MEYER: That's up to you.

VOICE: Yes, that works.

VOICE: But in your experience, does that help on a turndown?

MS. MEYER: Both boards make independent decisions on each transaction. So I cannot tell you what either board will say about this particular development. It is up to you. If you want to rent a bus, that's your decision. I don't have anything to do with that. Yes, sir?

VOICE: Let's assume that the board goes along with these developers because they have internal influence with the board. Let's just assume that for a minute.

MS. MEYER: Well, that's not true, but that's okay.

VOICE: That's hard for me to believe, the way that they have conducted their business thus far, but let's assume that's not true. But the board approves the project. Can the community appeal the project?

MS. MEYER: No, sir.

VOICE: In the courts?

MS. MEYER: Well, I mean --

VOICE: They are hiring an attorney. I'm just wondering what are the procedures?

MS. MEYER: You will have to check with an attorney. I don't practice law.

VOICE: I'm just wondering.

MS. MEYER: I can't answer that question for you. I don't practice law. If you want to go seek an attorney, that's your business. I don't have anything to do with it. The Texas Bond Review Board will meet on the 21st. Again, one more time, the board makes independent decisions on each transaction.

VOICE: How long you been on this job?

MS. MEYER: I've been doing this for two and a half years. But I cannot tell you what the board is going to decide. That is not my decision. You're asking me for my opinion, and I do not give that.

VOICE: We're asking for your experience.

MS. MEYER: No. You're not. You're asking me to give you an opinion and I'm not going to do it. My job is to take your comments back to the board, and present them with all the information. I don't make the decision, okay? And that's all that -- I'm not going to go any further than that. Okay? Yes, ma'am?

VOICE: Did you say that the meeting of the bond review board was on just the 12th or the 21st?

MS. MEYER: Okay, there are two meetings for the Texas Bond Review Board. One is called a planning session. That is on the 12th.

VOICE: So they don't make a decision at that time:

MS. MEYER: No. They do not make a decision at that time. It's just their planning session. Their actual voting meeting is the 21st. A final decision on this development will be made at that board meeting.

VOICE: What's on the 14th?

MS. MEYER: Okay, again, if the Texas Department of Housing and Community Affairs does not approve the transaction, it stops.

VOICE: On the 14th?

MS. MEYER: That's it. That's right. If the housing board approves the transaction, the bond review board has the final decision. Yes, sir?

VOICE: Can we obtain a list of who the members of the voting board are?

MS. MEYER: Sure. They're on both web sites. And actually, when you get my card, on the web site that's on there, if you will replace TDHCA with BRB, bond review board, you will get their web site. Just go to their agency information and it will give you the alternates for the board.

The actual members for the bond review board are the Comptroller, the Governor, the Lieutenant

Governor, and the Speaker of the House, just to let you know.

Yes, sir?

VOICE: I really do appreciate the role you're in. And I think you have conducted yourself very, you know, professionally and everything. I would like to tap your reservoir of experience to address our specific issue.

I mean, this is a little unusual, in that everyone of us who has spoken is pretty much from Garland. Most of the city decisions have been in Mesquite. And there's really nowhere else you can live around this area, so we're in this weird thing with these two different cities.

And it is confusing, so, given your position, what can you say to us that makes us feel like sending you emails is really an efficacious exercise of democratic power? I mean, I don't see how, if I can't even get my own two cities to talk together so you --

This guy is asking about taking down the bus. It really does seem like the only way we can be heard. We're not being heard here in town.

The developers aren't -- I mean, they're just developers; they're not Mother Teresa trying to save the

poor old people. They're trying to get a job done, and I don't blame them for trying to get that.

So where are we in this confused two cities thing? [inaudible] role in city? What can you say to us?

You know, clearly, I think that's the backdrop of everyone's frustration is this sense of confusion.

You're telling us you don't know about attorneys, and I respect that, but what can you tell us?

MS. MEYER: Well, all I can tell you, if you want to make your comment in written form, I need to have it by August 1.

If you want to make a comment directly to the board, which you are more than welcome to do, on either board, they are public forums, and you are invited to either of those board meetings, I mean, to the planning session and the voting meeting for the bond review board, and the decision meeting for the Texas Department of Housing.

I can't tell you what to do. I can't give you any, any --

VOICE: Yes, but you make a comment to people that we can't hold accountable.

MS. MEYER: What do you mean, I going to make a comment to?

VOICE: I'm supposed to give you my comment and then you give it to the board. I'm really not trying to grill you; I'm really asking how this process works. So I give my comment to you in writing, and you, in my stead, present it to the board?

MS. MEYER: If you send me an email, the email will be copied directly word for word, as you put it, and it will be put into a package with all the other ones. I mean, you will be able to read on the website, you can download the entire package if you want to, and you will see every email that I received.

VOICE: See it's not city council, I can't go vote that guy off, organize all my neighbors. I don't really have any power. It's just sort of kind of like my opinion. That's concerning me. It's not democracy.

VOICE: It's reality.

MS. MEYER: Okay. Well, I can't -- if you want to vote off the bond review board, I guess you can do that, because they're state elected officials. Okay?

You're asking me questions that I really can't answer. My board is appointed by the Governor of the State of Texas. And all of them have been appointed by Rick --

What?

VOICE: Was this board in Oklahoma?

MS. MEYER: I'm not even going to go there.

VOICE: Must not be a Democrat.

MS. MEYER: Are there any other points that I need to consider?

VOICE: Well, you are telling us the board is going to make the decision primarily based on the security of the bonds. Is that correct?

MS. MEYER: The bond review board's responsibility is the feasibility of the bonds. They oversee the private activity bond program.

Now, you are welcome to speak to them on anything you want to speak to them on, as far as it, as long as it concerns this development. I wouldn't walk up there and go discussing your city council problems. That's not going to do you any good.

But you're more than welcome to talk to either board in person or in writing.

VOICE: So but in all fairness, it seems that the information we have discussed here today has no relevance in their minds, potentially, as an issue. So it makes it seem that the effort is not worth it.

MS. MEYER: No. Okay. I'm not saying it has no relevance. I'm telling you what their responsibility

is, the feasibility of the bonds. Now, do they disregard public comment? No. By no means do they disregard public comment, and they're not going to.

VOICE: Are there any state laws that have a reflection on the bordering of say like, we're in Arlington, they're in Mesquite, and our taxes support these schools. We're right on the border.

Are there any state laws or something that we could do, to talk to people in relationship, because we're borderline. That's what our problem is.

MS. MEYER: Again, you're getting into city issues, and I don't know that I can answer that question.

All I can tell you is, if you want to make a public comment, you are more than welcome to do so. Okay?

VOICE: Is this transcript read by the board, the transcript tonight?

MS. MEYER: Very much so, because I get calls quite often asking how it went, and specifics and what was the temperature in the room? So I mean, the board is very, I mean, they do read it over. And they read over the entire package; it's not just one little section that any one of them deals with.

VOICE: The statements made tonight will be like an email that you will copy it over and let them read

everything?

MS. MEYER: If I receive emails, yes, it will be in one huge document. If I get a hundred emails, then that's -- it goes into one huge document, each email, by email, and they read them.

VOICE: But the statements made tonight will be just like sending an email that you will send on to the board? Is that right?

MS. MEYER: Well, it will be in a transcribed form. I mean, and it will actually, that's why I'm saying state your name for the record, because it's actually going to state your name, and whatever comments you made thereafter.

VOICE: Ma'am, question. If any of the members here want to write directly to the members of the board, or contact them, to make sure that the board members are reading them and not just some transcript or fax that they maybe not look at -- if people want to write directly to the board, can they write to them?

MS. MEYER: Their addresses are on my web site.

VOICE: Okay.

MS. MEYER: Now, email addresses they do not have. I don't even have their email addresses, so their email addresses are not available to the public. However,

their addresses are.

VOICE: Do you have some cards?

MS. MEYER: Yes, I have some information cards for anyone who wants those. Are there any other questions that I need to address, or any confusion about the board meetings? Yes, sir?

VOICE: I just wanted to thank you for doing a wonderful job.

MS. MEYER: Thank you. No, that's my job.

VOICE: If someone hadn't been trespassing and seen the sign, we wouldn't have had all these questions.

MS. MEYER: Oh, that's okay.

VOICE: I do have one more question on the tax cut. You said 25 percent. Are they paying 25 percent school tax or 75 percent school tax?

MS. MEYER: They will be paying 25 percent of the school taxes on the improved assessed value.

VOICE: Okay, so they're like paying -- they're getting a 75 percent abatement.

MS. MEYER: That is correct, which, it will come out of general revenues is how it will actually end up; the general revenue for the state will actually make up the difference.

VOICE: And they're paying complete toll city

taxes and everything else on the value of the property?

MS. MEYER: That is my understanding. And it was my understanding that it was signed by the city manager this morning. Now, I haven't seen the letter, yet. I'm giving you the representation that I was given.

Now, that will be in a form of public record also. I don't know exactly when I will receive that letter, but that will be available at some point in time.

Okay, since there are no more questions, I am going to conclude the hearing and it is now 7:47.

(Whereupon, at 7:47 p.m., the meeting was concluded.)

C E R T I F I C A T E

MEETING OF: Texas State Affordable Housing Corporation

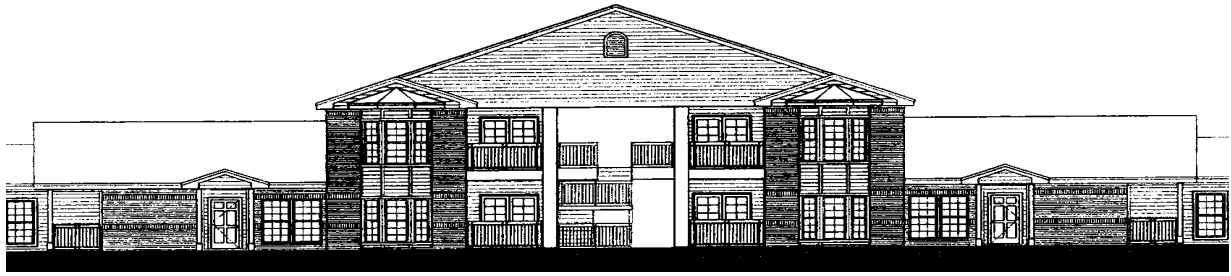
LOCATION: Austin, Texas

DATE: July 15, 2003

I do hereby certify that the foregoing pages, numbers 1 through 78, inclusive, are the true, accurate, and complete transcript prepared from the verbal recording made by electronic recording by Deborah W. Eaton before the Texas State Affordable Housing Corporation

(Transcriber) 07/25/03
(Date)

On the Record Reporting, Inc.
3307 Northland, Suite 315
Austin, Texas 78731



Texas Department of Housing and Community Affairs
Multifamily Private Activity Bond Program

TO: TDHCA Board Members
FROM: TDHCA Staff

RE: Public Comments for Evergreen @ Mesquite Development

The letter following this memorandum was received from each of the individuals below:

Wanda Ratliff
William R. Cannon
Louise Williams
Florence Sugg
Lois Green
Nona Epps
Madalynne Doyle
Roland Singer
Neil Furrh
Clinton L. Humphries

Lucile McNeil
Reva Butler
Verna J. Wilson
Catherine Jean Anderson
Doris Binford
Lorraine Black
Melba Warrach
Winnie C. Furrh
Jackie Furrh
Mary M. Humphries

The letters following thereafter were also received for public comment.

Date 7-28-03

Ms. Robbye G Meyer
Multifamily Bond Administrator
Texas Department of Housing &
Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

Dear Ms. Meyer:

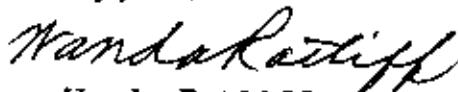
This letter is to express my concern and objection to the proposed affordable senior housing project on Northwest Drive in Mesquite, TX called The Evergreen.

I live very close to the proposed project. This neighborhood is comprised of very nice single family homes, several well maintained apartment complexes, and a large retirement community. Building the proposed project with 200 apartments and 400 parking spots will negatively impact our neighborhood in the following ways:

1. Lower the value of the homes and the apartment complexes and retirement community.
2. Increase the traffic and congestion on Northwest Drive and adjoining streets and highways, which will decrease the safety of our neighborhood. (There have been many car wrecks along this stretch of Northwest Drive, some have even knocked out the electricity for the entire neighborhood.)
3. Increase the demand for the city and community services such as fire, police, transportation, and hospital without providing the tax base to fund these services.
4. Diminish the natural undeveloped "green" areas that surround our neighborhood and make it so livable.

Recent reports in the local newspapers state that there is adequate affordable housing available and there is also very adequate "senior" housing available both affordable and upscale. Please hear the voice of those who already live in the neighborhood and whose homes and lives will be negatively effected by the building of this project. Please DO NOT approve this project!

Sincerely yours,



Mrs. Wanda Ratliff
Bentley A.L. # 4161
1010 Wiggins Parkway
Mesquite, TX 75150

406 Country View
Garland, TX 75043

July 25, 2003

RE: Multifamily Bonds for 5201 Northwest Drive, Mesquite, TX

Robbye Meyer
Texas Department of Housing and Community Affairs
507 Sabine
Austin, TX 78701

RECEIVED
FINANCE
DIVISION
MULTIFAMILY
PRODUCTION
03 JUL 31 AM 10:55

Dear Ms. Meyer,

This letter is to express my opposition to the proposed housing project at 5201 Northwest Drive in Mesquite, TX. I live in Garland, but my neighborhood borders Mesquite and I pay taxes to the City of Mesquite.

This proposed project is to be built on an already overcrowded road. As a homeowner in the Trails subdivision, I know the problems with the road and the issues that more vehicles will add to it. Throughout the day it is very hard to get out of the one street in and out of our neighborhood because of all the traffic on Northwest Drive.

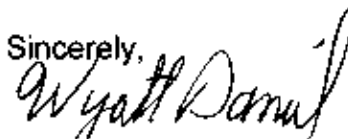
Northwest Drive has a lot of winding hills which gives you multiple blind spots from both directions. After it rains this road is very slick. I have seen numerous cars run into ditches and guard rails. This road is very hard to navigate in peak traffic hours. In addition to the road problems, this would create a burden on the Mesquite Fire Departments and ambulance service.

At the Public Hearing on July 15, 2003, my neighbors and I were told that this project would have one, two and three bedroom apartments. Why would a senior citizen need a three-bedroom apartment, unless they were going to have other family members living with them? These seniors could possibly have all their children and grandchildren living there. This would cause additional problems in that it would overload our already overcrowded schools in Mesquite. The children in our neighborhood all attend Mesquite schools and this unnecessary burden on the school system is too much to ask for.

I am all for senior citizen retirement homes especially in this day and time where they make up most of the population. However, I believe a much better location could be found for such a place where there would be much better road and community conditions.

I am totally opposed to the selling of these bonds for this project.

Sincerely,



Wyatt Daniel
WD/cl

406 Country View
Garland, TX 75043

July 25, 2003

RE: Multifamily Bonds for 5201 Northwest Drive, Mesquite, TX

Robbye Meyer
Texas Department of Housing and Community Affairs
507 Sabine
Austin, TX 78701

RECEIVED FINANCE
MULTIFAMILY DIVISION
PRODUCTION
03 JUL 31 AM 10:51

Dear Ms. Meyer,

This letter is to express my opposition to the proposed housing project at 5201 Northwest Drive in Mesquite, TX. I live in Garland, but my neighborhood borders Mesquite and I pay taxes to the City of Mesquite.

This proposed project is to be built on an already overcrowded road. As a homeowner in the Trails subdivision, I know the problems with the road and the issues that more vehicles will add to it. Throughout the day it is very hard to get out of the one street in and out of our neighborhood because of all the traffic on Northwest Drive.

Northwest Drive has a lot of winding hills which gives you multiple blind spots from both directions. After it rains this road is very slick. I have seen numerous cars run into ditches and guard rails. This road is very hard to navigate in peak traffic hours. In addition to the road problems, this would create a burden on the Mesquite Fire Departments and ambulance service.

At the Public Hearing on July 15, 2003, my neighbors and I were told that this project would have one, two and three bedroom apartments. Why would a senior citizen need a three-bedroom apartment, unless they were going to have other family members living with them? These seniors could possibly have all their children and grandchildren living there. This would cause additional problems in that it would overload our already overcrowded schools in Mesquite. The children in our neighborhood all attend Mesquite schools and this unnecessary burden on the school system is too much to ask for.

I am all for senior citizen retirement homes especially in this day and time where they make up most of the population. However, I believe a much better location could be found for such a place where there would be much better road and community conditions.

I am totally opposed to the selling of these bonds for this project.

Sincerely,


Connie Daniel
CD/cl

630 Country View
Garland, TX 75043

July 25, 2003

RE: Multifamily Bonds for 5201 Northwest Drive, Mesquite, TX

Robbye Meyer
Texas Department of Housing and Community Affairs
507 Sabine
Austin, TX 78701

03 JUL 31 AM 10:54

REC'D
MULTIFAMILY FINANCE
PRODUCTION DIVISION

Dear Ms. Meyer,

This letter is to express my opposition to the proposed housing project at 5201 Northwest Drive in Mesquite, TX. My address is in Garland, but my neighborhood borders Mesquite and I pay taxes to the City of Mesquite.

I support senior citizen retirement homes especially in this day and time where they make up most of the population. I am a senior citizen myself and understand the need for retirement housing. It is my belief however, that a much better location could be found for this particular facility.

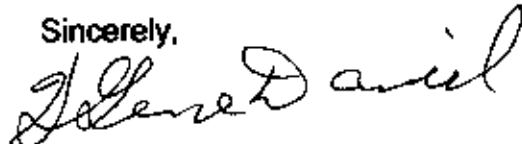
I am also a homeowner in the Trails subdivision, I know the problems with Northwest Drive and the issues that more vehicles will add to it. The traffic on this particular road is very thick all throughout the day and makes it difficult to maneuver in and out of the one street this neighborhood.

The winding hills and blind spots make Northwest Drive hard to navigate at times especially after it has rained. This project would also overburden the local emergency response system who is understaffed.

It has come to my attention that this project would have one, two and three bedroom apartments. I see no need for this if this facility is truly for senior citizens. The only need they would have for a two or three bedroom home is if their children or grandchildren would reside there as well. If this is the case the Mesquite School District would also be overcrowded as they would have to provide bus transportation and education for these children.

I am making it known to you that I am opposed to the selling of these bonds for this project.

Sincerely,



H. Gene Daniel
HGD/cl

July 22, 2003

Ms. Robbye G. Meyer
Multifamily Bond Administrator
Texas Department of Housing & Community Affairs
P. O. Box 13941
Austin, TX 78711-3941

RECEIVED

JUL 28 2003

LIHTC

Dear Ms. Meyer:

This letter is to express our concern and objection to the proposed affordable senior housing project on Northwest Drive in Mesquite, TX called The Evergreen.

We are very concerned (1) for the safety of those living in this area and for those who need to use Northwest Drive and Northwest Highway on a daily bases, and (2) for the additional cost of community services without providing an additional tax base to cover such costs.

The following excerpt is from The Mesquite News dated July 17, 2003.

"increased traffic on Northwest Drive - already a notorious accident-prone street"

The state and cities have had to reduce their budgets and postpone many items in order to have funds available for essential needs. The following excerpt is from The Dallas Morning News dated July 23, 2003, on page 1B.

"the Legislature cut many social service programs to help close a nearly \$10 billion budget gap over the next two years."

We think The Texas Department of Housing & Community Affairs has an obligation to the community to investigate and determine that there is **not** now affordable housing available, and that adequate "senior" housing is **not** available or affordable before authorizing the proposed housing.

Sincerely,

Paul W Hicks
Kate Hicks

Paul W. Hicks & Kate Hicks
948 Wiggins Parkway, Apt. 215
Mesquite, TX 75150

Robby Meyer
Texas Department of Housing and Community Affairs
507 Sabine
Austin, TX 78701

Dear Ms. Meyer:

This is in regard to the multifamily housing development proposed for 5201 Northwest Drive in Mesquite, TX.

My objections to this project are:

- * The area already is totally saturated with apartments and other multifamily projects. There are two apartment complexes next to the Mesquite Golf Course a few dozen feet from the North end of the proposed project, and around the corner on Oates is another extremely large apartment complex built recently. The homeowners in the area believe we can not tolerate any more multifamily projects, even if the project is intended for people over 55.
- * The neighborhood already has at least two multifamily projects with reduced rent for lower income tenants.
- * The traffic at the corner of Northwest Drive and Trails Parkway (one of only two entrances to the Trails subdivision) is already dangerous. Accidents occur there regularly. The proposed project will greatly increase traffic along Northwest Drive, making a dangerous situation even more dangerous.
- * The intersection of Northwest Drive and Trails Parkway also experiences high water during rains. The proposed project would cover 13 acres of water-absorbing land with concrete. The extra water run-off would make the intersection impassable during rainy weather.
- * I and many of my neighbors moved to the Trails area because of the nearby open spaces. No matter how well-designed, no 13-acre housing development can compete aesthetically with a field of wildflowers and trees. The loss of what little open space is left in the area would significantly diminish our quality of life.

Sincerely,



James Rusk
653 Country View
Garland, TX 75043

July 23, 2003

Mrs. Robbye G. Meyer
Multifamily adm.

RECEIVED

JUL 24 2003

Dear Ms. Meyer,

LIHTC

I am concerned about the proposed Senior Housing project on Northwest Drive in Mesquite, Tx. Called Evergreen.

I live close to this proposed project. We have a nice neighborhood of single family homes, apartment complexes and a retirement community all maintained beautiful with some green natural space to enjoy.

To build 200 more apts with 400 parking spaces will increase traffic on Northwest, there are already lots of wrecks. It will lower ~~our~~ the value of our home, demand more city services for police, fire and all other services.

Please do not approve this project

Sincerely yours

Grace Skrode



Grace Skrode
Apt. 9
1114 McCoon St.
Mesquite, TX 75150

RECEIVED

JUL 23 2003

LIHTC

July 22, 2003

**Ms. Robbye G. Meyer
Multifamily Bond Administrator
Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711-3941**

Dear Ms. Meyer:

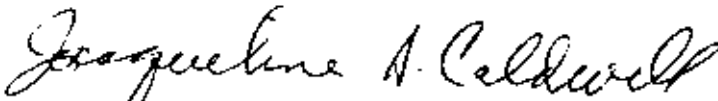
I am opposed to the proposed affordable senior housing project on Northwest Drive in Mesquite, Texas called the Evergreen.

I live across Northwest Drive from the proposed project. Our neighborhood is made up of very nice well maintained single family homes, many well maintained apartments and a large retirement community.

A 200 apartment, 400 spot parking spot project will only make for more congestion increasing the already well traveled streets and roads approaching the I-30/Northwest Drive entry.

We do not need more housing in this area. Please do not approve this project.

Sincerely,



Jacqueline A. Caldwell

RECEIVED

JUL 23 2003

LIHTC

Ms. Robbye G Meyer
Multifamily Bond Administrator
Texas Department of Housing &
Community Affairs
P.O. Box 12941
Austin, TX 78711-3941

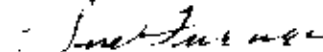
Dear Ms. Meyer:

I have read in the Mesquite paper about the proposed apartment complex to be built on Northwest Drive in Mesquite. I would like to let you know that I am opposed to this project.

If you lived in this area where the road is very winding and the traffic is very heavy I believe you would agree with me. I moved to this area about eighteen months ago and within six months had been involved in an accident. I had a green light and was proceeding into the intersection when a car, moving too fast, ran a red light and caused over \$5,000.00 damage to my car. I have seen many people who are driving too fast on this narrow street. The lanes are narrow and the curves make it next to impossible to avoid those who are traveling this street. When I think of the additional traffic that would be added if an apartment complex with 400 parking spaces is built here I wonder how many people will be injured or killed within a short period of time.

Please consider those of us who have made this area our home and move this project to a safer area.

Sincerely yours,



Sue Turner
948 Wiggins Pky, Apt 212
Mesquite, Texas 75150

Robert H. Watlington, CLU
948 Wiggins Pkwy. #416
Mesquite, TX 75150-8404

Telephone: 972-698-8404

RECEIVED
JUL 23 2003
LIHTC

July 21, 2004

Ms. Robbye G. Meyer
Multifamily Bond Administrator
Texas Department of Housing and
Community Affairs
P O Box 13941
Austin, TX 78711-3941

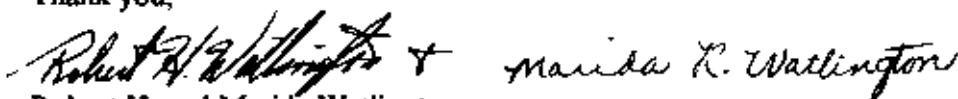
Dear Ms. Meyer:

My wife, Marida, and I have recently moved to the general area where we understand the State is discussing State Housing called The Evergreen.

For years we have been planning to move to this area of upscale neighborhood homes and near the beauty of a surrounding open area westerly off Northwest Drive. Therefore, this letter is to express our concern that there appears to be several problems which a large apartment complex would bring on a curvy and hilly stretch of road towards Oates Drive - - increased traffic, possible problems with promptness of city services, and decrease in property values.

Please count us as two people who are opposed to this Senior Housing Project.

Thank you,



Robert H. and Marida Watlington
948 Wiggins Pkwy. #416
Mesquite, TX 75150-8404

RECEIVED

JUL 24 2003

LIHTC

July 22, 2003

Ms. Robbye G. Meyer
Multifamily Bond Administrator
Texas Dept. of Housing & Community Affairs
P.O. Box 13941
Austin, TX 78711

Dear Ms. Meyer:

Since I first learned (through reading the July 17 issue of the Dallas Morning News) of the proposed and subsidized apartment complex for low-income seniors to be built on Northwest Highway across from the Mesquite Municipal Golf Course, I have been in total disbelief.

If such a project actually comes to be, I see many problems developing in this very peaceful, very lovely part of town:

- Traffic will be a major headache with the accident rate escalating.
- Community Services of Fire and Police Departments will be slowed if 400 new residents are to be cared for.
- Supplying utilities for so many more will truly strain the delivery of such vital needs and delay the repair of such equipment as will be involved.
- Destruction of so much of the "greenbelt" by replacing the green with the gray concrete is a backward step in our environmental progress. (And it's to be called "Evergreen"???)
- Also, there are already several senior housing complexes within a 2-mile radius of this indicated site available in this neighborhood.

I beg for the rejection of this one more facility in this location.

Sincerely,

Mary Lou Claiborne

Mary Lou Claiborne
948 Wiggins, Apt. 302
Mesquite, TX 75150

RECEIVED

JUL 24 2003

LIHTC

July 22, 2003

Ms. Robbye G. Meyer
Multifamily Bond Administrator
Texas Department of Housing & Community Affairs
P.O. Box 13941
Austin, Texas 78711-3941

Dear Ms. Meyer:

I am writing to express my concern and objections to the affordable senior housing project in Mesquite, Texas called the Evergreen.

I live close to the proposed project and often sit and look out on Northwest Drive which is a very busy narrow double lane highway. There are often wrecks and especially in winter and wet weather.

I have been in this apartment over two years and also noted how much increased traffic travels on this strip of double lane drive. It would become more dangerous with added traffic to even get on the Northwest Drive.

The newspaper stated there is adequate "senior" housing in this area.

Please do not approve this project.

Sincerely yours,



Irene H. Beck
948 Wiggins Parkway # 511
Mesquite, Texas 75051

RECEIVED

JUL 24 2003

LIHTC

July 21, 2003

Dear Mr. Meyer,

Re: Proposed Senior Housing
Mesquite, TX.

Please pay attention to serious concerns about the proposed housing project in the Mesquite, TX area. There are already two Senior Citizen Affordable Housing areas less than a mile away and section 8 housing project, near Hwy. This is a beautiful area, already dealing with traffic conditions that are hazardous. Do not permit developers to add two hundred more units and four hundred more parking spaces to the mix. Your attention to this matter will be greatly appreciated!!

Very truly yours,
Othe De Vondy
948 Higgins Pkwy #505
Mesquite TX 75150

July 21, 2003
948 Wiggins Pkwy
Mesquite, TX 75150

RECEIVED

JUL 24 2003

LIHTC

Mrs. Robbye Meyer
Multi-family Bond Adm.
Texas Dept Housing +
Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

Dear Mrs. Meyer

This letter will confirm + impress on your office, my sincere concern + objection to the EVERGREEN proposed housing project on Northwest Drive, Mesquite, TX. Reference my telephone call to you today.

I live just a few blocks from the proposed location, + our neighborhood has very nice single family homes, well maintained apt. units + a large retirement community. The building of this housing project will be a terrible mistake as stated.

1) Increase traffic + congestion on Northwest Drive (Northwest Hwy) + adjoining streets. This very busy Drive/Hwy, surrounds + covers a very large area, going around the city into Dallas, Garland, Mesquite, Sunnyvale + empties into I-30 + Beltline. Suggest you look at a City of Dallas map + follow this Drive/Hwy.

2) Adding 200 apt. units will greatly increase the demand for all city services, fire, police, hospital etc. without providing adequate base for funding.

3) Decrease value of homes in the area.

4) Last, but certainly not least, diminish the natural, undeveloped, pristine property that surrounds our area. Hundreds of trees may be cut down, natural habitats of wildlife permanently destroyed.

PLEASE, PLEASE, DO NOT APPROVE THIS PROJECT.

Thank you,

Mrs. Doris Connie

RECEIVED

JUL 24 2003

LIHTC

July 21, 2003

Robbye Meyer
Texas Department of Housing and Community Affairs
507 Sabine
Austin, TX 78701

Dear Ms. Meyer:

Please add the enclosed article from *The Mesquite News* for July 17, 2003 to the public record that the board will review before making a decision on the bonds for the multifamily housing development at 5201 Northwest Drive in Mesquite, Texas.

The article clearly expresses my opinion that the area is saturated with multifamily housing and low-income housing, and that the request to build the development at 5201 Northwest Drive should be turned down.

Sincerely,

A handwritten signature in cursive script that reads "James Rusk". The signature is written in black ink and is positioned above the typed name and address.

James Rusk
653 Country View
Garland, TX 75043

Northeast becomes hotbed for senior living

BY BAREN WATKINS
THE MESQUITE NEWS

About 100 residents opposed state-financial funding mechanisms for a 200-unit senior living facility planned for multi-family zoned land off Northwest Drive near the Mesquite Municipal Golf Course because they felt there are just too many similar facilities in the area.

Christian Care Center CEO John Losher agrees.

"Our facility will be practically across the street," he said. "We have spent some \$21 million in housing construction recently and we already have a large concentration of similar projects in the area. Affordable housing for seniors will be overbuilt."

Losher said he is concerned about the traffic increase on Northwest if the project is approved and the Texas Department of Housing and Community Affairs issues its private activity bonds to help fund it.

He said he has been dealing with traffic safety issues along Northwest Drive for 15 years — even helping pay for improvements, such as a partnership with the city for a traffic light at Wiggins Parkway leading into CCC.

"I pay for a lot of wrecks that end up in my campus," he said.

CCC isn't the only facility in the area.

If the 200-unit, state private activity bond-backed project is constructed as proposed, two major senior living complexes

would be within several feet of one another.

Another major income-restricted facility is less than a mile away — LBJ Garden Villas — located near the Northwest-Oates Drive intersection.

Tony Fisk of Churchill Residential — representing the developer — said the project was set at 200-units in a three-story structure. There are no intentions at this time to add more in the future.

He said the age restrictions are definite.

"Anyone under the age of 55 can't live there," he said. "Children visiting their grandparents can't stay there or it will be violating the lease."

Matt Crownover, a resident of

the area, said he works for Parkland Hospital in the geriatrics department.

He said he moves in and out of similar senior housing projects such as the one being proposed and said there are home health care workers living with the tenants to take care of them.

"This is not an assisted living facility," Fisk said. "The people living in this facility have to be able to take care of themselves."

Losher said although the facility has 200 units, if couples move into them, the number could easily jump to 400 people.

"It could create a strain on medical services that are already taxed as it is," Losher said. "It is my hope that funding is denied for this project."

-----Original Message-----

From: NinaPaulHendrix@cs.com [mailto:NinaPaulHendrix@cs.com]
Sent: Thursday, July 31, 2003 10:26 PM
To: rmeyer@tdhea.state.tx.us
Subject: proposed sr. housing 5201 northwest dr. mesquite

Dear Ms Meyers, please convey my objection for a housing project at 5201 northwest highway in mesquite, tx. I am not opposed to senior housing since I am a senior age 71 and will some day be looking for such housing. Its the location. Northwest highway at that location is a winding, hilly road much like the roads in Austin. The increased traffic in the blind spots will cause a traffic hazard especially for the residents of the senior facility just across the road from the proposed location. I feel that the mesquite housing authority did not perform due diligence as to the location. When a builder uses the description "senior citizen housing" a housing authority finds it difficult to reject such a proposal. There are better locations whose ground is already prepared with in 2 1/2 miles in garland on north west drive. is it really necessary to cover every piece of grass and tree with pavement and housing. cannot some pristine land go un used for parking lots and housing? Although I am a resident of garland, we pay school taxes to mesquite isd and do not think additional taxes should be placed on home owners for a non tax facility. Thank you for considering my objection to building on this location and using tax free bonds to do so.

Paul Hendrix
417 country view land garland, tx 75043
972) 686 5936.

-----Original Message-----

From: NinaPaulHendrix@cs.com [mailto:NinaPaulHendrix@cs.com]
Sent: Wednesday, July 23, 2003 1:02 PM
To: rmeyer@tdhea.state.tx.us
Subject: Multifamily Housing Revenue Bonds (Evergreen at Mesquite) Series 2003

Dear Ms. Meyer,

I am a homeowner in the Trails Addition which is adjacent to the proposed Senior Multifamily apartment complex on Northwest Drive in Mesquite. I attended the public hearing at Shands Elementary School on July 15, 2003.

First, let me compliment you on your ability to conduct the meeting with civility and calm demeanor in the face of understandably concerned and irate comments from the audience.

I want to add my objections to the proposed building of the apartment complex for the following reasons:

1. The location adjacent to Northwest Drive is a dangerous one, due to the terrain and engineering of the street and access thereof. It would add to the traffic congestion already present when leaving our Trails neighborhood.

2. There are already multiple apartment complexes in our immediate neighborhood area. Any further such buildings would negatively impact the property

values in the Trails addition. As a homeowner, I do not want that.

3. The undeveloped land where the proposed apartment complex would be built is one of the few pristine greenspaces still left. Although relatively small, it has a variety of flora and fauna that should be preserved and not

replaced by concrete and human inhabitants.

4. From comments that were made at the bond hearing, I believe that the prospective "developers" were trying to get in under the wire regarding certain City and State ordinances which are due to go into effect next year, and they were trying to do it in a very stealthy and secretive matter. Even though our address is in Garland, we do pay Mesquite school taxes and therefore think that the Trails neighborhood residents should have been consulted during the planning of the development.

Please add my comments to those who have objected to the building of the apartment complex when considering whether to issue the Bonds.

Thank you,
Nina G. Hendrix
417 Country View Lane
Garland, TX 75043

----- Original Message -----

From: vernonb@sbcglobal.net

To: rmeyer

Cc: Lchennault@cccinc.net

Sent: Tuesday, July 22, 2003 10:37 AM

Subject: Evergreen Project

July 23, 2003

Dear Ms. Meyer

I'm sending this e-mail to express my concern about the construction of of the senior housing on Northwest Drive in Mesquite, Texas called The Evergreen.

1. It will lower the value of homes and our apartment complex in this area.
2. This would increase the additional cost of services for the city and community.
3. I believe there is plenty of affordable and adequate senior housing in this area of north Texas.

Please accept my objection to the construction of The Evergreen project.

Sincerely,
Mrs. Vernon H. Berry
948 Wiggins Pkwy. #403
Mesquite, TX 75150-8404

-----Original Message-----

From: vernonb@sbcglobal.net [mailto:vernonb@sbcglobal.net]

Sent: Tuesday, July 22, 2003 12:37 PM

To: rmeyer
Cc: Lchennault@cccinc.net
Subject: Evergreen Project

July 23, 2003

Dear Ms. Meyer

I'm sending this e-mail to express my concern about the construction of of the senior housing on Northwest Drive in Mesquite, Texas called The Evergreen.

1. It will lower the value of homes and our apartment complex in this area.
2. This would increase the additional cost of services for the city and community.
3. I believe there is plenty of affordable and adequate senior housing in this area of north Texas.

Please accept my objection to the construction of The Evergreen project.

Sincerely,

Vernon H. Berry
LtCol USAF (Ret)
948 Wiggins Pkwy. #403
Mesquite, TX 75150-8404

-----Original Message-----

From: Bill Beeman [mailto:bbeeman@sbcglobal.net]
Sent: Monday, July 21, 2003 3:36 PM
To: rmeyer@tdhca.state.tx.us
Subject: Evergreen Project

Ms. Robye G Meyer
Multifamily Bond Administrator
Texas Dept of Housing & Community
Affairs
P. O. Box 13941
Austin, TX 78711-3941

Dear Ms. Meyer:

This letter is to express my very strong opposition to the subject project which is proposed to be located on Northwest Drive in Mesquite, TX.

I am a new resident of Mesquite and live very close to the proposed location. It is a very beautiful area with single family homes, well maintained partments, and a large retirement community. With 200 apartments and 400 parking spaces, this facility would negatively affect the area in manay ways including:

1. Lower values for existing homes, apartments, and the retirement

community.

2. Greatly increased traffic on overcrowded, narrow, Northwest Drive already proven dangerous by numerous accidents caused by slick surfaces when wet, many curves, and no shoulders.

3. No addition to the city's tax base to provide funds for fire, police, and transportation services for several hundred new residents.

4. Detract from the naturally beautiful area surrounding the city's golf course.

Local newspapers have published reports that adequate, affordable housing already exists in the area and that very adequate housing for "seniors" is available now, both affordable and upscale. Please listen to those of us who already live near the proposed site that would be negatively affected if it is constructed.

Please do NOT approve this project.

Yours truly,

W. B. Beeman
948 Wiggins Pkwy - #202
Mesquite, TX 75150

-----Original Message-----

From: Paul E Jepsen [mailto:pjepsen@juno.com]
Sent: Friday, July 18, 2003 6:08 PM
To: rmeyer@tdhca.state.tx.us
Cc: cburnett@cccinc.net
Subject: The Evergreen housing project on Northwest Drive in Mesquite, TX

Ms. Robbye G Meyer
Multifamily Bond Administrator
Texas Department of Housing & Community Affairs
Box 13941
Austin, TX 78711

Dear Ms. Meyer,

This letter is to voice my objection to the proposed senior housing project, called The Evergreen, on Northwest Drive in Mesquite, TX.

I live close to the proposed project in a neighborhood made up of single family homes, several nice apartment complexes, and a large retirement community. Building The Evergreen will increase traffic on this part of Northwest Drive which already is causing more accidents than should be. Some even knocking down power lines causing power outages. It will also increase the danger of cars entering Interstate 30 going west from Northwest Drive as they have to cross two lanes of cars exiting onto 635 north or south in a very short distance. No doubt, police and fire Dept. as well as ambulance and hospital personal & equipment will also be in greater demand. I can't believe it will do anything, but lower property

values in the area when, according to reports in local papers, there is housing and "senior" housing available and affordable.

Please add my plea to the others who are asking that you DO NOT APPROVE THIS PROJECT.

Sincerely yours,

PAUL JEPSEN
1115 Howard Dr. # 67
Mesquite, TX 75150

-----Original Message-----

From: Jordan, Julia G. [mailto:JJordan@cccinc.net]
Sent: Friday, July 18, 2003 9:58 AM
To: 'rmeyer@tdhca.state.tx.us'
Subject: PROPOSED EVERGREEN AT MESQUITE - NO!

<<ELMER APT LETTER.doc>>

Julia Grace Jordan
Marketing and Public Relations Coordinator
Christian Care Centers, Inc.
1000 Wiggins Parkway
Mesquite, TX 75150
972-686-3754
1-866-868-3045 FAX
email: jjordan@cccinc.net

"This message may contain information that is privileged, confidential and exempt from disclosure under the Electronic Privacy Act 18, USC (Section 2510-2521). If the reader is not the intended recipient of this message, any dissemination, distribution or copying of the message is strictly prohibited. If you have received this message in error, please notify us and delete the message immediately. "
Thank you.

-----Original Message-----

From: katytom [mailto:katytom@sbcglobal.net]
Sent: Wednesday, July 16, 2003 2:31 PM
To: rmeyer@tdhca.state.tx.us
Cc: katytom@sbcglobal.net
Subject: 200-unit multifamily residential (seniors-age55&up) at 5201 NthWt Dr.Mesq.

Ms. Robbye Meyer;Rep. of Texas Dept. of Housing&Comm.Affairs,Austin, TX.

It appears that the city of Mesquite could have attempted to inform people that are living closer to this planned project more efficiently. It was a unfortunate situation you had to deal with. You made an excellent effort to do so. At present, I see value in this project. The developers are willing to meet with the residents and explain the history that Mesquite officials could have accomplished. I'm in dialogue with them at present. My hope is that Mesquite officials communicate better with their tax payers in our area quickly and humbly. The statement by one resident that it represented a natural reserve for his children needs to visit the site and see the dumped trash left in that area. Your help was appreciated by me.

Yours, Tommy Townsend
437 Trailview Lane
Garland, Texas, 75043-5629
972-681-2815
972-278-5859 wk

-----Original Message-----

From: Kelly O'Neill [mailto:tko6101@swbell.net]
Sent: Tuesday, July 15, 2003 9:39 PM
To: rmeyer@tdhca.state.tx.us
Subject: Bonds for Evergreen at Mesquite

Ms. Meyer:

We would like to express our concern regarding the issuance of tax-exempt bonds for the proposed project to be located at 5201 Northwest Drive in Mesquite, Texas. We are against the issuance of bonds if this multifamily project will allow residence with school age children. If I read the notice of public hearing correctly, it is anticipated that the units will be for seniors citizens. Unless the developers can guarantee that this project will be for senior citizen only, then we are against this bond proposal.

Regards,
Kelly and Jeanne O'Neill
Mesquite School District Tax Payers
6101 Ridge Top Lane
Garland, TX 75043

-----Original Message-----

From: sue [mailto:love51637@comcast.net]
Sent: Tuesday, July 15, 2003 7:02 PM
To: rmeyer@tdhca.state.tx.us
Subject: Public Housing 5201 Northwest Dr

I am opposed to the construction of public housing to be located at 5201 Northwest Drive. The reason being is "the project to be initially owned and operated" -----then sold to who and for what purpose? I see no restrictions applied. The next sentence says "it is anticipated that the units in the Development will be leased to seniors, age 55 and over". What is anticipated is not what always is. There are too many questions about the real purpose and its impact of the surrounding community. I ask you to take another look at the location in regard to where people can walk, public transportation and the problems it could create for the Golf Course nearby. In other places the Golf Course has sometime had to build tall fences to keep people off the course and create safety for players because of public housing built nearby. This is not the proper place for that type of housing. My husband was on the Housing Board of a nearby town and we know the problems that can be anticipated by this type of housing. Thank you for your time and your consideration of my comments. Betty Sue Moreno, resident at 820 Pebble Beach Dr.

-----Original Message-----

From: Jim Thames [mailto:JThames@dts.edu]

Sent: Tuesday, July 15, 2003 5:07 PM

To: rmeyer@tdhca.state.tx.us

Subject: Proposal for Multi-Family Housing Project at 5201 Northwest Drive, Mesquite, TX

Dear Ms. Meyer:

I am a resident of the Trails subdivision across Northwest Drive to the east of the proposed housing project. I AM STRONGLY OPPOSED to building a 200-unit multi-family complex at that location for a number of reasons. First, there is already a significant number of apartment complexes in that immediate vicinity in North Mesquite/South Garland, and more are not needed at that location. Second, in spite of the fact that the housing is supposedly for seniors, the regulations will easily allow for families with small children that will put greater pressure on the already full public schools in the North Mesquite school district, of which we are a part. Third, the increased number of public housing units in that area will add to the traffic and congestion in the area.

Respectfully,

James H. Thames, Ph.D.
6005 Ponderosa Trail Ct.
Garland, TX 75043

-----Original Message-----

From: David Vester [mailto:DVester@dallaschristian.com]

Sent: Tuesday, July 15, 2003 1:30 PM

To: rmeyer@tdhca.state.tx.us

Subject: Evergreen at Mesquite

My name is David Vester and I am President of Dallas Christian School. I would be in favor of the apartments if they were for seniors only. The flyer I read states "it is anticipated that units in the Development will be leased to seniors, age 55 and over." I would be against the proposal if it can not be stated absolutely no one under 55 will be able to live there.

-----Original Message-----

From: zeb peries [mailto:zebperies@yahoo.com]

Sent: Monday, July 14, 2003 5:25 PM

To: rmeyer@tdhca.state.tx.us

Subject: Re:-multy family housing(evergreen at mesquite)series 2003

We moved to this neighborhood in 1988 because it was a safe and clean neighborhood.

Low income housing will only increase crime, drug usage and burglaries, this will jeopardies the safety of all of us living in this area. We are strongly against this project.

Also this will bring down the value of the homes in this area.

Sorry we are unable to attend the meeting due to prior commitment.

Joseph and Hermione Peries
305 Allegheny trail ln.
Garland tx 75043

-----Original Message-----

From: Robbye Meyer [<mailto:rmeyer@tdhca.state.tx.us>]
Sent: Monday, July 14, 2003 10:02 AM
To: 'Fagan, Kathryn'
Subject: RE:

Which development are you in opposition?

-----Original Message-----

From: Fagan, Kathryn [<mailto:KFagan@unitrin.com>]
Sent: Monday, July 14, 2003 10:00 AM
To: 'rmeyer@tdhca.state.tx.us'
Subject:

i live at 317 allegheny trail & i am not in favor of more multifamily housing in the area.

-----Original Message-----

From: ItalianRD [<mailto:italianrd@yahoo.com>]
Sent: Sunday, July 13, 2003 10:22 PM
To: rmeyer@tdhca.state.tx.us
Subject: Meeting July 15, 2003 at Shands Elementary

Dr Mr Meyer:

I am writing to express interest in attending the public hearing on July 15, 2003 at 6pm, at Shands Elementary School re: the issuance of revenue bonds for a multifamily housing development at 5201 NW Drive in Mesquite, TX.

See you there...

J. Phelan

-----Original Message-----

From: Charlene Luallen [<mailto:deepdents@prodigy.net>]
Sent: Sunday, July 13, 2003 7:53 PM
To: rmeyer@tdhca.state.tx.us
Subject: Multifamily Housing Revenue Bonds (Evergreen at Mesquite) Series 2003

I am writing to express my opposition to the above mentioned housing project. I live in the Trails Subdivision that is on the Mesquite/Garland, TX border. While my official address is in Garland, I pay taxes to both Garland & Mesquite. This proposed housing project is not something that I want in my neighborhood as it will lower my property values, cause an increase in an already overcrowded roadway into and out of my neighborhood, and the fact that this is a low-income proposal as it will go downhill fast in appearance.

I want to speak at the public Hearing on July 15, 2003 at Shands Elementary. I want to be able to express my opinions on the possibility of these bonds passing without any of the local

neighbors being alerted since the notice for this hearing is in tiny print well off the road where it cannot be read.

Thank you,

Wyatt Daniel
Trails Resident - 406 Country View Ln., Garland, TX 75043

-----Original Message-----

From: MMHBarber@aol.com [mailto:MMHBarber@aol.com]

Sent: Sunday, July 13, 2003 7:32 PM

To: rmeyer@tdhca.state.tx.us

Subject: Public hearing July 15th at Shands Elementary School

Ms. Meyer,

Please read as follow my husband and I have an opinion on this issue.

We are not in favor of using tax dollars to subsidize low income housing in our neighborhood. We pay taxes to Mesquite ISD and since this project will not be paying taxes we don't want the taxes to be increased to subsidize the overcrowding that will ensue from the project. Also my husband and I will be attending this meeting to protest the issuance bonds.

Sincerely,

Mary H. Barber



TEXAS DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS

HOUSING FINANCE DIVISION - MULTIFAMILY

REQUEST FOR BOARD APPROVAL OF MULTIFAMILY MORTGAGE REVENUE BOND ISSUANCE

2003 PRIVATE ACTIVITY MULTIFAMILY REVENUE BONDS

**Peninsula Apartments
5100 and 5200 blocks of West Fuqua
Houston, Texas
The Peninsula Apartments, L.P.
280 Units
\$12,000,000 (*) Tax Exempt – Series 2003 A
\$600,000 (*) Taxable – Series 2003 B**

TABLE OF EXHIBITS

TAB 1	TDHCA Board Presentation
TAB 2	Bond Resolution
TAB 3	LIHTC Profile and Board Summary
TAB 4	Sources & Uses of Funds Estimated Costs of Issuance
TAB 5	Department's Credit Underwriting Analysis
TAB 6	Rental Restrictions Explanation Results & Analysis
TAB 7	Location Map
TAB 8	TDHCA Compliance Report
TAB 9	Public Hearing Transcript (July 9, 2003) and Public Comments

() Preliminary - subject to change*

**BOARD APPROVAL
MEMORANDUM**

August 14, 2003

DEVELOPMENT:

Peninsula Apartments, Houston, Texas

PROGRAM:

Texas Department of Housing & Community Affairs
2003 Private-Activity Multifamily Housing Revenue Bonds
(Reservation received 05/2/03)

ACTION

REQUESTED:

Approve the issuance of multifamily housing mortgage revenue bonds (the "Bonds") by the Texas Department of Housing and Community Affairs (the "Department"). The Bonds will be issued under Chapter 1371 of the Texas Government Code and under Chapter 2306 of the Texas Government Code, the Department's enabling legislation which authorizes the Department to issue its revenue bonds for its public purposes as defined therein.

PURPOSE:

The proceeds of the Bonds will be used to fund a mortgage loan (the "Mortgage Loan") to The Peninsula Apartments, L.P., a Texas limited partnership (the "Borrower"), to finance the acquisition, construction, equipping and long-term financing of a new, 280-unit multifamily residential rental development located in the 5100 and 5200 blocks of West Fuqua, Houston, Texas 77053 (the "Development"). The Bonds will be tax-exempt by virtue of the Development qualifying as a residential rental development.

BOND AMOUNT:

\$12,000,000 Series 2003 A Tax Exempt Bonds (*)
\$ 600,000 Series 2003 B Taxable Bonds
\$12,600,000 Total Bonds

(*) The aggregate principal amount of the Bonds will be determined by the Department based on its rules, underwriting, the cost of construction of the Development and the amount for which Bond Counsel can deliver its Bond Opinion.

ANTICIPATED

CLOSING DATE:

The Department received a volume cap allocation for the Bonds on May 2, 2002 pursuant to the Texas Bond Review Board's 2003 Private Activity Bond Allocation Program. While the Department is required to deliver the Bonds on or before August 30, 2003, the anticipated closing date is August 28, 2003.

BORROWER:

The Peninsula Apartments, L.P., a Texas limited partnership, the managing general partner of which is The Peninsula Apartments I, L.L.C., a Texas limited liability company, the sole member of which is APV Redevelopment Corporation. APV Redevelopment Corporation is an existing 501(C)(3) corporation formed by the Housing Authority of the City of Houston, who appoints its Board of Directors.

COMPLIANCE HISTORY:

A recent Compliance Summary reveals that the principal of the general partner above has a total of ten (10) properties being monitored by the Department. Ten (10) of these properties have received a compliance score. All of the scores are below the material non-compliance threshold score of 30.

ISSUANCE TEAM:

GMAC Commercial Mortgage (“DUS Lender/ Loan Servicer”)
Boston Capital (“Equity Provider”)
Bank of America (“Construction Lender”)
Fannie Mae (“Credit Facility Provider”)
Newman and Associates, a Division of GMAC Commercial Mortgage Capital Markets Corp. (“Underwriter”)
Wells Fargo Bank Texas, N.A. (“Trustee”)
Vinson & Elkins L.L.P. (“Bond Counsel”)
RBC Dain Rauscher, Inc. (“Financial Advisor”)
McCall, Parkhurst & Horton, L.L.P. (Issuer Disclosure Counsel)

BOND PURCHASER:

The Bonds will be publicly offered for sale on or about August 25, 2003 at which time the final pricing and Bond Purchaser(s) will be determined.

DEVELOPMENT DESCRIPTION:

Site: The proposed affordable housing community is a 280-unit multifamily residential rental development to be constructed on approximately 15.9544 acres of land located in the 5100 and 5200 blocks of West Fuqua, Houston, Texas 77053 (the "Development").

Buildings: The development will include a total of twenty nine (29) two-story, wood-framed apartment buildings containing approximately 256,602 net rentable square feet and having an average unit size of 915 square feet together with an amenity building containing 4560 square feet. The exterior will consist of brick veneer and hardiplank siding with pitched composition shingle roofs. The interior amenities will feature the following” standard appliance package, full-size washer/dryer connections, walk-in closets, and private patio/balconies and direct access garages for each unit. Other amenities include playground Exercise Facility Clubhouse/Community Room, 9 foot Ceilings, Crown Molding, Frost-free refrigerator w/ice makers. Swimming Pool, playground area and controlled access security perimeter fencing.

Units	Unit Type	Square Feet	Proposed Net Rent
*2	1-Bedrooms/1-Baths	681	\$274
94	1-Bedrooms/1-Baths	679-745	\$497
56	2-Bedrooms/2-Baths	941-967	\$594
64	2-Bedrooms/2-Baths	936-981	\$594
64	3-Bedrooms/2-Baths	1,157-1208	\$684

SET-ASIDE UNITS:

For Bond covenant purposes, forty percent (40%) of the units in the Development will be restricted to occupancy by persons or families earning not more than sixty percent (60%) of the area median income.

Five percent (5%) of the units in the Development will be set aside on a priority basis for persons with special needs. For Tax Credit purposes, the Borrower will set-aside 100% of the units at sixty percent (60%) of the area median income. *Applicant will also set-aside 2 (two) units at 30% of AMFI provided Housing Trust Funds are awarded to the Development.

RENT CAPS:

For Bond covenant purposes, the rental rates on 100% of the units will be restricted to a maximum rent that will not exceed thirty percent (30%) of the income, adjusted for family size, for fifty percent (50%) of the area median income.

TENANT SERVICES:

The Borrower has contracted with Texas Inter-Faith Management Corporation A Texas non-profit corporation, d.b.a. Good Neighbor (“Supportive Provider”) to provide a Tenant Services Plan based on the tenant profile upon lease-up that conforms to the Department’s program guidelines.

**DEPARTMENT
ORIGINATION
FEES:**

\$1,000 Pre-Application Fee (Paid)
\$10,000 Application Fee (Paid)
\$63,000 Issuance Fee (.50% of the bond amount paid at closing)

**DEPARTMENT
ANNUAL FEES:**

\$12,600 Bond Administration (0.10% of first year bond amount)
\$7,000 Compliance (\$25/unit/year adjusted annually for CPI)

(Department’s annual fees may be adjusted, including deferral, to accommodate underwriting criteria and Development cash flow. These fees will be subordinated to the Mortgage Loan and paid outside of the cash flows contemplated by the Indenture)

**ASSET OVERSIGHT
FEE:**

\$7,000 to TDHCA or assigns (\$25/unit/year adjusted annually for CPI)

TAX CREDITS:

The Borrower has applied to the Department to receive a Determination Notice for the 4% tax credit that accompanies the private-activity bond allocation. The tax credit equates to \$683,963 per annum and represents equity for the transaction. To capitalize on the tax credit, the Borrower will sell a substantial portion of the limited partnership, typically 99.9%, to raise equity funds for the Development. Although a tax credit sale has not been finalized, the Borrower anticipates raising no less than \$5,436,732 of equity for the transaction.

**BOND STRUCTURE &
SECURITY FOR THE
BONDS:**

The Bonds are proposed to be issued under a Trust Indenture that will describe the fundamental structure of the Bonds, permitted uses of Bond proceeds and procedures for the administration, investment and disbursement of Bond proceeds and program revenues.

As stated above, the Bonds are being issued to fund a Mortgage Loan to finance the acquisition, construction, equipping and long-term

financing of the Development. The Mortgage Loan will be secured by, among other things, a Deed of Trust and other security instruments on the Development. The Mortgage Loan and security instruments will be assigned to the Trustee and Fannie Mae and will become part of the Trust Estate securing the Bonds.

During both the Construction Phase and the Permanent Phase, Fannie Mae will provide a credit enhancement facility for the Mortgage Loan. This stand-by credit facility provides credit enhancement for the Mortgage Loan should the Borrower fail to make any payments under the Mortgage Loan, in which event the Trustee will have the right to require Fannie Mae to fund any payment(s) in default. During the Construction Phase, the Construction Lender will provide a Letter of Credit for the benefit of Fannie Mae to cover the construction and lease-up risk. Upon satisfaction of certain Conditions to Conversion, the Mortgage Loan will convert from the Construction Phase to the Permanent Phase and Fannie Mae will return the Letter of Credit to the Construction Lender.

In addition to the credit enhanced Mortgage Loan, other security for the Bonds during the Construction Phase consists of the net bond proceeds, the revenues and any other moneys received by the Trustee for payment of principal and interest on the Bonds, and amounts otherwise on deposit in the Funds and Accounts (excluding the Rebate Fund, the Fees Account and the Cost of Issuance Fund including within such exclusion investment earnings thereon) and any investment earnings thereon.

The Bonds are mortgage revenue bonds and, as such, create no potential liability for the general revenue fund or any other state fund. The Act provides that the Department's revenue bonds are solely obligations of the Department, and do not create an obligation, debt, or liability of the State of Texas or a pledge or loan of the faith, credit or taxing power of the State of Texas. The only funds pledged by the Department to the payment of the Bonds are the revenues from the financing carried out through the issuance of the Bonds.

BOND INTEREST RATES: The Bonds will bear interest at a fixed rate until the Remarketing Date which shall be no later than October 1, 2024. Thereafter the rate will be fixed until the next scheduled Remarketing Date.

CREDIT ENHANCEMENT: The credit enhancement by Fannie Mae allows for an anticipated rating by the Rating Agency of Aaa and an anticipated interest rate not to exceed 6.0% per annum for the Tax Exempt Bonds and 6.50% per annum for the Taxable Bonds. Without the credit enhancement, the Bonds would not be investment grade and therefore command a higher interest rate from investors on similar maturity bonds.

FORM OF BONDS: The Bonds will be issued in book entry form and in denominations of \$5,000 or any integral multiple of \$5,000.

TERMS OF THE

MORTGAGE LOAN:

The Mortgage Loan is a non-recourse obligation of the Borrower, which means, subject to certain exceptions, that the Borrower is not liable for the payment thereof beyond the amount realized from the pledged security. The Mortgage Loan provides for monthly payments of interest during the Construction Phase and level monthly payments of principal and interest for 360 months upon conversion to the Permanent Phase.

During the Construction Phase, the Borrower will be required to make payments on the Mortgage Loan directly to the Trustee (to the extent that capitalized interest funds deposited at closing into the Mortgage Loan Fund are insufficient to make the semi-annual interest payments on the Bonds) along with all other bond and credit enhancement fees. Upon Conversion, the Borrower will be required to pay mortgage payments on the Mortgage Loan to the Loan Servicer, who will remit the principal and interest components of the mortgage payments to the Trustee. The Borrower will continue to pay certain other fees, including the Department's fees, directly to the Trustee.

Effective on the Conversion Date, which is anticipated to occur 24 months from the closing date of the Bonds with one six-month extension option, the Mortgage Loan will convert from the Construction Phase to the Permanent Phase upon satisfaction the conversion requirements set forth in the Fannie Mae credit facility. Among other things, these requirements include completion of the Development according to plans and specifications and achievement of certain occupancy thresholds.

**MATURITY/SOURCES
& METHODS OF
REPAYMENT:**

The Bonds will bear interest at a fixed rate until the Initial Remarketing Date which is October 1, 2024, at which time the rate will be reset and fixed at a new interest rate. The interest rate may be reset on any subsequent Remarketing Date during the Remarketing Period until maturity, which shall be no later than December 1, 2037.

The Bonds will be payable from: (1) revenues earned from the Mortgage Loan (which during the Construction Phase will be payable as to interest only); (2) earnings derived from amounts held in Funds & Accounts (discussed below); (3) funds deposited to the Mortgage Loan Fund specifically for capitalized interest during a portion of the Construction Phase; (4) or payments made by Fannie Mae under the credit facility.

If the Borrower fails to make scheduled principal or interest payments on the Mortgage Loan, Fannie Mae is obligated under the credit enhancement agreement to advance such payments. The Borrower is obligated to reimburse Fannie Mae for any moneys advanced by Fannie Mae for payments on the Mortgage Loan.

**REDEMPTION OF
BONDS PRIOR TO**

MATURITY:

The Bonds are subject to redemption under any of the following circumstances:

Optional Redemption:

The Bonds are subject to optional redemption on and after October 1, 2013 and prior to the initial Remarketing Date, when the Bonds will, to the extent optional prepayment of the Mortgage Loan is made pursuant to and as permitted by the terms of the Mortgage Loan Documents, be subject to corresponding optional redemption in whole or in part with a premium reducing each year until September 30, 2015, at which time the Bonds may be optionally redeemed at par.

The Bonds are also subject to optional redemption in connection with a remarketing in accordance with the terms of the Indenture.

Mandatory Redemption:

- (1) The Bonds will be subject to mandatory sinking fund redemption, in part, at par plus accrued and unpaid interest, on specified dates as specified in the Indenture.
- (2) The Bonds are subject to special mandatory redemption:
 - (a) in part to the extent that funds remain in the Mortgage Loan Fund that are not required to pay costs of the Development;
 - (b) in whole or in part to the extent that insurance or condemnation proceeds, if any, are not applied to the rebuilding of the Development;
 - (c) in whole or in part upon the occurrence of certain events of default under the documents;
 - (d) in whole if Conversion of the Mortgage Loan does not occur prior to the Termination Date;
 - (e) in part, in the event that the Borrower makes a prepayment on the Mortgage Loan to satisfy conversion requirements; or,
 - (f) in whole or in part after the Conversion Date, in the event and to the extent that funds remain in the General Account in excess of the minimum required balance after the Trustee has made all other required disbursements.

Purchase of Bonds in Lieu of Redemption:

Subject to certain provisions, Borrower may with the consent of the Credit Provider purchase Bonds with deposits held by the Trustee in any Fund or Account for such purpose. The purchase price of the Bonds can not exceed the applicable redemption price of the Bonds and any such purchase must be completed prior to the time notice would otherwise be required to be given to redeem the Bonds. All Bonds so purchased shall be canceled by the Trustee and the face amount of the Bonds so purchased shall be applied as a credit against

the Issuer's obligation to redeem such Bonds from such deposits.

Special Purchase in Lieu of Redemption:

If the Bonds are called for redemption in whole, and not in part, as a result of either a conversion failure or certain events of default under the documents (during the period that the Letter of Credit from the Construction Lender is in effect), the Bonds may be purchased in lieu of such redemption by the Trustee for the account of the Construction Lender. These "Special Purchase Bonds" do not benefit from the credit enhancement facility and may not be transferred to any other third-party owner without the approval of the Department or receipt of an investment grade rating.

**FUNDS AND
ACCOUNTS/FUNDS
ADMINISTRATION:**

Under the Trust Indenture, Wells Fargo Bank Texas, N. A. will serve as registrar and authenticating agent for the Bonds, trustee of certain of the funds created under the Trust Indenture, and will have responsibility for a number of loan administration and monitoring functions.

The Depository Trust Company, New York, New York, will act as securities depository for the Bonds. The Bonds will initially be issued as fully registered securities and when issued will be registered in the name of Cede & Co., as nominee for DTC. One fully registered global bond in the aggregate principal amount of each stated maturity of the Bonds will be deposited with DTC.

Moneys on deposit in Trust Indenture funds are required to be invested in Permitted Investments prescribed in the Trust Indenture until needed for the purposes for which they are held.

The Trust Indenture will create up to five (5) funds with the following general purposes:

1. Mortgage Loan Fund – Consists of a Project Account, and within the Project Account, a Tax-Exempt Project Subaccount and a Taxable Project Subaccount, and a Capitalized Interest Account (and within the Capitalized Interest Account, a Tax-Exempt Capitalized Interest Subaccount and a Taxable Capitalized Interest Subaccount. Bond proceeds will be deposited and withdrawn to pay the costs of construction of the Development including interest on the Bonds during the Construction Phase.
2. Revenue Fund – and within the Revenue Fund, the General Account, the Redemption Account, the Credit Facility Account and the Fees Accounts
3. Costs of Issuance Fund – and within the Costs of Issuance Fund, a Costs of Issuance Deposit Account and the Net Bond Proceeds Account.

4. Rebate Fund - Fund into which certain investment earnings are transferred that are required to be rebated periodically to the federal government to preserve the tax-exempt status of the Bonds. Amounts in this fund are held apart from the trust estate and are not available to pay debt service on the Bonds.
5. The Bond Purchase Fund – Consists of a Remarketing Proceeds Account to pay the purchase price of Bonds purchased under the Trust Indenture to the former owners of such Bonds upon presentation of the Bonds to the Trustee, and a Remarketing Expenses Account to pay Remarketing Expenses upon presentation of sufficient documentation.

Essentially, all of the bond proceeds will be deposited into the Mortgage Loan Fund and disbursed therefrom during the Construction Phase (over 18 to 24 months) to finance the construction of the Development.

**DEPARTMENT
ADVISORS:**

The following advisors have been selected by the Department to perform the indicated tasks in connection with the issuance of the Bonds.

1. Bond Counsel - Vinson & Elkins L.L.P. ("V&E") was most recently selected to serve as the Department's bond counsel through a request for proposals ("RFP") issued by the Department in August 17, 2001. V&E has served in such capacity for all Department or Agency bond financings since 1980, when the firm was selected initially (also through an RFP process) to act as Agency bond counsel.
2. Bond Trustee – Wells Fargo Bank Texas, N.A., was selected as bond trustee by the Department pursuant to a request for proposals process in June 1996.
3. Financial Advisor – RBC Dain Rauscher Inc., formerly Rauscher Pierce Refsnes, was selected by the Department as the Department's financial advisor through a request for proposals process in September 1991.
4. Disclosure Counsel – McCall, Parkhurst & Horton, L.L.P. was selected by the Department as Disclosure Counsel through a request for proposals process in 1998.

**ATTORNEY GENERAL
REVIEW OF BONDS:**

No preliminary written review of the Bonds by the Attorney General of Texas has yet been made. Department bonds, however, are subject to the approval of the Attorney General, and transcripts of proceedings with respect to the Bonds will be submitted for review and approval prior to the issuance of the Bonds.

RESOLUTION NO. 03-69

RESOLUTION AUTHORIZING AND APPROVING THE ISSUANCE, SALE AND DELIVERY OF MULTIFAMILY HOUSING REVENUE BONDS (PENINSULA APARTMENTS) SERIES 2003A AND TAXABLE MULTIFAMILY HOUSING REVENUE BONDS (PENINSULA APARTMENTS) SERIES 2003B; APPROVING THE FORM AND SUBSTANCE AND AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS AND INSTRUMENTS PERTAINING THERETO; AUTHORIZING AND RATIFYING OTHER ACTIONS AND DOCUMENTS; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT

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 individuals and families of low and very low income (as defined in the Act) and families of moderate income (as described in the Act and determined by the Governing Board of the Department (the "Board") from time to time); 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 individuals and families of low and very 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 multi-family residential rental project 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, the Board has determined to authorize the issuance of the Texas Department of Housing and Community Affairs Multifamily Housing Revenue Bonds (Peninsula Apartments) Series 2003A (the "Series 2003A Bonds") and the Texas Department of Housing and Community Affairs Taxable Multifamily Housing Revenue Bonds (Peninsula Apartments) Series 2003B (the "Series 2003B Bonds" and together with the Series 2003A Bonds, the "Bonds"), pursuant to and in accordance with the terms of a Trust Indenture (the "Indenture") by and between the Department and Wells Fargo Bank Texas, N.A. (the "Trustee"), for the purpose of obtaining funds to finance the Project (defined below), all under and in accordance with the Constitution and laws of the State of Texas; and

WHEREAS, the Department desires to use the proceeds of the Bonds to fund a mortgage loan to The Peninsula Apartments, L.P., a Texas limited partnership (the "Borrower"), in order to finance the cost of acquisition, construction and equipping of a qualified residential rental project described on Exhibit A attached hereto (the "Project") located within the State of Texas required by the Act to be occupied by individuals and families of low and very low income and families of moderate income, as determined by the Department; and

WHEREAS, the Board, by resolution adopted on October 10, 2002, declared its intent to issue its revenue bonds to provide financing for the Project; and

WHEREAS, it is anticipated that the Department, the Borrower and the Trustee will execute and deliver a Financing Agreement (the "Financing Agreement") pursuant to which (i) the Department will

agree to make a mortgage loan funded with the proceeds of the Bonds (the "Mortgage Loan") to the Borrower to enable the Borrower to finance the cost of acquisition and construction of the Project and related costs, and (ii) the Borrower will execute and deliver to the Department a multifamily note (the "Mortgage Note") in an original principal amount equal to the original aggregate principal amount of the Bonds, and providing for payment of interest on such principal amount equal to the interest on the Bonds and to pay other costs described in the Financing Agreement; and

WHEREAS, it is anticipated that credit enhancement for the Mortgage Loan will be provided for initially by a Credit Enhancement Instrument (Stand-By) issued by Federal National Mortgage Association ("Fannie Mae"); and

WHEREAS, it is anticipated that the Mortgage Note will be secured by a Multifamily Deed of Trust, Assignment of Rents and Security Agreement and Fixture Filing (the "Mortgage") from the Borrower on its leasehold estate for the benefit of the Department and Fannie Mae; and

WHEREAS, the Department's interest in the Mortgage Loan, including the Mortgage Note and the Mortgage, will be assigned to the Trustee, as its interests may appear, and to Fannie Mae, as its interests may appear, pursuant to an Assignment and Intercreditor Agreement (the "Assignment") among the Department, the Trustee and Fannie Mae and acknowledged, accepted and agreed to by the Borrower; and

WHEREAS, the Board has determined that the Department, the Trustee and the Borrower will execute a Regulatory and Land Use Restriction Agreement (the "Regulatory Agreement"), with respect to the Project which will be filed of record in the real property records Travis County; and

WHEREAS, the Board has been presented with a draft of, has considered and desires to ratify, approve, confirm and authorize the use and distribution in the public offering of the Bonds of a Preliminary Official Statement (the "Preliminary Official Statement") and to authorize the authorized representatives of the Department to deem the Preliminary Official Statement "final" for purposes of Rule 15c2-12 of the Securities and Exchange Commission and to approve the making of such changes in the Preliminary Official Statement as may be required to provide a final Official Statement (the "Official Statement") for use in the public offering and sale of the Bonds; and

WHEREAS, the Board has further determined that the Department will enter into a Bond Purchase Agreement (the "Bond Purchase Agreement") with the Borrower, Newman and Associates, A Division of GMAC Commercial Holding Capital Markets Corp. (the "Underwriter") and any other parties to such Bond Purchase Agreement, setting forth certain terms and conditions upon which the Underwriter will purchase the Bonds from the Department and the Department will sell the Bonds to the Underwriter and any other parties to such Bond Purchase Agreement; and

WHEREAS, the Board has determined that the Department and the Borrower will execute an Asset Oversight Agreement (the "Asset Oversight Agreement"), with respect to the Project for the purpose of monitoring the operation and maintenance of the Project; and

WHEREAS, the Board has examined proposed forms of the Indenture, the Financing Agreement, the Assignment, the Regulatory Agreement, the Preliminary Official Statement, the Bond Purchase Agreement and the Asset Oversight Agreement, all of which are attached to and comprise a part of this Resolution; has found the form and substance of such documents to be satisfactory and proper and the recitals contained therein to be true, correct and complete; and has determined, subject to the conditions set forth in Section 1.14, to authorize the issuance of the Bonds, the execution and delivery of such

documents and the taking of such other actions as may be necessary or convenient in connection therewith; NOW, THEREFORE,

BE IT RESOLVED BY THE GOVERNING BOARD OF THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS:

ARTICLE I

ISSUANCE OF BONDS; APPROVAL OF DOCUMENTS

Section 1.1--Issuance, Execution and Delivery of the Bonds. That the issuance of the Bonds is hereby authorized, under and in accordance with the conditions set forth herein and in the Indenture, and that, upon execution and delivery of the Indenture, the authorized representatives of the Department named in this Resolution each are authorized hereby to execute, attest and affix the Department's seal to the Bonds and to deliver the Bonds to the Attorney General of the State of Texas for approval, the Comptroller of Public Accounts of the State of Texas for registration and the Trustee for authentication (to the extent required in the Indenture), and thereafter to deliver the Bonds to the order of the Underwriter pursuant to the Bond Purchase Agreement.

Section 1.2--Interest Rate, Principal Amount, Maturity and Price. That the Chairman of the Board or the Executive Director of the Department are hereby authorized and empowered, in accordance with Chapter 1371, Texas Government Code, to fix and determine the interest rate, principal amount and maturity of, the redemption provisions related to, and the price at which the Department will sell to the Underwriter, the Bonds, all of which determinations shall be conclusively evidenced by the execution and delivery by the Chairman of the Governing Board or the Executive Director of the Department of the Indenture, the Bond Purchase Agreement and the Official Statement; provided, however, that: (i) the net effective interest rate on the Series 2003A Bonds shall not exceed 6.00% per annum, the net effective interest rate on the Series 2003B Bonds shall not exceed 6.50% per annum, and in no event shall the net effective interest rate or the default rate on the Bonds exceed the maximum rate permitted by applicable law; (ii) the aggregate principal amount of the Series 2003A Bonds shall not exceed \$12,000,000 and the aggregate principal amount of the Series 2003B Bonds shall not exceed \$1,500,000; (iii) the final maturity of the Series 2003A Bonds shall occur not later than December 1, 2037 and the final maturity of the Series 2003B Bonds shall occur not later than December 1, 2037; (iv) the purchase price of the Series 2003A Bonds paid by the Underwriter shall not exceed 103% of the principal amount of the Series 2003A Bonds and the purchase price of the Series 2003B Bonds paid by the Underwriter shall not exceed 103% of the principal amount of the Series 2003B Bonds, and (v) the fee paid to the Underwriter in connection with the marketing of the Bonds shall not exceed the amount approved by the Texas Bond Review Board.

Section 1.3--Approval, Execution and Delivery of the Indenture. That the form and substance of the Indenture are hereby approved, and that the authorized representatives of the Department named in this Resolution each are authorized hereby to execute, attest and affix the Department's seal to the Indenture and to deliver the Indenture to the Trustee.

Section 1.4--Approval, Execution and Delivery of the Financing Agreement and Regulatory Agreement. That the form and substance of the Financing Agreement and the Regulatory Agreement are hereby approved, and that the authorized representatives of the Department named in this Resolution each are authorized hereby to execute, attest and affix the Department's seal to the Financing Agreement and the Regulatory Agreement and deliver the Financing Agreement and the Regulatory Agreement to the Borrower and the Trustee.

Section 1.5--Approval, Execution and Delivery of the Bond Purchase Agreement. That the sale of the Bonds to the Underwriter and any other party to the Bond Purchase Agreement is hereby approved, that the form and substance of the Bond Purchase Agreement are hereby approved, and that the authorized representatives of the Department named in this Resolution each are authorized hereby to execute, attest and affix the Department's seal to the Bond Purchase Agreement and to deliver the Bond Purchase Agreement to the Borrower and the Underwriter and any other party to the Bond Purchase Agreement.

Section 1.6--Acceptance of the Mortgage and Mortgage Note. That the Mortgage and the Mortgage Note are hereby accepted by the Department and that the authorized representatives of the Department named in this Resolution each are authorized to endorse and deliver the Mortgage Note to the order of the Trustee and Fannie Mae, as their interests may appear, without recourse.

Section 1.7--Approval, Execution and Delivery of the Assignment. That the form and substance of the Assignment are hereby approved; and that the officers of the Department are each hereby authorized to execute, attest and affix the Department's seal to the Assignment and to deliver the Assignment to the Trustee, Fannie Mae and the Borrower.

Section 1.8--Approval, Execution and Delivery of the Asset Oversight Agreement. That the form and substance of the Asset Oversight Agreement are hereby approved, and that the authorized representatives of the Department named in this Resolution each are authorized hereby to execute and deliver the Asset Oversight Agreement to the Borrower.

Section 1.9--Approval, Execution, Use and Distribution of the Preliminary Official Statement and the Official Statement. That the form and substance of the Preliminary Official Statement and its use and distribution by the Underwriter in accordance with the terms, conditions and limitations contained therein are hereby approved, ratified, confirmed and authorized; that the Chairman and the Executive Director are hereby severally authorized to deem the Preliminary Official Statement "final" for purposes of Rule 15c2-12 of the Securities and Exchange Commission; that the authorized representatives of the Department named in this Resolution each are authorized hereby to make or approve such changes in the Preliminary Official Statement as may be required to provide a final Official Statement for the Bonds; that the authorized representatives of the Department named in this Resolution each are authorized hereby to execute, attest and affix the Department's seal to the Preliminary Official Statement and the Official Statement, as required; and that the distribution and circulation of the Official Statement by the Underwriter hereby is authorized and approved, subject to the terms, conditions and limitations contained therein, and further subject to such amendments or additions thereto as may be required by the Bond Purchase Agreement and as may be approved by the Executive Director of the Department and the Department's counsel.

Section 1.10--Taking of Any Action; Execution and Delivery of Other Documents. That the authorized representatives of the Department named in this Resolution each are authorized hereby to take any actions and to execute, attest and affix the Department's seal to, and to deliver to the appropriate parties, all such other agreements, commitments, assignments, bonds, certificates, contracts, documents, instruments, releases, financing statements, letters of instruction, notices of acceptance, written requests and other papers, whether or not mentioned herein, as they or any of them consider to be necessary or convenient to carry out or assist in carrying out the purposes of this Resolution.

Section 1.11--Exhibits Incorporated Herein. That all of the terms and provisions of each of the documents listed below as an exhibit shall be and are hereby incorporated into and made a part of this Resolution for all purposes:

- Exhibit B - Indenture
- Exhibit C - Financing Agreement
- Exhibit D - Regulatory Agreement
- Exhibit E - Bond Purchase Agreement
- Exhibit F - Assignment
- Exhibit G - Asset Oversight Agreement
- Exhibit H - Preliminary Official Statement

Section 1.12--Power to Revise Form of Documents. That notwithstanding any other provision of this Resolution, the authorized representatives of the Department named in this Resolution each are authorized hereby to make or approve such revisions in the form of the documents attached hereto as exhibits as, in the judgment of such authorized representative or authorized representatives, and in the opinion of Vinson & Elkins L.L.P., Bond Counsel to the Department, may be necessary or convenient to carry out or assist in carrying out the purposes of this Resolution, such approval to be evidenced by the execution of such documents by the authorized representatives of the Department named in this Resolution.

Section 1.13--Authorized Representatives. That the following persons are each hereby named as authorized representatives of the Department for purposes of executing, attesting, affixing the Department's seal to, and delivering the documents and instruments and taking the other actions referred to in this Article I: Chairman and Vice Chairman of the Board, Executive Director of the Department, Deputy Executive Director of Housing Operations of the Department, Deputy Executive Director of Programs of the Department, Chief of Agency Administration of the Department, Director of Financial Administration of the Department, Director of Bond Finance of the Department, Director of Multifamily Finance Production of the Department and the Secretary of the Board.

Section 1.14--Conditions Precedent. That the issuance of the Bonds shall be further subject to, among other things: (a) the Project's meeting all underwriting criteria of the Department, to the satisfaction of the Executive Director; and (b) the execution by the Borrower and the Department of contractual arrangements satisfactory to the Department staff requiring that community service programs will be provided at the Project.

ARTICLE II

APPROVAL AND RATIFICATION OF CERTAIN ACTIONS

Section 2.1--Approval and Ratification of Application to Texas Bond Review Board. That the Board hereby ratifies and approves the submission of the application for approval of state bonds to the Texas Bond Review Board on behalf of the Department in connection with the issuance of the Bonds in accordance with Chapter 1231, Texas Government Code.

Section 2.2--Approval of Submission to the Attorney General of Texas. That the Board hereby authorizes, and approves the submission by the Department's Bond Counsel to the Attorney General of the State of Texas, for his approval, of a transcript of legal proceedings relating to the issuance, sale and delivery of the Bonds.

Section 2.3--Engagement of Other Professionals. That the Executive Director of the Department or any successor is authorized to engage auditors to perform such functions, audits, yield calculations and subsequent investigations as necessary or appropriate to comply with the Bond Purchase Agreement and the requirements of Bond Counsel to the Department, provided such engagement is done in accordance with applicable law of the State of Texas.

Section 2.4--Certification of the Minutes and Records. That the Secretary and the Assistant Secretary of the Board hereby are severally authorized to certify and authenticate minutes and other records on behalf of the Department for the Bonds and all other Department activities.

Section 2.5--Approval of Requests for Rating from Rating Agency. That the action of the Executive Director of the Department or any successor and the Department's consultants in seeking a rating from Moody's Investors Service, Inc. and/or Standard & Poor's Ratings Services, a Division of The McGraw-Hill Companies, Inc., is approved, ratified and confirmed hereby.

Section 2.6--Authority to Invest Proceeds. That the Department is authorized to invest and reinvest the proceeds of the Bonds and the fees and revenues to be received in connection with the financing of the Project in accordance with the Indenture and to enter into any agreements relating thereto only to the extent permitted by the Indenture.

Section 2.7--Underwriter. That the underwriter with respect to the issuance of the Bonds shall be Newman and Associates, a Division of GMAC Commercial Holding Capital Markets Corp.

Section 2.8--Approving Initial Rents. That the initial maximum rent charged by the Borrower for 100% of the units of the Project shall not exceed the amounts attached as Exhibit G to the Regulatory Agreement and shall be annually redetermined by the Issuer as stated in Section 5 of the Regulatory Agreement.

Section 2.9--Ratifying Other Actions. That all other actions taken by the Executive Director of the Department and the Department staff in connection with the issuance of the Bonds and the financing of the Project are hereby ratified and confirmed.

ARTICLE III

CERTAIN FINDINGS AND DETERMINATIONS

Section 3.1--Findings of the Board. That in accordance with Section 2306.223 of the Act, and after the Department's consideration of the information with respect to the Project and the information with respect to the proposed financing of the Project by the Department, including but not limited to the information submitted by the Borrower, independent studies commissioned by the Department, recommendations of the Department staff and such other information as it deems relevant, the Board hereby finds:

(a) Need for Housing Development.

(i) that the Project is necessary to provide needed decent, safe, and sanitary housing at rentals or prices that individuals or families of low and very low income or families of moderate income can afford,

(ii) the Borrower will supply well-planned and well-designed housing for individuals or families of low and very low income or families of moderate income,

(iii) the Borrower is financially responsible,

(iv) the financing of the Project is a public purpose and will provide a public benefit,
and

(v) the Project will be undertaken within the authority granted by the Act to the housing finance division and the Borrower.

(b) Findings with Respect to the Borrower.

(i) that the Borrower, by operating the Project in accordance with the requirements of the Regulatory Agreement, will comply with applicable local building requirements and will supply well-planned and well-designed housing for individuals or families of low and very low income or families of moderate income, and

(ii) that the Borrower is financially responsible and has entered into a binding commitment to repay the loan made with the proceeds of the Bonds in accordance with its terms.

(iii) that the Borrower is not, or will not enter into a contract for the Project with, a housing developer that: (A) is on the Department's debarred list, including any parts of that list that are derived from the debarred list of the United States Department of Housing and Urban Development; (B) breached a contract with a public agency; or (C) misrepresented to a subcontractor the extent to which the developer has benefited from contracts or financial assistance that has been awarded by a public agency, including the scope of the developer's participation in contracts with the agency and the amount of financial assistance awarded to the developer by the Department.

(c) Public Purpose and Benefits.

(i) that the Borrower has agreed to operate the Project in accordance with the Financing Agreement and the Regulatory Agreement, which require, among other things, that the Project be occupied by individuals and families of low and very low income and families of moderate income, and

(ii) that the issuance of the Bonds to finance the Project is undertaken within the authority conferred by the Act and will accomplish a valid public purpose and will provide a public benefit by assisting individuals and families of low and very low income and families of moderate income in the State of Texas to obtain decent, safe, and sanitary housing by financing the costs of the Project, thereby helping to maintain a fully adequate supply of sanitary and safe dwelling accommodations at rents that such individuals and families can afford.

Section 3.2--Determination of Eligible Tenants. That the Board has determined, to the extent permitted by law and after consideration of such evidence and factors as it deems relevant, the findings of the staff of the Department, the laws applicable to the Department and the provisions of the Act, that eligible tenants for the Project shall be (1) individuals and families of low and very low income, (2) persons with special needs, and (3) families of moderate income, with the income limits as set forth in the Financing Agreement and the Regulatory Agreement.

Section 3.3--Sufficiency of Mortgage Loan Interest Rate. That the Board hereby finds and determines that the interest rate on the loan established pursuant to the Financing Agreement will produce the amounts required, together with other available funds, to pay for the Department's costs of operation with respect to the Bonds and the Project and enable the Department to meet its covenants with and responsibilities to the holders of the Bonds.

Section 3.4--No Gain Allowed. That, in accordance with Section 2306.498 of the Act, no member of the Board or employee of the Department may purchase any Bond in the secondary open market for municipal securities.

Section 3.5--Waiver of Rules. That the Board hereby waives the rules contained in Sections 33 and 39, Title 10 of the Texas Administrative Code to the extent such rules are inconsistent with the terms of this Resolution and the bond documents authorized hereunder.

ARTICLE IV

GENERAL PROVISIONS

Section 4.1--Limited Obligations. That the Bonds and the interest thereon shall be limited obligations of the Department payable solely from the trust estate created under the Indenture, including the revenues and funds of the Department pledged under the Indenture to secure payment of the Bonds and under no circumstances shall the Bonds be payable from any other revenues, funds, assets or income of the Department.

Section 4.2--Non-Governmental Obligations. That the Bonds shall not be and do not create or constitute in any way an obligation, a debt or a liability of the State of Texas or create or constitute a pledge, giving or lending of the faith or credit or taxing power of the State of Texas. Each Bond shall contain on its face a statement to the effect that the State of Texas is not obligated to pay the principal thereof or interest thereon and that neither the faith or credit nor the taxing power of the State of Texas is pledged, given or loaned to such payment.

Section 4.3--Effective Date. That this Resolution shall be in full force and effect from and upon its adoption.

Section 4.4--Notice of Meeting. Written notice of the date, hour and place of the meeting of the Board at which this Resolution was considered and of the subject of this Resolution was furnished to the Secretary of State and posted on the Internet for at least seven (7) days preceding the convening of such meeting; that during regular office hours a computer terminal located in a place convenient to the public in the office of the Secretary of State was provided such that the general public could view such posting; that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof was discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended; and that written notice of the date, hour and place of the meeting of the Board and of the subject of this Resolution was published in the Texas Register at least seven (7) days preceding the convening of such meeting, as required by the Administrative Procedure and Texas Register Act, Chapters 2001 and 2002, Texas Government Code, as amended. Additionally, all of the materials in the possession of the Department relevant to the subject of this Resolution were sent to interested persons and organizations, posted on the Department's website, made available in hard-copy at the Department, and filed with the Secretary of State for publication by reference in the Texas Register not later than seven (7) days before the meeting of the Board as required by Section 2306.032, Texas Government Code, as amended.

[Remainder of page intentionally left blank.]

PASSED AND APPROVED this _____ day of August, 2003.

Chairman

Attest:

Secretary

EXHIBIT A

DESCRIPTION OF PROJECT

Owner: The Peninsula Apartments, L.P., a Texas limited partnership

Project: The Project is a 280-unit multifamily facility to be known as Peninsula Apartments and to be located in the 5100 and 5200 blocks of West Fuqua in Houston, Harris County, Texas. The Project will include a total of 29 two-story residential apartment buildings with approximately 256,602 net rentable square feet and an approximate average unit size of 915 square feet. The unit mix will consist of:

96 one-bedroom/one-bath units

120 two-bedroom/two-bath units

64 three-bedroom/two and one-half bath units

280 Total Units

Unit sizes will range from approximately 679 square feet to approximately 1,208 square feet.

The Project will include a clubhouse with offices, a furnished community room, a computer recreation center, kitchen facilities and public restrooms. On-site amenities will include a swimming pool, a children's play area, playground equipment, laundry room and a picnic area. All ground units will be wheelchair accessible with 10% of the units equipped for persons with mobility impairments and all individual units will have washer/dryer connections, individual water heaters, ceiling fans in all bedrooms and a kitchen package including refrigerator, dishwasher, microwave, range and oven (with hood and fan) and garbage disposal.



**LOW INCOME HOUSING TAX CREDIT PROGRAM
2003 LIHTC/TAX EXEMPT BOND DEVELOPMENT PROFILE AND BOARD SUMMARY**

Texas Department of Housing and Community Affairs

Development Name: **The Peninsula Apartments**

TDHCA#: 03411

DEVELOPMENT AND OWNER INFORMATION

Development Location: Houston QCT: N DDA: N TTC: N
 Development Owner: The Peninsula Apartments, LP
 General Partner(s): The Peninsula Apartments, LLC, 100%, Contact: William D. Henson
 Construction Category: New
 Set-Aside Category: Tax Exempt Bond Bond Issuer: TDHCA
 Development Type: Family

Annual Tax Credit Allocation Calculation

Applicant Request: \$683,963 Eligible Basis Amt: \$679,386 Equity/Gap Amt.: \$789,442

Annual Tax Credit Allocation Recommendation: \$679,386

Total Tax Credit Allocation Over Ten Years: \$ 6,793,860

PROPERTY INFORMATION

Unit and Building Information

Total Units: 280 LIHTC Units: 280 % of LIHTC Units: 100
 Gross Square Footage: 261,182 Net Rentable Square Footage: 256,602
 Average Square Footage/Unit: 916
 Number of Buildings: 29
 Currently Occupied: N

Development Cost

Total Cost: \$19,963,632 Total Cost/Net Rentable Sq. Ft.: \$77.80

Income and Expenses

Effective Gross Income:¹ \$1,815,276 Ttl. Expenses: \$840,000 Net Operating Inc.: \$975,276
 Estimated 1st Year DCR: 1.08

DEVELOPMENT TEAM

Consultant: SGI Ventures, Inc. Manager: Orion Real Estate Services
 Attorney: To Be Determined Architect: Mucasey & Associates
 Accountant: Reznick, Fedder & Silverman Engineer: Lott & Brown Engineering Services
 Market Analyst: O'Connor & Associates Lender: GMAC Commercial Mortgage Corporation
 Contractor: Dwayne Henson Investments, Inc. Syndicator: Boston Capital

PUBLIC COMMENT²

From Citizens:	From Legislators or Local Officials:
Public Hearing: # in Support: 9 # in Opposition: 24 # Undecided: 2 Letters/Emails: # in Support: 0 # in Opposition: 0	Sen. Rodney Ellis, District 13 - NC Rep. Ron Wilson, District 131 - NC Mayor Lee Brown - NC Daisy A. Stiner, Director, Housing & Community Development, City of Houston; Consistent with the local Consolidated Plan.

1. Gross Income less Vacancy
 2. NC - No comment received, O - Opposition, S - Support

CONDITION(S) TO COMMITMENT

1. Per §49.12(c) of the Qualified Allocation Plan and Rules, all Tax Exempt Bond Project Applications “must provide an executed agreement with a qualified service provider for the provision of special supportive services that would otherwise not be available for the tenants. The provision of such services will be included in the Declaration of Land Use Restrictive Covenants (“LURA”).
2. Receipt, review and acceptance of a certification by a third party engineer indicating the buildings' finished ground floor are clearly engineered to be at least one foot above the floodplain and all drives and parking lots are clearly engineered to be not lower than six inches below the floorplain or a Letter of Map Amendment (LOMA) or Letter of Map Revision (LOMR-F) or third party documentation indicating the cost of flood insurance for the buildings and for the tenants' contents for buildings within the 100-year floodplain.
3. Receipt, review, and acceptance of a firm commitment for \$1,000,000 in non-federal funds, in addition to the bond financing, indicating no initial debt service.
4. The debt service capacity of the development should be reviewed at closing to permanent with the predicted result of mandatory redemption of taxable mortgage revenue bonds dow to \$586,160.
5. The debt service capacity of the development should be reviewed at the end of five years after closing to permanent and the terms of the HTF loan adjusted accordingly with the predicted result of a structure allowing for full repayment of the HTF loan at a to be determined interest rate within 30 years of closing to permanent.
6. Receipt, review, and acceptance of an increase in the number of HTF 30% units to at least 3.
7. Should the terms and rates of the proposed debt or syndication change, the transaction should be re-evaluated and an adjustment to the credit amount may be warranted.

DEVELOPMENT'S SELECTION BY PROGRAM MANAGER & DIVISION DIRECTOR IS BASED ON:

Score Utilization of Set-Aside Geographic Distrib. Tax Exempt Bond. Housing Type

Other Comments including discretionary factors (if applicable).

Robert Onion, Multifamily Finance Manager

Date

Brooke Boston, Director of Multifamily Finance Production Date

DEVELOPMENT'S SELECTION BY EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score Utilization of Set-Aside Geographic Distrib. Tax Exempt Bond Housing Type

Other Comments including discretionary factors (if applicable)._____

Edwina P. Carrington, Executive Director
Chairman of Executive Award and Review Advisory Committee

Date

TDHCA Board of Director's Approval and description of discretionary factors (if applicable).

Chairperson Signature: _____
Michael E. Jones, Chairman of the Board

Date

The Peninsula Apartments

Estimated Sources & Uses of Funds

Sources of Funds

Bond Proceeds, Series 2003 A Bonds (Tax-Exempt)	\$ 12,000,000
Bond Proceeds, Series 2003 B Bonds (Taxable Bonds)	\$ 600,000
LIHTC Equity	5,436,732
Houston Housing Authority Grant	1,000,000
GIC Earnings	84,000
Interest Income	542,280
Deferred Developer's Fee	382,478
Total Sources	\$ 20,045,490

Uses of Funds

Deposit to Mortgage Loan Fund (Construction funds)	\$ 15,719,818
Capitalized Interest (Constr. & LOC Interest)	1,170,194
Marketing	-
Developer's Overhead, Fee and Note	2,262,628
Costs of Issuance	
Direct Bond Related	349,750
Bond Purchaser Costs	180,000
Other Transaction Costs	265,100
Real Estate Closing Costs	98,000
Total Uses	\$ 20,045,490

Estimated Costs of Issuance of the Bonds

Direct Bond Related

TDHCA Issuance Fee (.50% of Issuance)	\$ 63,000
TDHCA Application Fee	11,000
TDHCA Bond Compliance Fee (\$25 per unit)	7,000
TDHCA Bond Counsel and Direct Expenses (Note 1)	75,000
TDHCA Financial Advisor and Direct Expenses	25,000
Disclosure Counsel (\$5k Pub. Offered, \$2.5k Priv. Placed. See Note 1)	5,000
Investment Banking Fees and Expenses	94,500
Underwriter's Counsel	25,000
Rating Agency & Printing	15,000
Trustee's Fees (Note 1)	7,910
Trustee's Counsel (Note 1)	5,500
Attorney General Transcript Fee (\$1,250 per series, max. of 2 series)	2,500
Texas Bond Review Board Application Fee	500
Texas Bond Review Board Issuance Fee (.025% of Reservation)	4,000
TEFRA Hearing Publication Expenses	8,840
Total Direct Bond Related	\$ 349,750

Bond Purchase Costs

Fannie Mae DUS Lender's Fees (Lend Lease @1%)	126,000
Fannie Mae DUS Lender's Counsel	21,000

The Peninsula Apartments

Fannie Mae Bond Purchaser's Counsel	33,000
Total	\$ 180,000

Other Transaction Costs	
Letter of Credit Origination Fee (Bank of America @ 2% of Issuance)	94,500
Construction Lender's Counsel	25,000
Tax Credit Determination Fee (4% annual tax cr.)	30,000
Tax Credit Application Fee (\$20/u)	5,600
Tax Credit Syndicator Fees & Expenses	15,000
Tax Credit Investor's Counsel	23,000
Limited Partner Counsel	30,000
Borrower's Counsel	42,000
Total	\$ 265,100

Real Estate Closing Costs	
Title & Recording (Const.& Perm.)	88,000
Property Taxes	10,000
Total Real Estate Costs	\$ 98,000

Estimated Total Costs of Issuance	\$ 892,850
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Costs of issuance of up to two percent (2%) of the principal amount of the Bonds may be paid from Bond proceeds. Costs of issuance in excess of such two percent must be paid by an equity contribution of the Borrower.

Note 1: These estimates do not include direct, out-of-pocket expenses (i.e. travel). Actual Bond Counsel and Disclosure Counsel are based on an hourly rate and the above estimate does not include on-going administrative fees.

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

AND \$600,000 IN TAXABLE BONDS AT 5.802% INTEREST, SUBJECT TO CONDITIONS.

- RECOMMEND CONTINUED APPROVAL OF A HTF AWARD NOT TO EXCEED \$525,000, STRUCTURED AS A FIVE-YEAR TERM NON-AMORTIZING LOAN, SUBJECT TO CONDITIONS.
- RECOMMEND APPROVAL OF A HTF/SECO AWARD NOT TO EXCEED \$325,000, SUBJECT TO CONDITIONS.

CONDITIONS

1. Receipt, review and acceptance of a certification by a third party engineer indicating the buildings' finished ground floor are clearly engineered to be at least one foot above the floodplain and all drives and parking lots are clearly engineered to be not lower than six inches below the floodplain or a Letter of Map Amendment (LOMA) or Letter of Map Revision (LOMR-F) or a third party documentation indicating the cost of flood insurance for the buildings and for the tenants' contents for buildings within the 100-year floodplain;
2. Receipt, review and acceptance of a firm commitment for \$1,000,000 in non-federal funds, in addition to the bond financing, indicating no initial debt service;
3. The debt service capacity of the development should be reviewed at closing to permanent with the predicted result of mandatory redemption of taxable mortgage revenue bonds down to \$586,160;
4. The debt service capacity of the development should be reviewed at the end of five years after closing to permanent and the terms of the HTF loan adjusted accordingly with the predicted result of a structure allowing for full repayment of the HTF loan at a to be determined interest rate within 30 years of closing to permanent;
5. Receipt, review and acceptance of a increasing the number of HTF 30% units to at least 3; and,
6. Should the terms and rates of the proposed debt or syndication change, the transaction should be re-evaluated and an adjustment to the credit amount may be warranted.

REVIEW of PREVIOUS UNDERWRITING REPORTS

No previous reports.

DEVELOPMENT SPECIFICATIONS

IMPROVEMENTS

Total Units: 280 **# Rental Buildings:** 29 **# Common Area Bldgs:** 1 **# of Floors:** 3 **Age:** N/A yrs **Vacant:** N/A at / /
Net Rentable SF: 249,000 **Av Un SF:** 889 **Common Area SF:** 4,580 **Gross Bldg SF:** 253,580

STRUCTURAL MATERIALS

Wood frame on a post-tensioned concrete slab on grade, 50% brick veneer/50% Hardiplank siding exterior wall covering, drywall interior wall surfaces, composite shingle roofing

APPLIANCES AND INTERIOR FEATURES

Carpeting & vinyl flooring, range & oven, hood & fan, garbage disposal, dishwasher, refrigerator, microwave oven, tile tub/shower, washer & dryer connections, ceiling fans, laminated counter tops, individual water heaters, 9' ceilings

ON-SITE AMENITIES

A 4,580 SF community building with activity room, management offices, fitness & laundry facilities, kitchen, restrooms, computer/business center, central mailroom, swimming pool, equipped children's play area are located at the entrance to/middle of the property. In addition, picnic areas and perimeter fencing with limited access gate(s) are also planned for the site

Uncovered Parking: 280 spaces **Carpports:** N/A spaces **Garages:** 280 spaces

PROPOSAL and DEVELOPMENT PLAN DESCRIPTION

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

Description: The Peninsula is a relatively dense 17 units per acre new construction development of 280 units of affordable housing located in Houston. The development is comprised of 29 residential buildings with garden-style units as follows:

- Two Building Type 1 with eight one-bedroom units;
- Four Building Type 7 with 20 one-bedroom units;
- Four Building Type 2 with eight two-bedroom units;
- Three Building Type 3 with eight two-bedroom units;
- Eight Building Type 4 with eight two-bedroom units;
- Six Building Type 5 with eight three-bedroom units; and
- Two Building Type 6 with eight three-bedroom units.

Architectural Review: Each unit offers adequate storage and a utility closet with space for full-size appliances. Most units also offer a built-in desk and attached, single car garage. All, but 32 of the one-bedroom second story units are accessed by interior stairways. The elevation drawings indicate attractive residential buildings with large windows and varied rooflines. The community building will offer many tenant-accessible areas as well as leasing/management offices. The exterior of the community building is in line with that of the residential buildings.

Supportive Services: Texas Inter-Faith Housing Corporation will provide optional supportive services at no additional charge to tenants, including: family skills, neighborhood advancement, rent and utility allowance assistance consultation, fun and freedom activities, etc.

Schedule: The Applicant anticipates construction to begin in August of 2003 and to be completed in November of 2004. The development should be placed in service in November of 2004 and substantially leased-up in March of 2005.

SITE ISSUES			
SITE DESCRIPTION			
Size:	15.9544 acres	694,974	square feet Zoning/ Permitted Uses: N/A (Houston)
Flood Zone Designation:	Zone X & AE	Status of Off-Sites:	Fully Improved

SITE and NEIGHBORHOOD CHARACTERISTICS

Location: The subject site is located on the south side of West Fuqua, east of South Post Oak Road in Houston. The site is located just north of Beltway 8.

Adjacent Land Uses:

- **North:** West Fuqua, undeveloped and commercial properties
- **South:** Fill from Harris County Flood Control detention, vacant land
- **East:** Vacant land, drainage from Sims Bayou, residential
- **West:** Detention for Harris County Flood Control, vacant land

Site Access: Principal thoroughfares servicing the market area include South Loop 610, State Highway 288, Scott Street, MLK Boulevard, Cullen Boulevard, Telephone Road, Belfort Avenue, and Long Drive.

Public Transportation: Public transportation to the area is provided by the METRO bus system.

Shopping & Services: Carnegie Sims Elementary, Woodson Junior High, and Worthington Senior High School are all located within a ±2.0 mile radius of the subject property. A regional mall is located within 4 miles and neighborhood shopping and strip centers are located near the property. A medical clinic and community hospital provide services in the area. Houston offers a variety of recreational opportunities including public parks, amusement parks, museums and sporting events.

Special Adverse Site Characteristics:

- **Flood Plain:** Portions of the site are located in FEMA FIRM Zone ‘AE’, areas of special flood hazard

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inundated by the 100-year flood with base flood elevations determined. This portion of the site is located along West Fuqua, which is the location of proposed access to the site. Receipt, review and acceptance of a certification by a third party engineer indicating the buildings' finished ground floor are clearly engineered to be at least one foot above the floodplain and all drives and parking lots are clearly engineered to be not lower than six inches below the floodplain or receipt, review and acceptance of a Letter of Map Amendment (LOMA) or Letter of Map Revision (LOMR-F) or receipt, review and acceptance of third party documentation indicating the cost of flood insurance for the buildings and for the tenant's contents for buildings within the 100-year floodplain is a condition of this report.

- **Adverse Easement:** The 2002 aerial photograph of the site shows a dirt road running through the center of the subject site providing access to what appears to be an otherwise land-locked tract located south of the subject site. However, it appears that the landlocked site may be part of the total 33 acres under contract.

Site Inspection Findings: TDHCA staff performed a site inspection on July 9, 2003 and found the location to be acceptable for the proposed development. Staff noted the site is in a neighborhood of older established homes in a deteriorated state. In addition, proposed new retail and employment facilities were noted.

HIGHLIGHTS of SOILS & HAZARDOUS MATERIALS REPORT(S)

A Phase I Environmental Site Assessment report dated March 2003 was prepared by The Murillo Company and contained the following findings and conclusion:

Findings:

- Two Leaking Underground Storage Tank (LUST) sites were identified within a ½ mile radius of the subject site.
- One Underground Storage Tank (UST) was identified within a ¼ mile radius of the subject site.
- **Floodplain:** According to the Federal Emergency Management Act (FEMA) Flood Insurance Rate Map (FIRM) Panel No. 48201C1005K, this site is partially located in Zone 'AE', areas of special flood hazard inundated by the 100-year flood with base flood elevations determined. This site is also partially located in Zone 'X', areas of the 500-year flood or areas of the 100-year flood with average depths of less than 1-foot or with drainage areas less than 1 square mile.

Conclusion: Based upon TMC's site investigation of the subject property, surrounding properties, regulatory agency records review and inquiries, interviews, and historical research, no other direct evidence was found indicating recognized environmental conditions exist at the subject site. TMC recommends no further action at this time.

POPULATIONS TARGETED

Income Set-Aside: The Applicant has elected the 40% at 60% or less of area median gross income (AMGI) set-aside. As a Priority 1 private activity bond lottery project, 100% of the units must have rents restricted to be affordable to households at or below 50% of AMGI, though all of the units may lease to residents earning up to 60% of the AMFI. Due to a request for a Housing Trust Fund allocation, the Applicant has further elected to set-aside two units with rents restricted at 30% of AMGI for households earning up to 30% of AMGI. The HTF application requires that at least 3 units be set aside for households earning 30% of AMGI based on the amount of funds requested. This will be discussed at greater length in the Operating Proforma and Financing sections below.

MAXIMUM ELIGIBLE INCOMES						
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
60% of AMI	\$25,020	\$28,620	\$32,160	\$35,760	\$38,640	\$41,460

MARKET HIGHLIGHTS

A market feasibility study dated February 27, 2003 was prepared by O'Connor and Associates and

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highlighted the following findings:

Definition of Primary Market Area: “For purposes of this report, the subject’s primary market area is defined as those properties bound by South Loop 610 on the north, Highway 90 on the west, Interstate 45 and Mykawa Road on the east, and Clear Creek and Hobby Airport on the south. This geographic area essentially is contained within the following zip codes: 77033, 77045, 77047, 77048, 77051, 77053, 77061, 77085, and 77087.” (p. 18)

Population: The estimated 2001 population of primary market was 189,789 and is expected to increase to approximately 204,005 by 2006. Within the primary market area there were estimated to be 59,093 households in 2001.

Total Primary Market Demand for Rental Units:

ANNUAL INCOME-ELIGIBLE SUBMARKET DEMAND SUMMARY				
Type of Demand	Market Analyst		Underwriter	
	Units of Demand	% of Total Demand	Units of Demand	% of Total Demand
Household Growth	133	3.2%	98	3%
Resident Turnover	3,612	87.7%	3,656	97%
Other Sources:	375	9.1%	N/A	
TOTAL ANNUAL DEMAND	4,120	100%	3,754	100%

Ref: p. 68

Inclusive Capture Rate: The Market Analyst has estimated a capture rate of 6.80% based on only the subject 280 affordable units. (p. 69) The Underwriter calculated an inclusive capture rate of 21% based upon a revised supply of unstabilized comparable affordable units of 800, including the subject units, divided by a revised demand of 3,754.

Market Rent Comparables: The Market Analyst surveyed five comparable apartment projects totaling 1,907 units in the market area. (p. 59)

RENT ANALYSIS (net tenant-paid rents)					
Unit Type (% AMI)	Proposed	Program Max	Differential	Market	Differential
1-Bedroom (30%)	\$266	\$266	\$0	\$655	-\$389
1-Bedroom (50%)	\$489	\$489	\$0	\$655	-\$166
2-Bedroom (50%)	\$583	\$583	\$0	\$825	-\$242
3-Bedroom (50%)	\$670	\$670	\$0	\$975	-\$305

(NOTE: Differentials are amount of difference between proposed rents and program limits and average market rents, e.g., proposed rent =\$500, program max =\$600, differential = -\$100)

Primary Market Occupancy Rates: “The overall occupancy rate for projects in the primary market area was 92.19% as of December 2002. Occupancy rates for Class B units were higher at 96.44%.” (p. 38)

Absorption Projections: “Considering the strong absorption history of similar properties and the lack of available quality affordable units in this market, we project that the subject property will lease an average of 25-30 units per month until achieving stabilized occupancy. We anticipate the subject property will achieve stabilized occupancy within six to eight months following completion.” (p. 75)

Known Planned Development: “We are aware of no proposed market rate apartment development in the subject’s primary market. We are aware of no project under construction in the primary market area. Additionally, there are three proposed LIHTC project’s (674 units), excluding the subject property, which will be applying for tax credits.” – Alta Reed Apartments, Brentwood Haven (Seniors) and The Meadows on Airport (p. 35) “Three new apartments have been completed in the subject’s primary market over the past 12 months (Cullen Park Apartments, Scott Street Townhomes and Belfort Pines).” (p. 39)

The Underwriter found the market study provided sufficient information for purposes of this analysis.

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OPERATING PROFORMA ANALYSIS

Income: The Applicant potential gross rent, secondary income and vacancy assumptions are in line with the Underwriter's estimate. Because the Applicant's effective gross income estimate is within 5% of the Underwriter's estimate, it is considered to be generally acceptable. It should be noted however that the Underwriter's estimate is based upon one additional unit restricted to 30% of AMGI rent and that the report will be conditioned upon such a requirement to comply with the HTF application guidelines.

Expenses: The Applicant's total expense estimate of \$3,000 per unit also is within 5% of the Underwriter's estimate. The Applicant's budget shows several line item estimates, however, that deviate significantly when compared to the database averages, particularly: general and administrative (\$35K lower), payroll (\$35K lower), and repairs and maintenance (\$22K higher). The Underwriter discussed these differences with the Applicant but found, although line item estimates may vary, the Applicant is confident of their total operating expense projection.

In addition, the Underwriter has accepted the assumption that the development will receive a total real estate tax exemption because the sponsor of the General Partner is the Housing Authority of the City of Houston. An opinion letter dated August 4, 2003 and signed by a representative of Coats|Rose states, "Based upon our experience with transactions with this same structure, as well as our review of applicable law, the project owner should be entitled to the exemptions from sales and ad valorem tax as set forth in the application."

Conclusion: The Applicant's estimated income is consistent with the Underwriter's expectations and total operating expenses are within 5% of the database-derived estimate. Therefore, the Applicant's NOI should be used to evaluate debt service capacity.

The Applicant's proforma supports the Applicant's estimate of total annual debt service at an initial debt coverage ratio of 1.10. However, based on the proposed terms of the bond-financing, the Applicant's debt service estimate appears to be understated. In addition, terms for \$1,000,000 in funds to be provided by the City of Houston indicate that a debt service will result. The recommendations of this report will be conditioned upon certain assumptions about the final permanent financing structure that are discussed in more detail in the Financing Structure Analysis section of this report.

ACQUISITION VALUATION INFORMATION

ASSESSED VALUE

Land: 33 acres	\$384,790	Assessment for the Year of:	2003
1 acre:	\$11,660	Valuation by:	Harris County Appraisal District
Prorated Value: 15.9544 acres	\$186,033	Tax Rate:	

EVIDENCE of SITE or PROPERTY CONTROL

Type of Site Control:	Earnest Money Contract (33 acres)					
Contract Expiration Date:	09/	30/	2003	Anticipated Closing Date:	08/	25/ 2003
Acquisition Cost:	\$990,000			Other Terms/Conditions:	\$30K per acre	
Seller:	Lindsey Interest, LP			Related to Development Team Member:	No	

CONSTRUCTION COST ESTIMATE EVALUATION

Acquisition Value: The overall acquisition price is generally assumed to be reasonable since the acquisition is an arm's-length transaction. The proposed site is 15.9544 acres out of a total 33 acres under contract. The total contract price of \$990,000 translates to roughly \$30,000 per acre. While the Applicant included a prorated acquisition cost of \$495,000, the Underwriter has included only \$478,632, based on direct prorating of the 15.9544 acres at \$30,000 per acre. An adjustment to the development sources of funds for this difference may be necessary to ensure that an excess transfer price only has the effect of increasing deferred developer fee and not increasing the gap needed for tax credits.

Sitework Cost: Although it is somewhat unusual to include a line-item for security costs in site work costs,

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the Applicant's overall sitework costs of \$6,438 per unit are considered reasonable under current underwriting guidelines.

Direct Construction Cost: The Applicant's direct construction cost estimate is \$710K or 6% lower than the Underwriter's Marshall & Swift *Residential Cost Handbook*-derived estimate based on the revised architectural plan submitted subsequent to application. Although the Applicant attributed this difference to exemption from sales tax on building materials, the Underwriter was unable to take this in to consideration without a additional documentation of experience in achieving an overall cost savings with such a sales tax exemption..

Ineligible Costs: The Applicant incorrectly included \$5,500 in marketing as an eligible cost; the Underwriter moved this cost to ineligible costs, resulting in an equivalent reduction in the Applicant's eligible basis. In addition, \$7,563 in soft cost contingency was included with overall contingency, subject to the Department guideline of 5% of site work and direct construction costs for new construction developments.

Interim Financing Fees: The Underwriter reduced the Applicant's eligible interim financing fees by \$69K to reflect an apparent overestimation of eligible construction loan interest, to bring the eligible interest expense down to one year of fully drawn interest expense. This results in an equivalent reduction to the Applicant's eligible basis estimate.

Fees: The Applicant's contractor's fees for general requirements, general and administrative expenses, and profit are all within the maximums allowed by TDHCA guidelines. The Underwriter included housing consultant fees of \$67,500 to total developer fees, subject to the Department's maximum guideline of 15% of all other eligible costs. Despite this, the Applicant's revised total developer fees are within the guideline.

Conclusion: The Applicant's total development cost estimate is within 5% of the Underwriter's verifiable estimate and is therefore generally acceptable. Since the Underwriter has been able to verify the Applicant's projected costs to a reasonable margin, the Applicant's total cost breakdown, as adjusted by the Underwriter for overstated acquisition cost and eligible basis, is used to calculate eligible basis and determine the eligible tax credits. As a result an eligible basis of \$18,819,552 is used to determine a credit allocation of \$679,386 from this method. The resulting syndication proceeds will be used to compare to the gap of need and the Applicant's request to determine the recommended credit amount. It should be noted that the Applicant had used a slightly higher 3.62 applicable percentage rather than the current underwriting rate as of the date of the application of 3.61 and this had a small effect on the credit recommendation as well.

FINANCING STRUCTURE					
BOND INSURANCE POLICY					
Source:	GMAC Commercial Mortgage Corporation	Contact:	Bill Fazzano		
Tax-Exempt Bonds:	\$12,000,000	Interest Rate:	Lender's underwritten all-in rate: 5.802%		
Taxable Bonds:	\$600,000	Interest Rate:	Lender's underwritten all-in rate: 5.802%		
Additional Information:	Credit Facility conditioned upon Fannie Mae commitment				
Amortization:	30 yrs	Term:	30 yrs	Commitment:	<input type="checkbox"/> LOI <input checked="" type="checkbox"/> Firm <input type="checkbox"/> Conditional
Annual Payment:	\$890,030	Lien Priority:	1 st	Commitment Date	07/ 2003
PERMANENT FINANCING					
Source:	City of Houston	Contact:	Ernie Etuk		
Principal Amount:	\$1,000,000	Interest Rate:	AFR		
Additional Information:	Unexecuted Memorandum of Understanding				
Amortization:	45 yrs	Term:	45 yrs	Commitment:	<input checked="" type="checkbox"/> None <input type="checkbox"/> Firm <input type="checkbox"/> Conditional
Annual Payment:	Unspecified	Lien Priority:	2 nd	Date	/ /
LIHTC SYNDICATION					
Source:	Boston Capital	Contact:	Tom Dixon		

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Address: One Boston Place **City:** Boston
State: MA **Zip:** 02108 **Phone:** (617) 624-8673 **Fax:** (617) 624-8999
Net Proceeds: \$5,539,496 **Net Syndication Rate (per \$1.00 of 10-yr LIHTC)** 81¢
Commitment Proposal Firm Conditional **Date:** 04/ 30/ 2003
Additional Information: _____

APPLICANT EQUITY

Amount: \$976,709 **Source:** Deferred Developer Fee

FINANCING STRUCTURE ANALYSIS

Permanent Financing: Subsequent to application, a commitment for Credit Enhancement through GMAC Commercial Mortgage Corporation conditioned upon receipt of a Fannie Mae commitment was submitted. The document increases the taxable portion of the bond allocation from \$463,746 as indicated in the application's sources and uses to \$600,000.

No commitment was provided for \$1,000,000 to be contributed by the City of Houston. An unexecuted Memorandum of Understanding (MOU) indicates that the funds will be provided from non-federal sources at an interest rate calculated at AFR, amortized over a term of 45 years. However, debt service for this loan was not included in the Applicant's proforma. Receipt, review and acceptance of a firm commitment for \$1,000,000 in non-federal funds in addition to the bond financing is a condition of this report.

The Applicant also requested a Housing Trust Fund allocation of \$525,000, which was awarded in July 2003. The HTF/SECO grant request of \$325,000 has yet to be recommended to the Board for approval. Neither source of additional permanent funds was included in the sources and uses form submitted with the MRB and LIHTC applications. The Housing Trust Fund loan allocation was made subject to completion of this underwriting report and recommendations contained herein. The HTF program requires that 40% of the funds provided be spent on units targeted at the 30% of AMGI level. In this case 40% of the requested HTF loan funds represents \$210,000. The HTF assistance for 30% units is capped at \$70,000 per unit and therefore at least three units must be restricted as 30% units. The Applicant has indicated that the remaining units would be rent restricted at the 50% level while incomes would be restricted at the 60% for HTF purposes and this is consistent with the developments funded under the current priority 1 of the tax exempt bond program in Texas. The SECO funds are not restricted in the same manner. Moreover should the SECO funds not be awarded, the transaction would still be viable through the deferral of additional developer fee.

LIHTC Syndication: The proposal for syndication is also consistent with the terms reflected in the sources and uses listed in the application. The pay-in schedule indicates that 605 of the syndication proceeds will be made available during the course of construction.

Deferred Developer's Fees: The Applicant anticipates deferred fees of \$976,709 which amounts to 43% of total proposed developer fees.

Financing Conclusions: As stated above, the Applicant's total cost breakdown, as adjusted by the Underwriter for overstated acquisition cost and eligible basis, is used to calculate eligible basis and determine the eligible tax credits. The credit allocation of \$679,386 calculated based on this method is recommended as it is less than both the gap in need and Applicant's request.

The Applicant's proforma indicates that the development may not achieve an initial debt coverage ratio of 1.10 based on current terms proposed for the bond-financed mortgage. It is likely the Applicant will be required to redeem a portion of the bonds at closing to permanent to achieve a reduction in the total annual debt service to no more than \$886,388. The Underwriter has estimated a reduction in the taxable portion of the bonds from \$600,000 to \$586,160. However, this estimate is based on the assumption that the development will initially have no other set annual debt service. Therefore, receipt, review and acceptance of a firm commitment for \$1,000,000 in non-federal funds, in addition to the bond financing, indicating no initial debt service is a condition of this report. However, it should be noted, if the development does not receive the \$1,000,000 in funds from the City of Houston, the resulting increase in deferred developer fees would not

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detrimentally affect its long term feasibility.

Finally, although a Housing Trust Fund allocation was awarded in July, the terms of the award were not set. It is recommended that the Housing Trust Fund allocation is structure as a loan with an initial three year term to commence at the end of the construction period. At the end of the five years, the development's debt service capacity should be re-evaluated with the likelihood of a restructure of the HTF loan to a fully amortizing loan over a term of 25 years at an interest rate of 3%. It is also suggested that the HTF loan should have priority repayment over any funds other than the bond-financed mortgage. The HTF/SECO funds have yet to be awarded, but should the development not receive the grant of \$325,000, the resulting increase in deferred developer fees would not detrimentally affect its long term feasibility. The anticipated deferred developer can be repaid in less than one year if all proposed financing is awarded.

DEVELOPMENT TEAM

IDENTITIES of INTEREST

The Co-Developer and General Contractor are related entities. These are common relationships for LIHTC-funded developments.

APPLICANT'S/PRINCIPALS' FINANCIAL HIGHLIGHTS, BACKGROUND, and EXPERIENCE

Financial Highlights:

- The Applicant and General Partner are single-purpose entities created for the purpose of receiving assistance from TDHCA and therefore have no material financial statements.
- The Housing Authority of the City of Houston, the sponsor of the General Partner, submitted an audited financial statement for the year ended December 31, 2001. Total assets of \$171M are comprised of cash, investments, receivables, prepaid expenses, resident security deposits, resident escrows, restricted loss reserve, restricted development funds, trustee-held debt service funds, other assets, land, buildings, furniture, equipment, machinery, accumulated depreciation, and construction in progress. Total liabilities equaled \$24M for total net asset value of \$148M.
- The Owners of the Co-Developers, Resolution Real Estate Services, LLC and Dwayne Henson Investments, are expected to be guarantors for the development. Therefore, William D Henson and J Steve Ford submitted unaudited financial statements dated April 30, 2003.

Background & Experience:

- The Applicant and General Partner are new entities formed for the purpose of developing the project.
- The Housing Authority of the City of Houston has indicated participation in four LIHTC developments totaling 560 units since 1997.
- Dwayne Henson Investments has received a Certificate of Experience from the Department.
- Resolution Real Estate Services, Inc. has completed eight affordable housing developments totaling 1,464 units since 1999.

SUMMARY OF SALIENT RISKS AND ISSUES

- The Applicant's direct construction costs differ from the Underwriter's *Marshall and Swift* based estimate by more than 5%.
- Significant environmental/locational risks exist regarding possible location of buildings, drives, and parking in the 100-year floodplain and the existence of an adverse easement.
- The significant financing structure changes being proposed have not been reviewed/accepted by the Applicant, lenders, and syndicators, and acceptable alternative structures may exist.

Underwriter:

Lisa Vecchietti

Date: August 5, 2003

Director of Real Estate Analysis:

Tom Gouris

Date: August 5, 2003

MULTIFAMILY COMPARATIVE ANALYSIS

The Peninsula, Houston, 48 LIHTC 02411/MRB 2003-

Type of Unit	Number	Bedrooms	No. of Baths	Size in SF	Gross Rent Lmt.	Net Rent per Unit	Rent per Month	Rent per SF	Utilities	Wtr & Swr
HTF/TC 30%	3	1	1	679	\$335	\$266	\$798	\$0.39	\$45.00	\$24.00
TC 50%	19	1	1	679	558	489	9,291	0.72	45.00	24.00
TC 50%	48	1	1	681	558	489	23,472	0.72	45.00	24.00
TC 50%	2	1	1	683	558	489	978	0.72	45.00	24.00
TC 50%	22	1	1	731	558	489	10,758	0.67	45.00	24.00
TC 50%	2	1	1	745	558	489	978	0.66	45.00	24.00
TC 50%	32	2	2	936	670	583	18,656	0.62	57.00	30.00
TC 50%	22	2	2	941	670	583	12,826	0.62	57.00	30.00
TC 50%	6	2	2	946	670	583	3,498	0.62	57.00	30.00
TC 50%	22	2	2	967	670	583	12,826	0.60	57.00	30.00
TC 50%	32	2	2	979	670	583	18,656	0.60	57.00	30.00
TC 50%	6	2	2	981	670	583	3,498	0.59	57.00	30.00
TC 50%	28	3	2	1,157	775	670	18,760	0.58	69.00	36.00
TC 50%	4	3	2	1,161	775	670	2,680	0.58	69.00	36.00
TC 50%	28	3	2	1,191	775	670	18,760	0.56	69.00	36.00
TC 50%	4	3	2	1,208	775	670	2,680	0.55	69.00	36.00
TOTAL:	280		AVERAGE:	916	\$653	\$568	\$159,115	\$0.62	\$55.63	\$29.31

INCOME Total Net Rentable Sq Ft: 256,602

POTENTIAL GROSS RENT
 Secondary Income Per Unit Per Month: \$15.00
 Other Support Income: (describe)

POTENTIAL GROSS INCOME
 Vacancy & Collection Loss % of Potential Gross Income: -7.50%
 Employee or Other Non-Rental Units or Concessions

EFFECTIVE GROSS INCOME

TDHCA	APPLICANT
\$1,909,380	\$1,912,056
50,400	50,400
0	0
\$1,959,780	\$1,962,456
(146,984)	(147,180)
0	0
\$1,812,797	\$1,815,276

USS Region 6
 IREM Region Houston
 Per Unit Per Month
 -7.50% of Potential Gross Rent

EXPENSES	% OF EGI	PER UNIT	PER SQ FT
General & Administrative	5.41%	\$350	0.38
Management	5.00%	324	0.35
Payroll & Payroll Tax	12.11%	784	0.86
Repairs & Maintenance	8.09%	523	0.57
Utilities	2.63%	170	0.19
Water, Sewer, & Trash	5.17%	335	0.37
Property Insurance	3.54%	229	0.25
Property Tax	0.00%	0	0.00
Reserve for Replacements	3.09%	200	0.22
Other Expenses:	3.19%	206	0.23
TOTAL EXPENSES	48.22%	\$3,122	\$3.41
NET OPERATING INC	51.78%	\$3,353	\$3.66

TDHCA	APPLICANT
\$98,131	\$63,500
90,640	\$98,123
219,467	\$184,000
146,574	\$169,000
47,663	\$52,000
93,694	\$84,500
64,151	\$75,104
0	\$0
56,000	\$56,000
57,773	\$57,773
\$874,092	\$840,000
\$938,704	\$975,276

PER SQ FT	PER UNIT	% OF EGI
\$0.25	\$227	3.50%
0.38	350	5.41%
0.72	657	10.14%
0.66	604	9.31%
0.20	186	2.86%
0.33	302	4.65%
0.29	268	4.14%
0.00	0	0.00%
0.22	200	3.08%
0.23	206	3.18%
\$3.27	\$3,000	46.27%
\$3.80	\$3,483	53.73%

DEBT SERVICE

First Lien Mortgage	48.95%	\$3,169	\$3.46
City of Houston	2.76%	\$179	\$0.20
Housing Trust Fund	0.00%	\$0	\$0.00
Trustee Fee	0.00%	\$0	\$0.00
TDHCA Admin. Fees	0.70%	\$45	\$0.05
Asset Oversight Fees	0.23%	\$15	\$0.02
NET CASH FLOW	-0.16%	(\$10)	(\$0.01)

AGGREGATE DEBT COVERAGE RATIO 0.98
 BONDS & City of Houston DEBT COVERAGE RATIO 1.00
 BONDS-ONLY DEBT COVERAGE RATIO 1.06
 RECOMMENDED BONDS-ONLY DEBT COVERAGE RATIO 1.10

\$887,363	\$890,030
50,052	0
0	0
0	0
12,600	0
4,200	0
(\$2,911)	\$85,246
0.98	1.10
1.00	N/A
1.06	N/A
1.10	

\$3.47	\$3,179	49.03%
\$0.00	\$0	0.00%
\$0.00	\$0	0.00%
\$0.00	\$0	0.00%
\$0.00	\$0	0.00%
\$0.00	\$0	0.00%
\$0.33	\$304	4.70%

CONSTRUCTION COST

Description	Factor	% of TOTAL	PER UNIT	PER SQ FT
Acquisition Cost (site or bldg)		2.29%	\$1,709	\$1.87
Off-Sites		0.00%	0	0.00
Sitework		8.63%	6,438	7.02
Direct Construction		52.41%	39,077	42.64
Contingency	2.41%	1.47%	1,098	1.20
General Req'ts	5.65%	3.45%	2,571	2.81
Contractor's G & A	1.88%	1.15%	857	0.94
Contractor's Profit	5.65%	3.45%	2,571	2.81
Indirect Construction		3.94%	2,936	3.20
Ineligible Costs		2.23%	1,662	1.81
Developer's G & A	1.74%	1.44%	1,071	1.17
Developer's Profit	11.59%	9.57%	7,134	7.78
Interim Financing		8.04%	5,993	6.54
Reserves		1.93%	1,439	1.57
TOTAL COST		100.00%	\$74,558	\$81.36
Recap-Hard Construction Costs		70.57%	\$52,613	\$57.41

TDHCA	APPLICANT
\$478,632	\$495,000
0	0
1,802,500	1,802,500
10,941,617	10,231,937
307,563	307,563
720,000	720,000
240,000	240,000
720,000	720,000
822,000	822,000
465,448	465,448
300,000	300,000
1,997,500	1,997,500
1,678,052	1,678,052
402,824	200,000
\$20,876,135	\$19,980,000
\$14,731,680	\$14,022,000

PER SQ FT	PER UNIT	% of TOTAL
\$1.93	\$1,768	2.48%
0.00	0	0.00%
7.02	6,438	9.02%
39.87	36,543	51.21%
1.20	1,098	1.54%
2.81	2,571	3.60%
0.94	857	1.20%
2.81	2,571	3.60%
3.20	2,936	4.11%
1.81	1,662	2.33%
1.17	1,071	1.50%
7.78	7,134	10.00%
6.54	5,993	8.40%
0.78	714	1.00%
\$77.86	\$71,357	100.00%
\$54.64	\$50,079	70.18%

SOURCES OF FUNDS

First Lien Mortgage	60.36%	\$45,000	\$49.10
City of Houston	4.79%	\$3,571	\$3.90
Housing Trust Fund	2.51%	\$1,875	\$2.05
HTF/SECO	1.56%	\$1,161	\$1.27
LIHTC Syndication Proceeds	26.54%	\$19,784	\$21.59
Deferred Developer Fees	4.68%	\$3,488	\$3.81
Additional (excess) Funds Required	-0.43%	(\$322)	(\$0.35)
TOTAL SOURCES			

\$12,600,000	\$12,463,746
1,000,000	1,000,000
525,000	0
325,000	0
5,539,545	5,539,545
976,709	976,709
(90,119)	0
\$20,876,135	\$19,980,000

RECOMMENDED:

\$12,586,160	Developer Fee Available
1,000,000	\$2,297,500
525,000	
325,000	% of Dev. Fee Deferred
5,502,475	1%
24,998	
0	15-Yr Cumulative Cash Flow
\$19,963,632	\$3,088,285.12

MULTIFAMILY COMPARATIVE ANALYSIS (continued)

The Peninsula, Houston, 4% LIHTC 02411/MRB 2003-

DIRECT CONSTRUCTION COST ESTIMATE

Residential Cost Handbook
Average Quality Multiple Residence Basis

CATEGORY	FACTOR	UNITS/SQ FT	PER SF	AMOUNT
Base Cost			\$42.43	\$10,888,767
Adjustments				
Exterior Wall Finish	4.50%		\$1.91	\$489,995
9' Ceilings	3.00%		1.27	326,663
Roofing			0.00	0
Subfloor			(0.81)	(207,334)
Floor Cover			1.92	492,676
Porches/Balconies	\$19.13	28,000	2.09	535,752
Plumbing	\$615	444	1.06	273,060
Built-In Appliances	\$1,625	280	1.77	455,000
Exterior Stairs	\$1,625	16	0.10	26,000
Interior Stairs	\$865	61	0.00	0
Heating/Cooling			1.47	377,205
Attached Garages	\$12.01	49,938	2.34	599,755
Detached Garages	\$12.96	9,600	0.48	124,416
Comm &/or Aux Bldgs	\$56.80	4,580	1.01	260,165
SUBTOTAL			57.06	14,642,119
Current Cost Multiplier	1.03		1.71	439,264
Local Multiplier	0.89		(6.28)	(1,610,633)
TOTAL DIRECT CONSTRUCTION COSTS			\$52.50	\$13,470,750
Plans, specs, surv, bld prm	3.90%		(\$2.05)	(\$525,359)
Interim Construction Interest	3.38%		(1.77)	(454,638)
Contractor's OH & Profit	11.50%		(6.04)	(1,549,136)
NET DIRECT CONSTRUCTION COSTS			\$42.64	\$10,941,617

PAYMENT COMPUTATION

Primary	\$12,600,000	Term	360
Int Rate	5.80%	DCR	1.06

Secondary	\$1,000,000	Term	540
Int Rate	4.27%	Subtotal DCR	1.00

Additional	\$525,000	Term	0
Int Rate	0.00%	Aggregate DCR	0.98

RECOMMENDED FINANCING STRUCTURE APPLICANT'S NC

Primary Debt Service	\$886,388
Secondary Debt Service	0
Fees	16,800
NET CASH FLOW	\$72,088

Primary	\$12,586,160	Term	360
Int Rate	5.80%	DCR	1.10

Secondary	\$1,000,000	Term	0
Int Rate	0.00%	Subtotal DCR	1.10

Additional	\$525,000	Term	0
Int Rate	0.00%	Aggregate DCR	1.08

OPERATING INCOME & EXPENSE PROFORMA: RECOMMENDED FINANCING STRUCTURE (APPLICANT'S NOI)

INCOME at 3.00%	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15	YEAR 20	YEAR 30
POTENTIAL GROSS RENT	\$1,912,056	\$1,969,418	\$2,028,500	\$2,089,355	\$2,152,036	\$2,494,799	\$2,892,156	\$3,352,802	\$4,505,885
Secondary Income	50,400	51,912	53,469	55,073	56,726	65,761	76,235	88,377	118,771
Contractor's Profit	0	0	0	0	0	0	0	0	0
POTENTIAL GROSS INCOME	1,962,456	2,021,330	2,081,970	2,144,429	2,208,762	2,560,560	2,968,391	3,441,178	4,624,656
Vacancy & Collection Loss	(147,180)	(151,600)	(156,148)	(160,832)	(165,657)	(192,042)	(222,629)	(258,088)	(346,849)
Developer's G & A	0	0	0	0	0	0	0	0	0
EFFECTIVE GROSS INCOME	\$1,815,276	\$1,869,730	\$1,925,822	\$1,983,597	\$2,043,104	\$2,368,518	\$2,745,761	\$3,183,090	\$4,277,807
EXPENSES at 4.00%									
General & Administrative	\$63,500	\$66,040	\$68,682	\$71,429	\$74,286	\$90,380	\$109,961	\$133,785	\$198,034
Management	98,123	101,066	104,098	107,221	110,438	128,028	148,419	172,059	231,233
Payroll & Payroll Tax	184,000	191,360	199,014	206,975	215,254	261,889	318,628	387,660	573,832
Repairs & Maintenance	169,000	175,760	182,790	190,102	197,706	240,540	292,653	356,058	527,052
Utilities	52,000	54,080	56,243	58,493	60,833	74,012	90,047	109,556	162,170
Water, Sewer & Trash	84,500	87,880	91,395	95,051	98,853	120,270	146,327	178,029	263,526
Insurance	75,104	78,108	81,232	84,482	87,861	106,896	130,056	158,233	234,223
Property Tax	0	0	0	0	0	0	0	0	0
Reserve for Replacements	56,000	58,240	60,570	62,992	65,512	79,705	96,974	117,984	174,644
Other	57,773	60,084	62,487	64,987	67,586	82,229	100,044	121,719	180,174
TOTAL EXPENSES	\$840,000	\$872,619	\$906,513	\$941,732	\$978,329	\$1,183,950	\$1,433,110	\$1,735,082	\$2,544,889
NET OPERATING INCOME	\$975,276	\$997,111	\$1,019,309	\$1,041,864	\$1,064,775	\$1,184,568	\$1,312,651	\$1,448,008	\$1,732,918
DEBT SERVICE									
First Lien Financing	\$886,388	\$886,388	\$886,388	\$886,388	\$886,388	\$886,388	\$886,388	\$886,388	\$886,388
Housing Trust Fund	0	0	0	0	29,875	29,875	29,875	29,875	29,875
Bond Fees	16,800	16,800	16,800	16,800	16,800	16,800	16,800	16,800	16,800
NET CASH FLOW	\$72,088	\$93,923	\$116,121	\$138,676	\$131,711	\$251,504	\$379,587	\$514,944	\$799,855
DEBT COVERAGE RATIO	1.08	1.10	1.13	1.15	1.14	1.27	1.41	1.55	1.86

LIHTC Allocation Calculation - The Peninsula, Houston, 4% LIHTC 02411/MRB 2003-

CATEGORY	APPLICANT'S TOTAL AMOUNTS	TDHCA TOTAL AMOUNTS	APPLICANT'S REHAB/NEW ELIGIBLE BASIS	TDHCA REHAB/NEW ELIGIBLE BASIS
(1) Acquisition Cost				
Purchase of land	\$495,000	\$478,632		
Purchase of buildings				
(2) Rehabilitation/New Construction Cost				
On-site work	\$1,802,500	\$1,802,500	\$1,802,500	\$1,802,500
Off-site improvements				
(3) Construction Hard Costs				
New structures/rehabilitation hard costs	\$10,231,937	\$10,941,617	\$10,231,937	\$10,941,617
(4) Contractor Fees & General Requirements				
Contractor overhead	\$240,000	\$240,000	\$240,000	\$240,000
Contractor profit	\$720,000	\$720,000	\$720,000	\$720,000
General requirements	\$720,000	\$720,000	\$720,000	\$720,000
(5) Contingencies				
	\$307,563	\$307,563	\$307,563	\$307,563
(6) Eligible Indirect Fees				
	\$822,000	\$822,000	\$822,000	\$822,000
(7) Eligible Financing Fees				
	\$1,678,052	\$1,678,052	\$1,678,052	\$1,678,052
(8) All Ineligible Costs				
	\$465,448	\$465,448		
(9) Developer Fees				
Developer overhead	\$300,000	\$300,000	\$300,000	\$300,000
Developer fee	\$1,997,500	\$1,997,500	\$1,997,500	\$1,997,500
(10) Development Reserves				
	\$200,000	\$402,824		
TOTAL DEVELOPMENT COSTS	\$19,980,000	\$20,876,135	\$18,819,552	\$19,529,232

Deduct from Basis:				
All grant proceeds used to finance costs in eligible basis				
B.M.R. loans used to finance cost in eligible basis				
Non-qualified non-recourse financing				
Non-qualified portion of higher quality units [42(d)(3)]				
Historic Credits (on residential portion only)				
TOTAL ELIGIBLE BASIS			\$18,819,552	\$19,529,232
High Cost Area Adjustment			100%	100%
TOTAL ADJUSTED BASIS			\$18,819,552	\$19,529,232
Applicable Fraction			100%	100%
TOTAL QUALIFIED BASIS			\$18,819,552	\$19,529,232
Applicable Percentage			3.61%	3.61%
TOTAL AMOUNT OF TAX CREDITS			\$679,386	\$705,005

Syndication Proceeds	0.8099	\$5,502,475	\$5,709,972
Total Credits (Eligible Basis Method)		\$679,386	\$705,005
Syndication Proceeds		\$5,502,475	\$5,709,972
Requested Credits		\$683,963	
Syndication Proceeds		\$5,539,546	
Gap of Syndication Proceeds Needed		\$6,393,840	
Credit Amount		\$789,442	

RENT CAP EXPLANATION

Houston MSA

AFFORDABILITY DEFINITION & COMMENTS

An apartment unit is "**affordable**" if the total housing expense (rent and utilities) that the tenant pays is **equal to or less than 30%** of the tenant's household income (as determined by HUD).

Rent Caps are established at this **30%** "affordability" threshold based on local area median income, adjusted for family size. Therefore, rent caps will vary from property to property depending upon the local area median income where the specific property is located.

If existing rents in the local market area are lower than the rent caps calculated at the 30% threshold for the area, then by definition the market is "affordable". This situation will occur in some larger metropolitan areas with high median incomes. In other words, the rent caps will not provide for lower rents to the tenants because the rents are already affordable. This situation, however, does not ensure that individuals and families will have access to affordable rental units in the area. The set-aside requirements under the Department's bond programs ensure availability of units in these markets to lower income individuals and families.

MAXIMUM INCOME & RENT CALCULATIONS (ADJUSTED FOR HOUSEHOLD SIZE) - 2002

MSA/County: Houston **Area Median Family Income (Annual):** \$59,100

ANNUALLY				MONTHLY							
Maximum Allowable Household Income to Qualify for Set-Aside units under the Program Rules				Maximum Total Housing Expense Allowed based on Household Income (Includes Rent & Utilities)			Utility Allowance by Unit Type (provided by the local PHA)	Maximum Rent that Owner is Allowed to Charge on the Set-Aside Units (Rent Cap)			
# of Persons	At or Below			Unit Type	At or Below			At or Below			
	50%	60%	80%		50%	60%	80%	50%	60%	80%	
1	\$ 20,850	\$ 25,020	33,400	Efficiency	\$ 521	\$ 625	\$ 835	\$ 43	\$ 478	\$ 582	\$ 792
2	23,850	28,620	38,150	1-Bedroom	558	670	894	61	497	609	833
3	26,800	32,160	42,900	2-Bedroom	670	804	1,072	76	594	728	996
4	29,800	35,760	47,700	3-Bedroom	775	930	1,240	88	687	842	1,152
5	32,200	38,640	51,500	4-Bedroom	863	1,036	1,382	110	775	948	1,294
6	34,550	41,460	55,300	5-Bedroom	953	1,144	1,525	126	865	1,056	1,437
7	36,950	44,340	59,100								
8	39,350	47,220	62,950								
FIGURE 1				FIGURE 2			FIGURE 3	FIGURE 4			

Figure 1 outlines the maximum annual household incomes in the area, adjusted by the number of people in the family, to qualify for a unit under the set-aside grouping indicated above each column.

For example, a family of three earning \$30,000 per year would fall in the 60% set-aside group. A family of three earning \$25,000 would fall in the 50% set-aside group.

Figure 2 shows the maximum total housing expense that a family can pay under the affordable definition (i.e. under 30% of their household income).

For example, a family of three in the 50% income bracket earning \$26,800 could not pay more than \$670 for rent and utilities under the affordable definition.

- 1) \$26,800 divided by 12 = **\$2,233** monthly income; then,
- 2) **\$2,233** monthly income times 30% = **\$670** maximum total housing expense.

Figure 4 displays the resulting maximum rent that can be charged for each unit type, under the three set-aside brackets. This becomes the rent cap for the unit.

The rent cap is calculated by subtracting the utility allowance in **Figure 3** from the maximum total housing expense for each unit type found in **Figure 2**.

Figure 3 shows the utility allowance by unit size, as determined by the local public housing authority. The example assumes all electric units.

PENINSULA APARTMENTS

RESULTS & ANALYSIS:

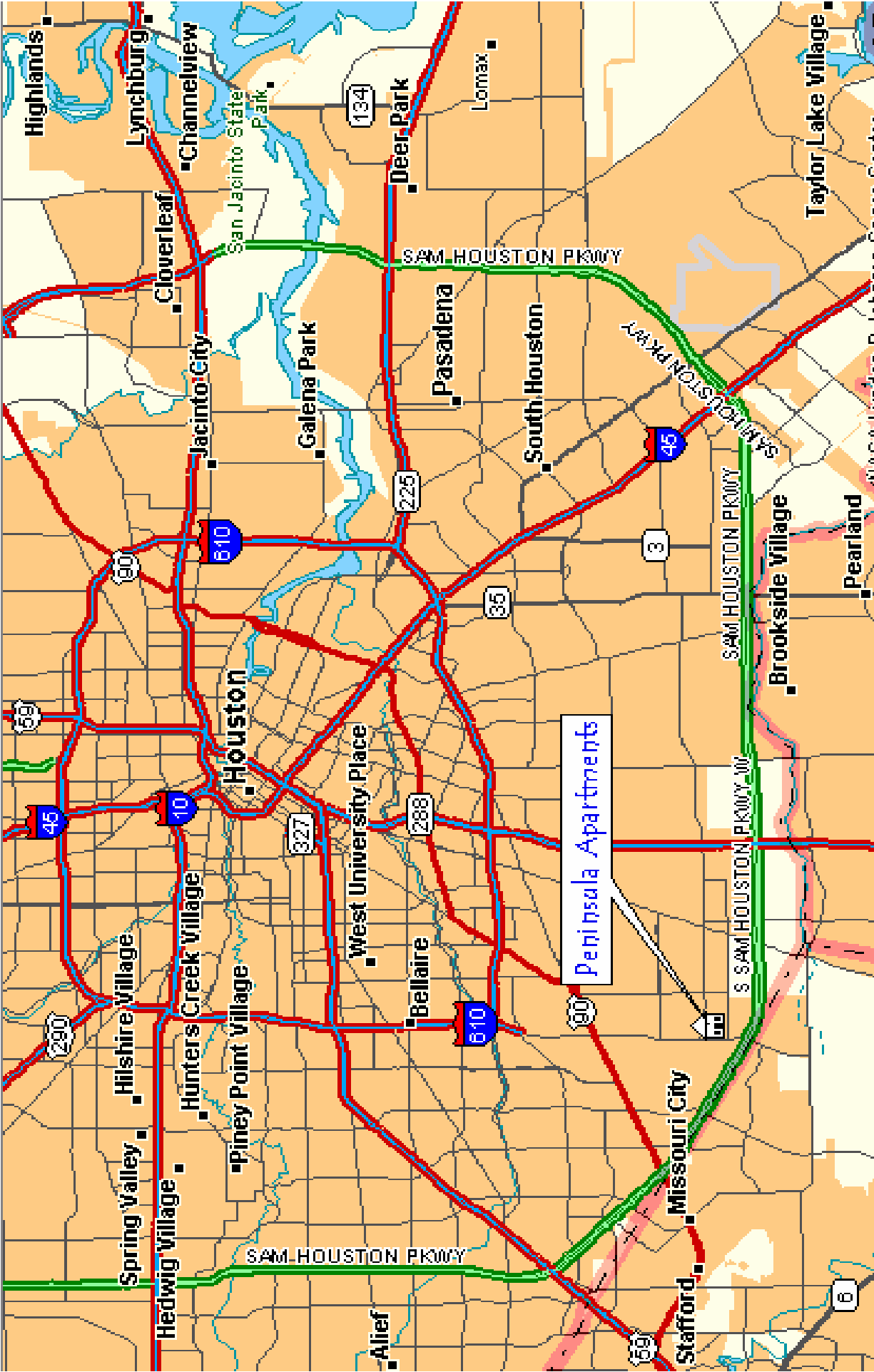
Tenants in the 60% AMFI bracket will **save \$161 to \$217** per month (leaving 6.0% to 7.9% more of their monthly income for food, child care and other living expenses).

This is a monthly savings off the market rents of **21.3% to 27.4%**.

PROJECT INFORMATION				
Unit Mix				
Unit Description	1-Bedroom	2-Bedroom	3-Bedroom	
Square Footage	665	932	1,144	
Rents if Offered at Market Rates	\$685	\$755	\$904	
Rent per Square Foot	\$1.03	\$0.81	\$0.79	

SAVINGS ANALYSIS FOR 60% AMFI GROUPING				
Rent Cap for 50% AMFI Set-Aside	\$497	\$594	\$687	
Monthly Savings for Tenant	\$188	\$161	\$217	
Rent per square foot	\$0.75	\$0.64	\$0.60	
Maximum Monthly Income - 60% AMFI	\$2,385	\$2,680	\$3,100	
Monthly Savings as % of Monthly Income	7.9%	6.0%	7.0%	
% DISCOUNT OFF MONTHLY RENT	27.4%	21.3%	24.0%	

Appraisal information provided by: Butler Burgher, Inc, 9039 Katy Freeway, Suite 250, Houston, Texas 77024.
Report dated July 2, 2003



Developer Evaluation

Project ID # **03411/03826**

Name: **The Peninsula Apartments**

City: **Houston**

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

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

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Projects in Material Noncompliance: No Yes # of Projects: 0
Total # of Projects monitored: 10 Projects grouped by score 0-9 10 10-19 0 20-29 0
Total # monitored with a score less than 30: 10 # not yet monitored or pending review: 6

Program Monitoring/Draws

Not applicable Review pending No unresolved issues Unresolved issues found
Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Asset Management

Not applicable Review pending No unresolved issues Unresolved issues found
Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by Sara Carr Newsom Date sday, July 29, 2003

Multifamily Finance Production

Not applicable Review pending No unresolved issues Unresolved issues found
Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by S Roth Date 7 /17/2003

Single Family Finance Production

Not applicable Review pending No unresolved issues Unresolved issues found
Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by _____ Date _____

Community Affairs

Not applicable Review pending No unresolved issues Unresolved issues found
Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by EEF Date 7 /16/2003

Office of Colonia Initiatives

Not applicable Review pending No unresolved issues Unresolved issues found
Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by _____ Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable Review pending No unresolved issues Unresolved issues found
Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by _____ Date _____

Loan Administration

Not applicable No delinquencies found Delinquencies found
Delinquencies found that warrant disqualification (Additional information/comments must be attached)

Reviewed by Stephanie Stuntz Date 7 /24/2003

Executive Director: _____

Executed: _____

Status Summary

Project ID# 03411/03826

Name: The Peninsula Apartments

City Houston

LIHTC 9 LIHTC 4

HOME HTF

Bond SEC

ESGP Other

Developer	Role	Disbar
The Peninsula Apartments, L.P.	Applicant/Owner Name	<input type="checkbox"/>
The Peninsula Apartments I, L.L.C.	General Partner	<input type="checkbox"/>
William D. Henson	Manager	<input type="checkbox"/>
J. Steve Ford	Manager	<input type="checkbox"/>
Dwayne Henson Investments, Inc.	Member of G.P.	<input type="checkbox"/>
Pamela G. Henson	President	<input type="checkbox"/>
Laura Henson	Vice-President	<input type="checkbox"/>
Cheryl L. Henson	Treasurer	<input type="checkbox"/>
Resolution Real Estate Services, LLC	Member of G.P.	<input type="checkbox"/>
Cynthia Ford	Manager	<input type="checkbox"/>

Projects/Contracts Monitored by the Department

Program	Project ID	Project Name	Score
LIHTC	95002	Blue Ash Apartments	08
LIHTC	96026	Hollow Creek Apartments	03
LIHTC	96080	Wood Bayou Apartments	0
LIHTC	97139	Bent Oaks Apartments	0
LIHTC	97140	Sprucewood Apartments	03
LIHTC	97141	Burnett Place Apartments	0
LIHTC	98155	Brazoswood Apartments	0

Status Summary

LIHTC	99003	Fairmont Oaks Apartments	0
LIHTC	99014T	Quail Chase Apartments	02
LIHTC	99066	Shoreham Apartments	03
LIHTC	00008T	Oaks of Hitchcock Apartments	N/A
LIHTC	01433	Brittmore Apts (fka Park Row)	N/A
LIHTC	01453	The Oaks @ Boggy Creek	N/A
LIHTC	01455	Millstone Apartments	N/A
LIHTC	01456	Sugar Creek Apartments	N/A
LIHTC	02007	Portside Villas Apartments	N/A

Out of State Response Received: N/A

Non-Compliance Reported

Completed By: Jo En Taylor

Date: 7/17/2003

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
Multifamily Finance Division

Public Comment Summary

Peninsula Apartments

Public Hearing

<i>Total Number Attended</i>	35
<i>Total Number Opposed</i>	24
<i>Total Number Supported</i>	9
<i>Total Number Undecided</i>	2
<i>Total Number that Spoke</i>	9

Letters Received

<i>Opposition</i>	1
<i>Support</i>	0

Summary of Opposition

- 1 Will lead to increased crime in our community*
- 2 Not close proximity to community services*
- 3 Development will not be paying property taxes*
- 4 New places to live do not change the bad habits of a lifetime*
- 5 Over crowding of schools*

Response to Summary of Opposition

- 1 Staff can not find any support for increase in crime for Affordable Properties.*
- 2 Most residents of Affordable Properties have transportation*
- 3 The Housing Authority of Houston is not required to pay property taxes*
- 4 Staff strongly disagrees*
- 5 Per the documentation provided by the Super Neighborhood Groups, only the High School is slightly overcrowded. The Middle School and Elementary School are under capacity*

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
LOW INCOME HOUSING PROGRAM
PUBLIC HEARING

6:00 p.m.
Wednesday,
July 9, 2003

Dowling Middle School
14000 Stancliff
Houston, Texas

STAFF MEMBERS:

ROBBYE G. MEYER

ON THE RECORD REPORTING
(512) 450-0342

I N D E X

<u>SPEAKER</u>		<u>PAGE</u>
Mary Ross	9	
Homer Clark	14	
Craig Patterson		16
Neal Radcliff		18
Sylvia Carroll		18
Melba Thornton		20
Steve Ford		39
Joe --		52
Edna Devereaux		58

P R O C E E D I N G S

MS. MEYER: My name is Robbye Meyer and I'm with the Texas Department of Housing and Community Affairs, and I'd like to proceed with the public hearing.

And let the record show that it is 6:17 on Wednesday, July 9, and we are at the Dowling Middle School, located at 14000 Stancliff, in Houston, Texas.

I'm here to conduct the public hearing on behalf of the Texas Department of Housing and Community Affairs with respect to an issuance of tax-exempt multifamily revenue bonds for a residential rental community.

This hearing is required by the Internal Revenue Code. The sole purpose of this hearing is to provide a reasonable opportunity for interested

individuals to express their views regarding the development and the proposed bond issuance.

No decisions regarding the development will be made at this hearing. The Department's board is scheduled to meet to consider the transaction on August 14 of 2003.

In addition to providing your comments at this hearing, the public is also invited to provide comment directly to the Board at their meeting.

The Department staff will also accept written comments from the public up until five o'clock on August 1 of 2003.

The bonds will be issued as tax-exempt multifamily revenue bonds in an aggregate principal amount not to exceed 12 million with taxable bonds, if necessary, in the amount to be determined and issued in one or more series by the Texas Department of Housing and Community Affairs.

The proceeds of the bonds will be loaned to the Peninsula Apartments, LP, or a related person --

VOICE: [inaudible]

MS. MEYER: Excuse me?

VOICE: I said --

MS. MEYER: I'm sorry. The proceeds of the bonds -- let me see where I am.

The proceeds of the bonds will be loaned to the

Peninsula Apartments, LP, or a related person or affiliate entity thereof to finance a portion of the cost of acquiring, constructing, and equipping a multifamily rental housing community described as follows:

280-unit multifamily residential rental development to be constructed on approximately 15.5 acres of land, located in the 5100 and 5200 blocks of West Fuqua in Houston, Harris County, Texas.

The proposed multifamily rental housing community will initially be owned and operated by the borrower or a related person or affiliate thereof.

The Texas Department of Housing and Community Affairs is an issuer of private activity bonds, and the Private Activity Bond Program is administered through the Texas Bond Review Board.

Not only will the transcript from this hearing go to the Texas Department of Community -- the Housing Department, but it will also go to the Texas Bond Review Board for their board's vote, also.

That board meeting is scheduled for August 21. And I'll give you a little bit more information later on so you can write those dates down.

The tax-exempt bond program was set out by the federal government to encourage private developers to build safe affordable housing. And they do it by

issuing -- there's two financial instruments, one being the tax-exempt bonds, which allow for a lower interest rate because the bond purchaser does not have to pay income tax on the income earned on those bonds, so they're willing to accept a lower rate of return.

So therefore, they can have a lower interest rate, and that -- therefore, that's the nature of the tax-exempt bonds. And the tax exemption is to the bond purchaser.

The other instrument that they use is a 4 percent tax credit, and that's a tax credit by the IRS and it is a tax credit to the development. It's much like if you own your own home and you have a tax deduction on your income tax form every year. It works relatively the same way as far as the 4 percent tax credits are concerned as far as the IRS is concerned.

It -- that's kind of the tax credit situation and a tax deduction that you would get for owning your own home.

Once -- the private activity bonds are actually drawn by lot every year by the Texas Bond Review Board. And once a development receives a reservation, they have 120 days to close on the bonds -- and we are within that 120-day period right now and part of the hearing is done within that 120-day period.

This particular development received a reservation on May 2. It is scheduled to expire on August 29. It's -- the applicants have to qualify under certain guidelines -- and I'll give you those guidelines here in just a little bit.

The -- this particular development, again, will be located at the 5100 and 5200 blocks of West Fuqua in Houston.

The development will consist of 29 two- and three-story residential buildings and one non-residential building. It consists of 280 units: 96 one-bedroom, one-bath units with an average square footage of 665; 120 two-bedroom, two-bath units with an average square footage of 933; and 64 three-bedroom, two-bath units with an average square footage of 1,144.

It will service families at 60 percent of the area median income; however, the rents will be capped at 50 percent of the median income.

The median income for the Houston area is 59,100. A family of four -- to give you an idea of how that works, the combined income of a family of four could not be more than \$35,760 in order to be able to qualify to live in this particular development.

An example of rents -- and this is net of any utilities -- a one-bedroom, maximum rents will be

approximately \$497. A two-bedroom, maximum rents will be approximately \$594. And a three-bedroom, a maximum rent of approximately \$684.

One of the leasing criteria for tenants, applicants must meet employment, income, credit, and rental history guidelines that are set forth by the management company. The occupancy is limited to a maximum of two persons per bedroom, and each tenant will have to pass a criminal background check.

I will ask you, once we start the public comment section of the hearing, if I could ask you if you have any cell phones or pagers if you'll move them to silent mode or turn them off -- and please don't answer a phone in this room, if you'll answer the phone outside the room if it does happen to ring.

You will have approximately two minutes to speak. Since there's not very many people here, I really won't hold us to that. But if you're going to speak, we'll allow you to do that.

If you haven't signed in on the log and you want to speak, you have to sign in. You don't have to sign it if you don't want to speak, but I would appreciate it if you would, because then I have a good count of how many people were here.

You'll need to come up here to the microphone

and speak directly into the microphone. Again, this is a recording microphone. It's not automated for the general public; so it is recording everything that is being said, so speak directly in the microphone. And if you will, state your name clearly for the record.

I'm going to open the floor up for a few questions. If you have questions of me or, again, if you have questions for the developer, we'll be glad to answer those.

Ma'am, I notice that you had a question when we started?

VOICE: I just wanted to know who you were.

MS. MEYER: Oh, I'm sorry. Well -- and I answered that. Okay. I'm sorry I didn't do that when I first stepped up here.

Are there any other questions? I know the developer has had some meetings with some of you, and so a lot of the questions have probably been answered. But if you have anything of the Texas Department of Housing, I'll be glad to answer those.

(Pause.)

MS. MEYER: It doesn't look like there is any, so I will go ahead and open it up for public comment.

The first speaker that I have that has checked that they would like to speak is Mary Ross.

MS. ROSS: My name is Mary Ross. And where I don't live in the immediate community, I do live just across the Beltway from the 6100 block of Fuqua. The name of my community is Briargate, and I am the first vice president of the Briargate Community Improvement Association.

I come speaking representing them. And I also am SNAP coordinator for Super Neighborhood 41, which is a group of neighborhoods -- approximately 21 neighborhoods, mostly homeowner associations and civic clubs.

I come to speak in opposition to the building of this property, the Peninsula multifamily, low-income apartment complex or residential rental community.

I'm here because my concern is -- well, I'm not against affordable housing for those that need it. I am very concerned with the adverse effects of having a very mobile community of so many renters so close to our community -- because I consider that very close -- especially because there will be an HEB store being built on the 6100 block of West Fuqua at Beltway 8.

And it's going to act as a conduit to many people moving in and out of our community. We're also very close and sympathetic to Super Neighborhood 40, which is the group of neighborhoods on this side and where this community is. We're very close with them, and our

concerns are the same.

We're struggling in our communities to keep a certain standard of housing. In the 6100 block of West Fuqua at the Beltway, just across from the Beltway is a new section of Fuqua that's open directly into the Briargate Community.

We -- the Briargate Community is especially concerned because we're dealing with security issues that were not there before because of -- I don't know if transient is the right term. I'm not trying to be negative here, but I'm speaking against this issue.

But because people who are -- we have more movement in and out of our neighborhood than we've had before because West Fuqua was never open from the 6200 block on, before November of 2002.

We are already seeing specific problems related to an increase of traffic in our communities. And the Briargate Community is a deed-restricted community. We do have mandatory maintenance fees, and we struggle even in that community with the maintenance of certain standards in our community.

And I am concerned that if this one property gets -- is successful and gets built, then there's a lot of land there to do the same thing. And we most certainly will do all that we can to keep this type of property from

being built in our neighborhoods where we're struggling so to keep certain standards.

And in some areas, we're kind of losing that battle, but we're becoming more and more diligent because we have the support of a very strong Super Neighborhood or group or coalition on this side of the Beltway, and I think that together we can be great bird dogs for each other.

But the Briargate Community is already seeing adverse effects of an increased mobility of people that don't live in our neighborhood, because they have increased access to our neighborhood now.

And with an HEB -- when an HEB store and the complex of stores that they plan to build -- because we've met with HEB -- then of course, it's in walking distance from this complex.

Our neighborhood, just across the Beltway, is in walking distance. And I am not saying that there will be a criminal element, and all that kind of thing. There probably will be. Our neighborhood is almost -- is mostly -- is 90-odd percent homeowners. We have criminal elements.

But I'm trying to be real here. When you have a predominately rental community, even with background checks you have people that may not be there six months

from now who don't have your best interest at heart all the time, and they have direct access to your community.

We're very concerned that if this property comes -- is successful or is built, that much of the remaining vacant property will be built out the same way.

And it flies in the face of all that we've struggled to do, the almost \$200,000 contract that we're going to enter into for security for our neighborhood -- we're a neighborhood of 2,500 homes.

And all those things, I think, are vast considerations that I'd like for your organization to consider. We live here. We have families here. And we are mostly homeowners. We have all -- we have many issues still to address all the time.

And we are not interested in anything that would work against the security that we're slowly winning a battle against in our community. And the building of rental property so close to our community would be financially -- well, would present a financial hardship for us, I think, because we would have to invest even more money in things like security.

We look at -- we struggle with things like security issues, standardization of our housing. Our architectural control committee even right now is very, very busy bringing people back into compliance with our

deed restrictions and covenants.

And we are -- we have spent a significant amount of money this year in improvement of our own infrastructure in our community to include beautification.

So -- and sitting on a Super Neighborhood board and being the coordinator of our SNAP program, Super Neighborhood Action Plan, CIP, capital improvement project requests directly to the city, knowing how difficult it is in these budget times to get city money put into our neighborhood to improve our quality of life, to even ask the city to do their part in improving the infrastructure for the things that we pay taxes for, to get our piece of the pie; it's a struggle.

And right now, because of budget issues with them, we're just treading water. We're at a point where we -- we're not really gaining much, but we're not losing ground, either -- and that's a struggle.

So because of those -- the concerns that I -- because of the concerns that I just expressed, I am speaking in opposition to the building of this property or this complex.

MS. MEYER: Thank you for your comments.

The next person I have to speak is Homer Clark.

MR. CLARK: Good evening. My name is Homer Clark, and I'm vice president of the South Houston

Concerned Citizens Coalition. That's a group of civic clubs in this area. And in the interest of time, I have been selected to speak for the group.

I'm here this evening to voice our opposition to the multifamily, low-income apartment complex to be developed at the 51- and 5200 block of West Fuqua.

Beginning in the fall of 1966 this community and the City of Houston's planning and development department held a number of town hall meetings, brainstormed and developed a plan to serve as a guide for revitalizing our community.

This plan was completed in June 1999, and is filed in the planning and development department for all to read and understand what we stand for in this community.

Now, let me quote a few paragraphs from that document, and everyone will understand our opposition to this project.

And I quote, The coalition opposes development that would negatively impact the area or perception of the area. Developed subdivisions have infrastructures that offer site opportunities for new home construction. At least one has resulted in affordable homes being built.

Affordable housing that is poorly constructed or rented out constitute a direct threat to the

community's stability.

Homeowners are struggling to improve the area and their property. They want more homeowners than renters and oppose projects composed -- comprised of single-family rental homes or those that are lacking quality construction. Quality affordable homes occupied by owners are desirable because they support area stability. And that's the end of the quote.

The representatives of this apartment project read this same document, and they are still telling us, Don't worry. Be happy. We're not happy and we're worried.

We're worried because this project adversely impacts our community. What assurance do we have that maintenance and security would be kept up over a 15- and 20-year period? Our schools are already overcrowded. Crime will likely increase to the point where new businesses might not move in.

Mary made reference to HEB. We don't know what kind of effect this is going to have on it, but I know it's going to factor into the equation.

And currently our parks are not up to standards. We don't have a multi-service center yet -- we're working on it -- and our library needs upgrading.

We are barely serving our current residents, so

we can't service a large group of new people -- so how can we service a large group of new people? We can't.

For those stated reasons, we, the people of this area, cannot support another low-income apartment complex in our community.

It constitutes a direct threat to our community's stability. Thank you.

MS. MEYER: Thank you for your comments.

The next person I have is Craig Patterson.

MR. PATTERSON: My name is Craig Patterson, and I'm with the Housing Authority of the City of Houston, and we're speaking in favor of the proposed development.

And having listened to the comments of the public, also having met, we still do believe that this development presents an asset to the community in terms of the quality of construction, in terms of the income levels, the employment characteristics, the amount of money that's invested in the development, the terms and conditions of maintenance and operations for the development in the community, and would seek to work as closely as possible with the community to further develop and look at all the options in the revitalization plan.

Our goal and objective is to provide decent and affordable housing to all at any income level -- and an income level can be high, medium, or low -- but affordable

quality, safe, and decent, and to bring jobs, which brings income, which brings revenues into a community.

Rather than to go into extensive detail, we hope and look forward to working with the community interest groups and seek to continue to do so on a more detailed level so that we can both look at the issues and concerns that are realistic and that need to be considered for those who are already in the community and have a vested interest in that community.

And we hope that the State will consider that, because we've looked at the plans. We've looked at many developments and have a long-term commitment to this community, as we do to many others in the city of Houston.

MS. MEYER: Thank you for your comments.

The next one is Neal Radcliff.

MR. RADCLIFF: I'm just available to answer questions.

MS. MEYER: Okay. I don't have anyone else that has listed that they would like to speak. Is there anyone that would like to speak that I have not called?

Yes, ma'am? Did you sign in, ma'am?

MS. CARROLL: Yes, I did.

MS. MEYER: Okay. If you will, state your name for the record?

MS. CARROLL: Yes, I will.

MS. MEYER: Okay.

MS. CARROLL: Hi. I'm Sylvia Carroll, a 36-year resident of Windsor Village. I've lived here, taught here, raised my child here. I have seen a lot of changes in the city and in our area.

My question to the developers is why is this going to be a low-income housing area? Why are we pitching for low? We've had new houses, new housing built on Fuqua that starts, I believe, around 90,000, whatever. We've got new housing on Post Oak that is also in the \$90,000 range.

We have an apartment complex on West Airport and South Post Oak, which has finally started to look decent. I'm sure you have Section 8 there. I'm not against Section 8. I am a Section 8 landlord, have been for 20-some years.

My pieces of property are individual houses. But I also know what goes on in apartment buildings that Section 8 rents out to.

I know now that Section 8 has stopped reimbursing landlords for damaged property. They have a lot of things that they've cut out of the Section 8 Program.

Yes. It behooves the landlord to have and screen tenants. But you know, you can screen people, and

then they lie to you and then they bring somebody else in.

I had a woman in a house -- all my property is single houses in Glen Iris [phonetic]. She was fine, but she had an insane son who came and trashed my house. To this date, Housing has not helped me to recoup that. I took photos. They came out and they took photos.

The question is why are we going so low? Why are we pitching for low income? What's the problem that you can't ask for high income to build up the area?

I'm very much against this. I don't see that there's anything to be gained, other than the people who have the bonds and the property. The builder will make a nice, tidy profit and walk away, and we'll never see them again. Do you think they're going to live in that house? I doubt it very much.

Again, we all need to think in terms of -- we are charitable, we're kind, but why don't we put this low-income project over off of some other area? Why don't we put it on Memorial? Why are we putting up here?

I didn't understand. I didn't realize that Fuqua had been built all the way out, because I never come, really, past Fuqua.

But someone mentioned to me that HEB is not going to build there now, so you might want to think about that.

I don't have the answer to the problem, but it doesn't make my heart beat in a joyous manner. Thank you.

MS. MEYER: Thank you.

Is there anyone else?

MS. THORNTON: My name is Melba Thornton. And, Robbye, I need you to look at your notes and tell me on that statement, did you say 50 percent --

MS. MEYER: The rents --

MS. THORNTON: -- that the median was going to be 50 --

MS. MEYER: No. The income is at 60 percent income level, and then the rents are capped at the 50 percent level.

MS. THORNTON: Okay. Well, I am one of the people that they met with on Monday night from the community, and it was my understanding -- unless you can straighten me out, Neal -- they said 60 percent there, and now Robbye says 50 percent.

MS. MEYER: The income is 60 percent.

MS. THORNTON: Yes. That's what I'm saying.

MS. MEYER: But the rents are --

MS. THORNTON: They said 60 at the meeting, and now you say 50. So that's lower than what we had originally anticipated. So I want the record to state that they told us one thing in a private meeting, and now

I'm hearing 50 percent. I am definitely concerned and I'm definitely opposed to this apartment complex coming out here.

What do you need to say, Neal?

MR. RADCLIFF: In response to your question?

MS. THORNTON: Yes.

MR. RADCLIFF: Actually, what was said last night was -- or the night before was --

MS. THORNTON: Monday night.

MS. MEYER: -- that the income was 60 percent, but the rents were capped at 50.

MS. THORNTON: Okay. Now, what did you say?

MS. MEYER: That's exactly right. The income level to qualify is at 60 percent of the area median income. However, the rent levels are capped at 50. It's just the rent level.

The income is at 60 percent. The rent is going to be lower, but not the income.

MS. THORNTON: The rent's going to be lower?

MS. MEYER: That's correct.

MS. THORNTON: Okay. Well, now --

MS. MEYER: The income is at 60 percent, but the rent, itself, is capped at a lower rate.

MR. RADCLIFF: And the concern that I understood that you had was about income levels, which has

been expressed by --

MS. THORNTON: Right. Okay. I just wanted to state the record, because that's what I thought I heard. Okay? Thank you.

MS. MEYER: There was some -- the court reporter didn't hear everything that you said -- but I just want to restate what Neal had said, and that was that the incomes are at 60 percent and the rents were capped at 50, and that was what was discussed on Monday, which is the same thing that I said earlier.

So I just want for the record so the court reporter can catch it, because she didn't hear you, Neal.

Yes, ma'am?

VOICE: I need some clarification. Mr. Patterson said that anybody with any income level --

MS. MEYER: You're going to have to explain that one so I can --

MR. PATTERSON: No. What I said is that the Housing Authority --

And I'll go up here.

Our overall mission is to provide housing, affordable housing, at all income levels. That's our general mission.

But the specifics of this property are that we want to provide affordable housing. And I think the

median income for a person, a family of four, is like 35,000, something of that nature. I don't have the specific numbers.

VOICE: 35,000 --

MR. PATTERSON: Yes. And the goal is so that a person can spend an affordable amount of their income on their rents.

And so our entire mission is to make sure that we provide quality housing, quality constructed, well maintained.

VOICE: So it doesn't -- so if I made \$50,000, I'm not --

MR. PATTERSON: You can apply at the apartment complex. That's correct. But there are income criteria that you'd have to look at, and the developer has the specifics on that.

VOICE: So if I made \$50,000 [inaudible], would I get the same benefit from --

MS. MEYER: Can you repeat the question so the court reporter can hear the question?

MR. PATTERSON: I believe her question was if she makes \$50,000 and she applies at the development, will she pay the same rent as everyone else. Is that the question? Okay.

MR. RADCLIFF: The answer is this particular

development, 100 percent of the tenants or residents need to be at the 60 percent of the median income. So if you made \$50,000 and you had -- you were in a family of four, you wouldn't qualify to be able to live in the development.

MR. PATTERSON: Thank you.

MS. MEYER: Okay. Hold on a second. Let me repeat it, Neal. She can't pick you up.

What -- the answer that Neal Radcliff had answered from the Housing Authority is that if you made \$50,000 and you were a family of four, you would not be able to qualify for this particular property.

Now, as a single individual, you would actually have to earn less than that 35,750, I think is what it is. That's as a single individual.

VOICE: I wanted him to clarify, and I want them to clarify, too; because that's essentially what he said.

MR. PATTERSON: Okay.

VOICE: [inaudible]. He stated --

Okay? But he said he was in favor of this. He said any income level.

MR. PATTERSON: When I said --

VOICE: That's what we need to clarify --

MR. PATTERSON: Okay. That's the part I need

to clarify?

VOICE: -- by the Housing Authority.

MR. PATTERSON: Okay. As a Housing Authority -- not just at this development -- we are in favor of affordable housing that's quality constructed and is of benefit to the community. That's our charter here in the city of Houston.

VOICE: Could you explain to the group the City of Houston Housing and how it's not related to the City of Houston?

MR. PATTERSON: Sure. The Housing Authority of the City of Houston is not a department of the City. It is a separate organization under state charter here in the City of Houston. And our charter specifically commissions us to assist in providing decent, safe, and affordable housing for residents in the city of Houston, but we are not a part of the city government itself.

MS. MEYER: Did that answer your question, ma'am?

VOICE: Yes.

MS. MEYER: Okay.

VOICE: I know that you all want to see low-income apartments over here, but, Mr. Patterson, did you say --

And I know [inaudible] go down there and

[inaudible] said you were concerned about the low-income families.

Where are we going to put these children? --
[inaudible] school in two or three years --

MR. PATTERSON: With three-bedroom apartments in the apartment complex, that's a reasonable concern, and those are the types of issues that we can sit down and talk about.

But I can't address them all in a reasonable response here this evening. I don't have all the information necessary.

VOICE: [inaudible] these plans --

Why don't you talk to the committee? We --

MR. PATTERSON: I agree. I absolutely agree.

VOICE: [inaudible]

MR. PATTERSON: Yes. You're --

Go ahead.

VOICE: Yes. I would like to ask --

I think you gave a different figure than what we heard Monday night.

Did you say one bedroom, 492?

MS. MEYER: Okay. Mine is net of utilities. I think the information that they gave you on Monday night also includes -- it's the gross rent, I think, is what they --

Am I right?

They gave you a gross rent, which also includes utilities. The rent levels that I'm giving you is net of utilities. So the maximum rent net of utilities would be what I gave you just a little bit ago. I think it's 497 and 594 and then six-something.

Hang on just a second and I'll have it.

MR. RADCLIFF: Yes. It's just subtracting out the utility allowance.

VOICE: Beg your pardon?

MR. RADCLIFF: It's subtracting out the utility allowance. We talked in terms of gross rents when we spoke to you the other night.

VOICE: Okay. Because on Monday one bedroom was 550, two bedrooms 670, three bedrooms was 775. And if I took it down correctly, you said one bedroom was 492, two bedrooms five-something -- I don't remember the exact figure -- and three bedrooms, 694.

MS. MEYER: Okay.

VOICE: [inaudible]

MS. MEYER: Well, that -- the difference is the rents that they gave you Monday night were gross rents, and that includes the net rent, which is what I gave you, plus utility allowances. And so they're giving you a gross -- if they paid utilities, then the number that they

gave you Monday night is approximately what they would be paying.

The number that I'm giving you is net of that utility allowance. Okay? Is that -- and the numbers I gave you were 497 for one bedroom --

VOICE: One bedroom was 550.

MS. MEYER: No. That's -- but the numbers I gave you were 497 -- it's 497 and then 594 and then 684.

VOICE: 684 instead of 694?

MS. MEYER: 684 instead of the -- and that's on a three-bedroom.

VOICE: You said 775 --

MS. MEYER: Did I say that?

VOICE: I think the concern that we are having -- I was not -- I did not attend the meeting on Monday. The concern that people are having -- and I also am having -- is different statements being made.

What is to say that should this development go on that you all will just walk away and say, [inaudible] They'll have to accept what has been done. What statements [inaudible] -- from what I'm hearing you, that the statements that you made on Monday night as to the references of the differences in rent and amount of -- the rent and as well as the utilities.

So all I'm trying to say is come straight.

MR. RADCLIFF: We have given you completely accurate information on Monday night. And some of this, frankly, just gets a little bit complicated when you look at figuring out the income levels. You know, it depends on what number of people you have in the family and whether you're talking about 50 or 60 percent of area median income, and then there's, you know, a different percentage that applies to the rents.

And with the rents, there's a way of looking at it as a gross rent or as a net rent. But we have not in any way attempted to mislead any of you, and we -- I think that the folks that we met with the other night -- I hope -- would agree that we were very forthright in trying to give you all the information that was asked for.

And you know, there may be a little bit of confusion that we're experiencing, because it's a fairly complex program. But we're really not in any way misleading you.

And as Craig mentioned earlier, we're happy to meet with you in the future in a little less formal environment than this and talk through all the concerns that you've got.

MR. PATTERSON: One of the things, too, that was indicated that I think is important about a developer or a builder just leaving, is that the Housing Authority

of the City of Houston has been in existence since about 1937, 1938, for the City of Houston. And we are here and stable and have a long-term vested interest in the proper operation of this development.

Not -- we're not in it to go and get out, but we're in it for the long term, and I think that that brings some stability to some of those questions.

VOICE: That's my question. Is this -- contrast this to Cuney Homes. Is this another --

MR. PATTERSON: No. A totally different animal.

VOICE: Make me understand.

MR. PATTERSON: Very good question.

VOICE: -- Allen Parkway --

MS. MEYER: Would you repeat the question that she's asked so --

MR. PATTERSON: The question is -- and this came up the other evening -- what's the difference between this housing development, the Peninsula Apartments, and Cuney Homes or Allen Parkway Village?

Those are funded and subsidized as public housing -- low-rent, public housing developments, a different finance structure and everything else. No private development dollars, no tax credit dollars, none of that going into Cuney Homes, Allen Parkway Village.

The rent and income and employment criteria for participation of those is entirely different. You do not have to be employed to live at those developments that you just mentioned. You do have to be employed in order to qualify for admission into Peninsula.

MR. RADCLIFF: Another important distinction that I want to make sure that we clarify is that the income levels for public housing are far lower than for this development. We're using -- utilizing the low-income housing tax credit program, but these incomes are really more at a moderate income level and, again, are at 60 percent of area median income; whereas, some of our public housing is down at a 30 percent of area median income -- much, much, much lower.

MS. ROSS: But at some point we will be subsidizing [inaudible] I don't know --

MR. RADCLIFF: None of this will be subsidized the way any of our public housing is subsidized. It's funded completely differently.

MS. ROSS: But the question --

Her question was, is any of this going to be subsidized? And basically --

MR. PATTERSON: No, no. Let me answer it --

MS. ROSS: -- subsidized --

MR. PATTERSON: Public housing is subsidized,

much like Section 8, on a monthly basis where the tenant comes and pays \$30, \$100, what have you, and HUD, the Department of Housing and Urban Development, through the Housing Authority, makes up the difference, whether it be 200, 300, 4-, 5-, 6-, \$700.

That is not the case with this development, and that is one of the reasons why the employment criteria is such that it is. The residents here will be paying their rent and utilities out of their pocket, and that's it.

The only time that this development receives assistance is because of the funding of tax credits at the very beginning, which helps us to get financed at a much better rate so that the mortgage is lower. That's it.

MS. MEYER: Let me clarify one more thing just so there's not a misunderstanding.

If you have someone that does have a Section 8 voucher -- okay? And I think that this is your question.

If they qualify under all the other guidelines for tenancy -- the employment, the credit, the background check -- and they qualify as any other tenant -- however, they have a voucher -- which is nothing wrong with having a voucher. It's help to them.

They will be allowed to live here. Okay? That -- I think that's your question, is you're wanting to know if that's going to happen. It can. But they still

have to apply and they have to qualify just as any other tenant would.

Okay? And it is different from what he's saying, as far as public-subsidized Section 8 project-based housing is a completely different animal than what we're dealing with, with this particular development.

Okay?

VOICE: It's just a different type of --

MS. MEYER: Well, one thing, this is owned by a private -- well, it's different in the way it's financed.

The public housing is government. I mean, it's all government, understand? This will be owned and operated privately with private money. It's not your tax dollars that's actually putting this development on the ground. It's private industry that's doing that.

VOICE: But it can happen.

MS. MEYER: What can happen?

VOICE: Section 8 --

MS. MEYER: Now, you can have a Section 8 tenant. Yes. I mean, I'm not going to tell you any differently. However, again, they do have to qualify just as any other tenant would.

MR. RADCLIFF: And there's a -- the distinction I was making is that we have public-housing developments which are not Section 8 which are funded through subsidies

from the Department of Housing and Urban Development, and that's what we typically think of when we're referring to subsidized housing.

MS. ROSS: I understand. My question was getting at -- and please understand that I'm not trying to be divisive or anything like that.

She just -- in my opinion, she gave me the most answer; because instead of going through all the legal speech and -- if -- you hear what we're asking, and there's an answer to what we're asking.

If we're not asking -- I'm getting the feeling -- and I'm a -- [inaudible] that if you can ask the right question you're going to get the right answer.

MR. RADCLIFF: Well, I --

MS. ROSS: And what I appreciate that you just did was to say maybe you're not asking the right question, but let me answer what I think you're asking.

MR. RADCLIFF: Okay.

MS. ROSS: And she answered -- I know she answered my question that way; because what you're saying is, Well, it's not this type of subsidy program, it's not that type of subsidy program --

MR. PATTERSON: It's not a subsidy program.

MS. ROSS: Right. But the fact -- the people want to know things like is there a possibility that

someone on Section 8 -- we don't know all the subsidy programs.

MR. PATTERSON: Right.

MS. ROSS: We're not trying to. We're asking questions that we, as people who live in this area, are concerned about. We don't have this -- all this knowledge of all the programs and exactly how they work.

But when we ask these questions and we're searching for answers -- because you come and are immediately asking people to trust the information that you give us. Understand that sometimes you may need to give a little more information in the fashion that --

MR. PATTERSON: Sure. And I appreciate that. The part I want, then, to ask -- and maybe it can be clarified by someone else -- because we speak this all day long, and it's hard to know where to draw that line.

When you say that a person must qualify for this program -- which is different than what we're used to -- with regards to employment just like everybody else, what does that mean?

If I'm a Section 8 person, if I have a Section 8, do I have to be employed?

MS. MEYER: The leasing guidelines that are set out for all -- I mean, it's set out for all tenants, whether they have a Section 8 voucher for part of their

rent or not -- is the same for every tenant.

If part of the leasing guidelines is that they have a job, and that job happens to -- has to be -- and I'm just giving you an example, so don't take me for the Bible here.

If -- an example of one of the leasing criteria is that they have to make at least two times the monthly rent. That could be a leasing criteria. Now, I'm not telling you that's what this is for this one, but I'm just giving you an example.

If that was part of the leasing criteria, a person with a Section 8 voucher would still have to meet that guidelines, because it is a guideline for all tenancy.

Did that answer -- did I answer your question -- I mean, as far as the clarification?

MR. RADCLIFF: Let me comment. We are very committed to doing the very best that we can to answer questions that you've got in a straightforward manner.

We actually had quite an extended discussion the other night with those who were at the Monday night meeting regarding Section 8 vouchers and the fact that a person with a Section 8 voucher could, in fact, rent from this apartment complex.

I do think that a lot of the more detailed

questions are better served as we have an opportunity to sit down again in a little less formal setting and address them, and we will continue to be forthright and try to be as helpful to you as we can.

VOICE: I had a note [inaudible] meeting that said that once the investor puts in five years that [inaudible] tax credits last 15 years.

MS. MEYER: The tax credits last for ten years.

VOICE: I've got 15 --

MR. RADCLIFF: There's a distinction here.

We -- what --

(Pause.)

MR. RADCLIFF: We did talk about 15 years.

VOICE: You said four-a-and-half percent, and after 15 years the tax credits stops. And then we asked you what happens after the tax credit stops. Now you're telling me ten years?

MR. RADCLIFF: No. We were talking about the tax credit compliance period is 15 years long.

VOICE: What does all of that mean?

MR. RADCLIFF: The tax credit compliance period. What you had asked us about was the length of time during which the requirements for maintenance, et cetera, of the property are in place, and they're in place for 15 years.

I mentioned to you and went into a fair amount of detail about the fact that the revenue from the tax credits comes in on the early end, but for the investor the tax credits are spread over a ten-year period. It gets fairly complicated, and I apologize.

VOICE: Could you explain the tax credit, because that's not what I heard the other night.

MS. MEYER: If it was something different on financing, then let me know. But the tax credits -- I'm sorry.

VOICE: I understand what the tax credit does.

MS. MEYER: Okay. The credit to the property --

VOICE: What I want to know is the legal --

MS. MEYER: Okay.

MR. FORD: That's correct. The property is in the program, essentially, for the life of the property -- forever.

It's got -- the effective life of the property -- say, 40 years, essentially, this property will be in the program -- meaning, it is going to have compliance rules on it for rents and occupancy and incomes for essentially the life of the property.

The tax credits themselves are -- they wean off in ten. You can -- it -- at year 15 everybody -- that

you've been hearing about all along, that 15 years is a valid term. That is the initial compliance period. We have extended compliance periods that we are mandated to live with. So there will be an additional 15 years, and ten years after the 15 years.

VOICE: Okay. So let's go over this one more time so I'll get it right. The property in the program is for the life of the program.

MR. FORD: The life of the property.

VOICE: The property. Okay. Your tax credit is actually ten years.

MR. FORD: That's when the investor gets the benefit --

VOICE: Okay.

MR. FORD: -- over a ten-year period.

VOICE: Over ten years. Okay. After ten years the investor doesn't have that tax credit. Who subsidizes the property then?

MR. FORD: Well, there's no subsidies. He gets -- basically, he's getting a dollar worth of tax credits and he's paying 70 cents for it. Okay? So he gets -- if I put \$10 million in this property, I'm getting \$13 million worth of tax credits, \$1.3 million a year for ten years.

VOICE: [inaudible]

MR. FORD: Oh, my name is Steve Ford. I'm developing for the PHA. The financing structure -- the subsidy in the property is developed by the fact that our mortgage is a low mortgage.

If you went and bought a house and your mortgage on that house, instead of being \$500 a month, was 200, you could afford to rent it for less. Am I right? Well, that's what happens here.

A private investor -- Exxon -- comes in and buys the tax credits that are issued by the State of Texas. The credits then go to pay equity to buy the mortgage down.

Because the mortgage is lower, we can charge less rent. That's how we actually are able to charge lower rents and still maintain the property as a conventional rental property.

VOICE: Okay. You finish your initial compliance period at 15 years?

MR. FORD: That's correct.

VOICE: Okay. At that point, what happens to the rents then?

MR. FORD: Well, the rents can move up every year, depending on the median income. So the rents you've been quoted -- the 497 and on -- next year when this property starts leasing up, they'll be -- if the median

income moves up 3 percent, those rents will be 3 percent higher.

The average increase in the rents over the last 20 years have been about 3 percent a year. So the rents in year 15 could be 40 percent higher than they are right now. So -- but the rents are still going to be established by median income.

MS. MEYER: And those median incomes are set out by HUD. That is set out by the federal government.

MR. FORD: But it's still based on whatever the median income is for the area.

MS. MEYER: So that's where -- those incomes are set out by the federal government.

VOICE: [inaudible] property --

MR. FORD: No. The mortgage on the property will actually be about -- it will be a 30-year mortgage. So if you'd never refinanced it, the property would be paid off after 30 years.

VOICE: It seems to me after 15 years and your tax credits and things have stopped, can the rent not go up --

MR. FORD: Now, in this -- in the old days of this program that could happen. In this program, you commit -- there's a deed restriction on the property. And just like you've got a deed restriction in your

neighborhoods that don't allow certain things, there's a deed restriction here that says you cannot charge over that amount of rents.

VOICE: My concern is, again, back to one of the most important part of this, is schools. If these low-income -- and chances are, they're going to be young families with children. We don't have enough schools, as it is. There are [inaudible] just coming out of the --

What -- you've got to think about the most important things first like where are these children going to --

MR. FORD: No. I --

VOICE: You've got to have a place to put them. You've got to have a place --

MR. FORD: I don't know -- I cannot sit here and tell you that there will not be an impact on the schools. I don't know what it is. I know that -- no. It may vary. I know we have properties in Spring, for example, where 80 percent of the tenants in the property lived in Spring already, so you only impacted it by 20 percent. Your one-bedrooms impact the schools very little, if at all.

So I mean, there is going to be an impact. I can't tell you -- it's like, When did you quit beating your wife? Is there going to be more traffic? In front

of that property there will be more traffic than there is no because it's vacant land.

Is there going to be more crime? I would suppose where you have more people there's more crime. So I can't tell you there's not going to be any more crime, because you have more people. I can't tell you that we have any more crime on our properties than you may have in your neighborhoods now.

I know ours is fenced. Ours is gated. Our property cost \$74,000 a unit. I know that we maintain the properties well. Anybody who's taken the time or will take the time to visit the properties that we've done can see what they look like, and they look better than anything that has been built in this area for 30 years.

VOICE: Where are those properties?

MR. FORD: We --

VOICE: Can you provide us a list of your properties?

MR. FORD: Yes. We've got lists of properties right here.

Go ahead.

VOICE: My question is to you and Robbye, and that is -- you know [inaudible] these rents. And you said the other night, you know, that -- what they quoted us includes utilities. Is this going to be all utilities

paid?

MR. FORD: No, it's not. As a matter of fact, the tenants will pay all their utilities. They're even going to be paying their own water.

What I have to do --

VOICE: Okay. Well, tell me what -- see, that's not what -- I mean, I heard that utilities was included in Robbye's figure and that's what the difference was --

MR. FORD: Okay.

VOICE: -- from Monday night to tonight.

MR. FORD: Okay. All right. We have what we call a gross rent number and a net rent number.

VOICE: Okay.

MR. FORD: The gross rent number includes utilities. That's to give you an idea if you were a homeowner how much you would be looking at in payments a month.

I have to reduce the gross rent by the utilities if you pay the utilities. If I elected to pay the utilities, then I'd charge you the gross rent. But we think it's better if the tenants pay their utilities, because they have -- well, they have more respect for the water and don't leave it on if they have to pay a water bill. They keep their air conditioning turned down if

they have to pay an electric bill.

VOICE: Okay. So you gave us those figures just so that we would have an idea of --

MR. FORD: I don't think it was an intent to deceive. I think it's a terminology that we're used to that you're not, and one -- if I made -- if I went and said, We're going to make this all bills paid, then the gross rent numbers that you were quoted -- the 550 for the one-bedroom -- is correct.

If we let -- if we charge -- if you only pay electricity, then that rent might be -- might not be 550, it might be 520. And if you pay water, you know, then it's going to be 490. Do you see what I'm saying?

But what we're doing on this property is all the units are going to be metered for water, also. So they're going to be metered for electrical -- it's going to be an all-electric property. There's not going to be any natural gas -- and it's going to be metered for water, and all the tenants will have to pay a water bill and an electrical bill.

VOICE: And a sewer charge and a drainage fee?

MR. FORD: Yes. Well, the drainage is paid in a total development cost. Water and sewer is paid in their water bill. Correct.

MS. MEYER: Do you understand the difference

now?

VOICE: Yes, ma'am, I do.

MS. MEYER: Okay. I just want to make sure, because, you know, I'm using net rents, and sometimes, you know, we don't know exactly how the development is going to play out at the end.

MS. ROSS: I have a question for Robbye. And I'm not the only one -- is the recorded portion of this hearing done?

MS. MEYER: No. We're --

MS. ROSS: Is it still recording?

MS. MEYER: I have not ended the hearing at this time.

MS. ROSS: Okay. Can I make -- I just want to make -- I want to make sure that my statement gets recorded.

MS. MEYER: Your --

MS. ROSS: Can you hear what I'm saying from here?

THE REPORTER: No. You need to get to a mike. Please state your name for the record.

MS. ROSS: Okay. My name is Mary Ross, and I'm back up here to make this statement. I'm very concerned that it be made part of the record; because this is a public hearing, but many of the public's questions are not

being recorded. They're not here at this mike where they can be taken into consideration later by the bodies that will make the decision about issuing these bonds --

And forgive me if I'm using the wrong term.

But I would like to make -- I would like to plea -- make a plea -- and this is not a legal term, because I'm not an attorney -- but a stringent -- even stronger objection to this property being built, for several reasons. I -- especially after hearing the developer and the gentleman from housing and everything that I've heard tonight from the other citizens.

And that's, number one, I heard from some party that they're concerned with bringing in people and having low-income quality housing, providing low-income quality housing.

Well, okay. But I'm concerned that you bring in all these units into this area, and homeowners have spoken and said -- and I can attest to that -- that our schools are already overcrowded in HISD and in our area just across the way, just a couple blocks, Fort Bend ISD cannot at this time address the overcrowding.

I don't think that your agency or his agency, or anybody else's, can help them address that issue right now. We're fighting -- and I say fighting. But our neighborhood is very concerned about a current drainage

fee and a current drainage project all over the city of Houston to address flooding in this area.

And you're building this multi-unit -- and I know with new regulations you have to have retention ponds, and all that other stuff. But it all still puts a drain on an already over-taxed infrastructure.

And I know that in our request for capital improvement projects -- and Super Neighborhood 40's request for capital improvement projects was on the same day to the city -- and we all know that the city is taxed for money right now, and that those projects are not going to be coming very soon.

So in an effort to provide affordable housing for this group of people in this complex, the rest of the neighborhood is going to suffer despite the well meaning plans and the pay structures, and all those things that have to be considered.

What about the concerns and the needs of the people who already live in these neighborhoods? We want -- we're not rich people, most of us -- I know I'm not. And we're not against people living in quality housing.

But I don't think that any of us want to be over-taxed -- and I mean have all our resources taxed again, when we -- where everywhere we turn we get

disappointment after disappointment after disappointment.

And I don't believe that any of these agencies that are representing the desire to build this can help with it.

So I want to make sure that this is on the record, and that whoever is making the decision knows that putting this complex in this neighborhood is going to tax our infrastructure, and we already have flooding problems.

Flooding problems bring about street repair problems. We have that. It will only get worse.

That block of Fuqua is a brand new street, that area, but everything feeding into it, all ingress points have problems. Go and look at our Super Neighborhood or our capital improvement projects. Go look at the City of Houston plan for them. Go talk to the Southeast Houston Coalition, or our Super Neighborhood, Fort Bend, Houston.

And look -- I can provide you with the plan. I coordinate that. And some of the major ingress points have serious problems. Our schools are overcrowded. If you desire to give these people quality housing, what about the rest of the quality of their life?

Are their children looking forward to going into already overcrowded schools, making them more overcrowded?

Or parks that are not going to be maintained as

well as they've been -- which is not real good. And I work for the City. I love -- I defend the City. But I know that with the money that they have to maintain parks -- realistically, they're not well maintained. They won't be.

And with the addition of all these families, it won't get better. Whose quality of life are you concerned with? You will be reducing the quality of life of these -- all of these neighborhoods.

If this is a human issue -- because I heard -- it seemed like some of this was kind of titled as a human issue. If it's a human issue, then just count roofs of the neighborhoods that this complex will affect and see if you can justify reducing the quality of life of all those households that you will count to put this complex where you want to put it.

And all of these -- and every head in here represents many, many people. These people don't want this. We don't want it.

Our area got involved late. Okay. But I think -- I don't think that anybody in the audience will disagree with me -- and I would welcome them to, if they do.

But understand, this is a human issue for us. We pay taxes like everybody else. I suspect that there

are areas in this city whose schools aren't overcrowded, whose parks are well maintained or not so underserved, whose libraries are not in so much need. Could you not locate this property there?

Why is it so urgent that you locate this property here when we're telling you -- and I don't -- and I think -- it doesn't take more than just plain common sense that it's real -- it's a reality that this will negatively affect us financially and in the quality of life that we are trying to enjoy -- we are trying to just plain maintain, and it does not promise to be very good.

And we pay taxes like everybody else. So again, I'm speaking against the completion -- or whatever the correct term is. I'm speaking against this property being built where you want to build it.

I'm saying, Take it out of our groups of neighborhoods. We don't want it. We can't handle it.

We're not cruel people. But the fact is, you can accomplish everything that you want somewhere else. Please, take it somewhere else.

(Applause.)

MS. MEYER: Okay. Are there any more questions? Is there anybody else that would like to speak?

VOICE: I have a question.

MS. MEYER: Okay.

VOICE: My name is Joe [inaudible]. The gentleman over there, he got up and stated that the Housing Authority is not a part of the City.

My question is who is it a part of? Who is it accountable to? Who controls it?

MS. MEYER: Who controls what? I'm sorry.

VOICE: The Housing Authority for the City of Houston.

MS. MEYER: The question is who controls the Housing Authority.

MR. PATTERSON: The Housing Authority has a board of commissioners that are appointed, and appointed by elected officials, the very elected officials that you speak of. But it is a separate-bodied politic, and it is here for the residents of the City of Houston.

VOICE: [inaudible] government [inaudible] or what, the City?

MR. PATTERSON: The City is the one who's responsible for -- and our attorney can directly approach it, if you will -- appointing the individual commissioners. We have a five-member board of commissioners with a board chair.

And the consolidated plan and housing needs of the City of Houston they send to us to try to fill the

needs for those who need housing in the city of Houston. But we are funded by the federal government in most of our general programs through HUD.

Does that answer the question?

VOICE: [inaudible]

MR. PATTERSON: Okay.

VOICE: I have a question for him. You're saying if she made \$50,000 and has four people in her family, and he says she wouldn't qualify for the housing. Why?

MR. RADCLIFF: Simply because --

MS. MEYER: You need --

The question is -- he's reiterating the question that was asked earlier. If someone makes \$50,000 -- a family of four makes a combined income of \$50,000, why wouldn't they --

VOICE: If they made \$50,000, he said they won't qualify. I'm asking him why.

MS. MEYER: That's correct. I'll let you answer.

MR. RADCLIFF: The reason is because our goal as the Housing Authority is to provide affordable housing, and there are income limits that are put in place in determining what is affordable and what is not. And somebody who makes \$50,000, if they're a family of four,

makes an income that's too high to qualify.

VOICE: My second question is --

MS. MEYER: Can you hang just a second? Let me take that one step further. The --

VOICE: Your company is [inaudible] for profit.

MR. RADCLIFF: No.

VOICE: Is that true?

MR. RADCLIFF: No, sir. I'm the general counsel for the Housing Authority of the City of Houston.

VOICE: Well, okay. My question is you guys can promise us anything you want to promise here; but a lot of years down the road a company -- you can buy companies and sell companies -- how do we know this will remain the same?

MS. MEYER: Okay. Let me answer that.

Okay. Can I go back, and I'm going to answer a few other questions that I think they were brought up in concerns.

One thing -- and let me take the income thing one step farther. The income limits are set out by using the tax-exempt bonds, and that's set out by the Bond Review Board. And they have separate -- certain priority categories that they have in order to issue those bonds.

This particular development is in the 50 percent category, and that's why the rents are capped at

50 percent -- okay -- at 50 percent of the area median income. So that will give you a little bit more idea.

The Texas Bond Review Board sets those limits in the different priorities, and this development happens to be in the 50 percent category. So that's why a family of four making \$50,000 will not qualify, because they're over that income restriction.

Now, to answer the question -- the second question that you asked as far as, you know, in five years what happens -- the first initial period, your 15-year period that you got a little while ago for the tax credit, that is the initial compliance period that the Texas Department of Housing and Community Affairs -- which is the department that I work with -- that compliance period is handled by my department, okay?

And they do compliance audits and reviews on the different developments that we oversee. And that is for the initial 15 years, and that's for the tax credit piece.

However, as long as the bonds are outstanding -- which, in this case there's a tax-exempt bond portion. As long as the bonds are outstanding, then that compliance period increases. Okay?

And I don't know if you've actually signed an agreement where it would be 40 years?

MR. FORD: It has extended compliance placed on the credits, also.

MS. MEYER: Okay. So I mean, as long as the bonds are outstanding, that -- it will remain under that compliance period through the Texas Department of Housing and Community Affairs. So in five years, they will still be under the same restrictions that they are now.

VOICE: What about ten years?

MS. MEYER: Same thing. As long as the bonds are outstanding it is under the restriction of my department.

VOICE: When would it not be outstanding? When would the bonds not be outstanding?

MS. MEYER: Whenever the mortgage is paid off.

VOICE: So somebody could come in --

MS. MEYER: Well, most likely, if that -- the bonds have such a low interest rate that it would not be very smart financially for somebody to do that. But --

VOICE: But it can happen?

MS. MEYER: Not after -- do you have an initial period? Is it 15 years? You still have the land use restriction agreement? Yes. I mean, there is a document in place that will keep that in place through a 30-year period or as long as the bonds are outstanding.

VOICE: Is there something based on -- I have a

note here that says 120 days to close on the bond.

MS. MEYER: That's correct.

VOICE: Can this project go back into --

MS. MEYER: Wait, no. It would -- the expiration of the reservation is August 29.

VOICE: August 29.

MS. MEYER: Yes.

VOICE: So if this is defeated [inaudible] on August 29?

MS. MEYER: That's correct.

VOICE: What's the date --

MS. MEYER: That, I can't answer.

Yes, sir?

VOICE: [inaudible]?

MS. MEYER: Well, I mean, the board -- I mean, it's an independent decision for both boards. So I mean, I would be making a decision for both boards and I cannot do that.

Yes, sir?

VOICE: [inaudible]

MS. MEYER: Okay. I was fixing to go through it once I got all the comments out of the way. I just want to make sure I have everything out of the way so far.

Yes, ma'am?

MS. DEVEREAUX: Yes. I would just like to

state my opposition.

MS. MEYER: Okay. Could you please state your name? Have you signed in?

MS. DEVEREAUX: No.

MS. MEYER: Okay. I need to get you to sign in.

MS. DEVEREAUX: Okay. Everybody else who hasn't signed in, make sure you sign in before you leave.

My name is Edna Devereaux, and I'm in the Plantation Oaks Subdivision. And I would like to reiterate what my sister said right here about the development.

I really don't think that the Housing Authority has done its homework as far as how it would impact our schools and our recreation facilities. I substitute teach, and many times I walk into a classroom and there are 36 students in the classroom.

You cannot teach 36 students. They cannot learn. There are many times when the desks are all the way up to the door. To get into the classroom you've got to go through a maze.

And that's -- we -- and this gentleman over here has said that he's assuming that if there's a one-bedroom there will not be any children. You cannot assume that, because I may be a woman with one child and we share

bedrooms.

So you need to do your homework before you come and try to dump these apartments on us.

Another thing is, with recreation, the City of Houston has been promising -- I -- my husband and I and our daughter have been in this neighborhood for 29 years, and we live close to Townwood Park. And for 29 years the City has been promising to develop Townwood Park. We've always had to go some other place to enjoy a real nice park.

And the kids currently play in the street. They have the basketball court in the street -- which is against the law -- but you know, that's where they play.

So we have a school problem. We have a recreation problem. And also, as my sister iterated, we have the flooding. And the development -- I know these retention ponds. Everybody else has retention ponds, too, but it hasn't stopped the flooding. So you need to consider that.

And to this gentleman over here, right here -- I don't know your name, but when my sister was speaking, I was observing you, and you were smirking and looking all over there in the air. You know, when you come in here with that attitude, then we're ready to fight.

(Applause.)

MS. MEYER: Is there anybody else that would like to speak?

(No response.)

MS. MEYER: All right. I have some information cards that have all my information on them. If you want to make any additional public comment after this hearing is over, all my information is on there. It gives you my address, it gives you an email address, so if you have Internet access you can send me an email.

If you have any questions, I'll be glad to answer those, you know, through an email or a letter or however you want to do it.

It also has my phone numbers, fax numbers, and how to reach me and how to reach the Department.

Any public comment that I get after this hearing up until five o'clock on August 1 will also be given to both boards for their review in the decision making on this particular development.

VOICE: If we wanted to go to Austin --

MS. MEYER: I'm fixing to give you those dates for the board meetings. One last time, public comment deadline is August 1 at five o'clock. That's one date that you need to keep in mind.

VOICE: You said you're going to turn it in --

MS. MEYER: For -- if you want anything to be

presented to the Board except for whatever you're going to say publicly at the board meeting, it needs to be to me by August 1 at five o'clock. Okay? I have to put a package together, and it will be posted on our Web site.

The board meeting for the Texas Department of Housing and Community Affairs is August 14. Both board meetings are in Austin. They're at the Capitol Extension. The agenda is not posted until a week prior to the board meeting, so it should be on the 7th of August, is when everything will be posted to our Web site.

You can also give me a call at that time and I can tell you exactly what room the board meeting will be in and what time it will start. So if you had any questions -- if you don't have Internet access, just give me a call and I'll be glad to give you that information once we hit the 7th.

I don't always have the agenda prior to it, so sometimes I can't answer that question if you call and ask, you know, what time it's going to be.

(Pause.)

MS. MEYER: Okay. The second board meeting, the Bond Review Board meets twice. Their first meeting will be on August 12, and that's what they call a planning session, and that's actually where most of the questions are asked. The board members for that particular board,

they have alternate sit-in, so they have a planning meeting so they can get all the information and then make a final decision.

Their final decision board meeting will be on the 21st of August. It's also in Austin. It's at the Capitol Extension. And usually -- I can't give you everything about their board meeting, but their board meeting is usually posted at least seven days prior to their board meeting, also.

As soon as it's posted I'll be glad -- if you want to give me a call, I'll be glad to try to give you the information for their board meeting, also.

But there are those two board meetings, and those are the dates. Again, I have some information cards that you're welcome to take with you, that give you all the information in order to get in touch with me.

VOICE: What is the final decision board meeting date again?

MS. MEYER: It's August 21, and that's the Texas Bond Review Board.

VOICE: [inaudible] board meeting --
planning --

MS. MEYER: The planning session is for the Texas Bond Review Board, and that --

VOICE: [inaudible]

MS. MEYER: Yes. It's -- all the board meetings are open forums and you're allowed to speak at any of their meetings, either the Texas Department of Housing or the Texas Bond Review Board. They are open forums. Even at the voting meeting for the Bond Review Board you're allowed to speak. Okay?

Again, I'll reiterate one more time. If you haven't signed in, I would appreciate if you would. If you spoke and you didn't sign in, please sign in because I do need your information. I don't think anybody spoke that I didn't get. But if that did happen, if you would make sure that you do sign in?

And that is also part of the record. That information also goes to the board as a summary.

Since there's no more questions I'm going to conclude this meeting, and it is now 7:40.

(Whereupon, at 7:40 p.m., the hearing was concluded.)

C E R T I F I C A T E

MEETING OF: TDHCA Low-Income Housing Public Hearing

LOCATION: Houston, Texas

DATE: July 9, 2003

I do hereby certify that the foregoing pages, numbers 1 through 64, inclusive, are the true, accurate, and complete transcript prepared from the verbal recording made by electronic recording by Margo Luhrs before the Texas Department of Housing and Community Affairs.

(Transcriber) 07/24/03
(Date)

On the Record Reporting, Inc.
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**SOUTH HOUSTON CONCERNED CITIZENS COALITION
P. O. BOX 451394
HOUSTON, TEXAS 77245**

July 28, 2003

Texas Department of Housing and Community Affairs
Attention: Ms. Robbye G. Meyer
P. O. Box 13941
507 Sabine, Suite 700
Austin, Texas 78711-3941

Gentlemen:

Re: Hearing of Peninsula Apartments
August 14, 2003

The South Houston Concerned Citizens Coalition will be appearing at the August 14, 2003, hearing protesting the construction of the Peninsula Apartments.

We have enclosed our written comments. Ms. Vivian Harris, President, or her representative will be speaking at the hearing on behalf of the South Houston Concerned Citizens Coalition. Please confirm my appearance either by telephone or fax.

Yours very truly,



Vivian Harris
P. O. Box 451394
Houston, Texas 77245
713-433-4597 (phone)
713-413-4477 (fax)

HEARING BEFORE THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
TO BE HELD IN AUSTIN, TEXAS
AUGUST 14, 2003

PROTEST: Building of The Peninsula Apartments at 5100 - 5200 W. Fuqua, Houston, Texas

PROTESTANT: SOUTH HOUSTON CONCERNED CITIZENS COALITION

BY: VIVIAN HARRIS, PRESIDENT

Parties:

**Dwayne Henson Investments, Inc.
William Dwayne Henson
5405 John Dreaper
Houston, Texas 77056
Phone: 713-334-5808**

**Resolution Real Estate Services, LLC
Steve Ford
1800 Bering Drive, Suite 850
Houston, Texas 77057
Phone: 713-334-5514 Fax 713-334-5614**

**Housing Authority of the City of Houston
2640 Fountainview, Suite 409
Houston, Texas 77057
713-260-0525
713-260-0808 (fax)
Mr. Neal J. Rackleff, General Counsel**

Representatives of Superneighborhoods No. 39, 40 and 41 are here today to protest the proposed "The Peninsula Apartments." Our area has submitted a comprehensive development plan for the Superneighborhood No. 40, which is on file with the City of Houston. The apartments do not align with our area's development plan, and we are also concerned that they will eventually lead to increased crime in our community. The proposed Peninsula Apartments are to be built at 5100 - 5200 blocks of West Fuqua, which is part of this Superneighborhood. This plan is on file with the City of Houston. We prefer to have single-family homes, not multi-family dwellings. We also see a potential for this complex to become a source of increased criminal activity in the area. We have visited two of the complexes that The Peninsula Apartments own and found the facilities to be well maintained. However, there were no apartments to visit that were 15 years or older. The original investors in The Peninsula Apartments will receive tax exempt credits on their Internal Revenue for 10 years. These tax credits may be sold to another party. We are concerned that these apartments will not be self-supporting once these tax exempt credits stop. Since the Housing Authority of the City of Houston is non-profit and will be limited as to selection of renters by income caps, will the Peninsula Apartments be able to maintain this complex as a self-supporting facility or will the owner(s) then revert to Section 8 subsidized rental payments?

Our experiences with apartments in the past are that the original investors and/or developers usually come into an area and keep the apartments attractive for about five years and then they sell. The apartments continue to be attractive until about the eighth or tenth year of ownership. Then a gradual deterioration of the apartments occur and many changes of management and ownership.

Security fencing does not help alleviate the crime. In fact, many residents lose their entry cards and will not pay for another card. In order to get in and out of the property, they usually crash the gate or break the lock. In most cases Management usually just leaves broken fencing because of the expense in repairing the gates. There is no provision for childcare on the premises. We have found from experience that some type of supervision needs to be provided after school and during the summer. Owners of apartments should be required to furnish childcare on the premises for the duration of the apartments' existence. We are not sure the permanent maintenance fund will be sufficient. If the apartments are sold, the childcare requirement should be a part of the sales contract.

The South Houston Concerned Citizens Coalition would like to submit to you our concerns and the background of our concerns:

Taxes:

Houston Independent School District (HISD) schools are overcrowded and teachers' staffs have been reduced because of lack of funding. Our school complexes have temporary buildings to help alleviate the overcrowding and these buildings have taken away school playgrounds. The "Robin Hood" requirement for funding schools in Texas has been a hardship on our schools and residents paying school taxes. We have to watch much needed funding be given to other schools under this "Robin Hood" law.

Our City and Harris County taxes have been increased because of the "Allison Flood". The City of Houston has proposed a "drainage fee" on all residential properties of \$3.50 to \$7.00 per month depending upon the size of lots and \$73 per acre for businesses per month. We are also paying a sewer fee that corresponds to the amount of water used in a household. Otherwise, if we use \$40 worth of water, the sewer fee would be a matching \$40. Of the \$300 million residents paid, only \$147 million was spent on the original purpose. The balance went into a "Any Lawful Purpose Fund", so we will continue to pay this fee and probably the City will continue to siphon off the money.

We are attaching a "sample" of a resident's taxes (See: Attachment 1). This home is a moderate house and the resident is mid-income. This individual paid \$1,310.05 this year on taxes. The school taxes came to \$584.60. When school expenses go up and HISD cannot meet its budget, then the HISD School Taxes go up. Some of our families have several children. Any increase in city, county, or school taxes is a hardship.

Residents of these apartments will need to have jobs. If they do not have one or they are laid off, they will solicit jobs within the area or nearby. The job market in our area is already tight. Metro Bus Transportation will need to be extended, as many of the residents may not have transportation.

These are the just some of the monetary issues that residents face. Many of our residents are low-income and some of the elderly are on fixed incomes. We cannot afford to continue paying increased taxes.

In our meetings with representatives of The Peninsula Apartments, Housing Authority of the City of Houston and the State, it was indicated that the Housing Authority of the City of Houston would be the owner of these apartments. The Housing Authority of Houston is a non-profit entity and as such does not pay taxes. There will be other agreements between parties involved. For tax purposes this will mean that the Housing Authority of the City of Houston, as owner, will pay no City of Houston taxes, Harris County taxes (on land, improvements, and equipment), Houston Community College or HISD taxes. The investors will receive tax-exempt credits on their Internal Revenue for 10 years.

Residents will continue to pay higher taxes to meet the needs of these apartments, and the non-profit owner will not be paying any taxes.

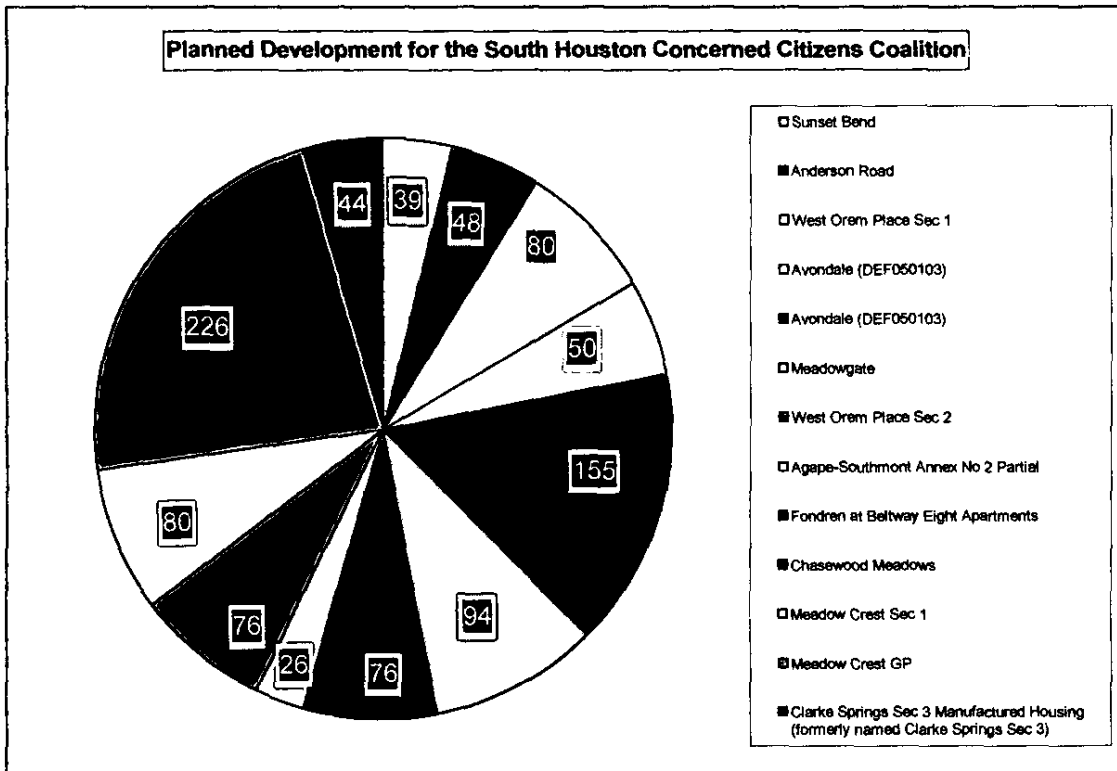
Schools: The Peninsula Apartments will be in the HISD's South District. (See: Attachment 2) for "Attendance Boundaries & Demographics Federal & State Compliance July 23, 2003." These demographics set out the overcrowding of HISD in the site area of the proposed Peninsula Apartments 5100 - 5200 W. Fuqua.) We have extracted data from the Internet for the year 2002 for schools within the HISD's South District (See: Attachment 2A). In addition, we have another developer who is building a housing community and 288 apartment units at West Orem and Highway 288. These homes and apartments will be constructed soon and will be completed in a year or two. With these apartments and The Peninsula Apartments, HISD will have over 900 more students in the South Houston District that will need to be absorbed by the elementary, middle, and high schools.

We are including some pictures of schools with temporary buildings (See: Attachment 2B). These buildings over the years have taken up most all of HISD's playground area. Children today do not get enough exercise. The State Board of Education has mandated that all children must adhere to the "Physical Activity rule for Students (19 TAC 74.32)" adopted by the State Board of Education in March 2002. In order to have the schools in compliance, children are walking around their classrooms and doing stretching exercises in their classrooms. We believe play activity outdoors and with friends is an integral part of teaching children leadership and how to get along with other children. When you have no playground area, the children are limited as to what types of activities they can participate in as a group or team.

HISD allows 22 students per classroom for elementary schools. At times HISD requests waivers to handle more children. However, the children are the ones that suffer. The elementary schools are already struggling to teach bi-lingual classes. The new TAKS test is more difficult than the previous TAAS test. Schools have to have after school classes to bring the children's work up to passing.

New Homes to be Built in our Area (See: Attachment 3):

This chart depicts the number of single family homes that each developer plans on building in our community.



Library: We have the Vinson Library located at 3100 W. Fuqua. This library is in need of refurbishing. Our area could also use another library. The City is not able to do any work because of lack of money. In fact, the City has cut back on the hours the libraries stay open in Houston to meet the budget.

Crime: (Note: The City of Houston Police divides Houston into Premises for police assignments and crime reporting. These boundaries differ from the City of Houston Superneighborhoods. The Police Beechnut Station and Police Fondren Stations serve the community and have police substations that operate within the neighborhoods. We do not have access to the actual Police record unless we furnish an exact address and go through "freedom of information." These statistics are furnished by block rather than exact addresses to residents at monthly Police P.I.P. meetings we attend.) We have furnished a map of each of the police premises that we have used to illustrate crime in our areas.

We cannot project what will happen at these proposed Peninsula Apartments. However, we can use crime statistics from surrounding areas to illustrate the crime rate that exists in Superneighborhood Nos. 36, 37, 40, 41, 39, and 71. These crime statistics are available on the Internet. Apartments are classified as 20A. Townhouses and patio homes have other codes. We believe that apartments and multi-family dwellings attract a transient clientele and more crime. These residents do not have the same desire to safeguard the community as a whole. We believe it is important that the panel look at some of the crime covered by the Police Beechnut Station.

(See: Attachment 4)

An example of an area that has decreased in value and increased in crime is Police Premise 17E40. We are attaching Superneighborhood No. 36 "Resource Assessment" (See: Attachment 4), so the panel can see the location and statistics on this area. This area was originally one of the better neighborhoods in the Southwest Houston. Many professional people owned expensive homes. The Jewish community has homes and multi-family dwellings that are well kept. However, additional multi-family apartments and townhouses were developed in this area. These have deteriorated over the years and owners cannot get their original investment(s) back. Many have just let their property go into foreclosure.

Wal-Mart built a superstore on Fondren Road, and Target had a large store at Fondren Road and West Bellfort. The area was booming and real estate prices on houses and property soared for a short time. After the apartments and multi-family housing were about complete, the area continued to look good for about five to eight years. Then the area had an increase in crime. Customers were being attacked on the parking lots. Juveniles were coming into the stores and knocking over the displays. When clerks went to pick up the merchandise, another group would rob the nearby counters. Crime continued to increase to such an extent that Wal-Mart and Target closed their stores.

We have included a clipping showing a shooting at the Pointe Royale Apartments on Fondren Road in Houston (See: Attachment 4A). What is sad about the area is the general deterioration of the building structures, poor landscaping and trash. Rather than building new apartment units in the City of Houston, it would be great to tear down some of the old apartments and multi-family dwellings and put up some new units. Residents who have lived in our area for many years are aware of the crime problems caused by multi-family units. Giving people an attractive and new place to live does not change the bad habits of a lifetime. If you do not train children to keep their home neat, they grow up to be adult slob. Crime knows no boundaries. It crosses neighborhood boundaries. It is important that neighborhoods unite and do everything in their power to protect their homes and families.

**Example of an area with residences, apartments and businesses Premise 17E40:
 Composite of 2002 Crime in Premise 17E40:**

Date 2002	Aggravated Assault	Auto Theft	Burglary	Burglary of Motor Vehicle	DWI	Narcotic Drug Laws	Rape	Robbery
Jan.	74	162	129	85	14	71	4	83
Feb.	68	159	137	103	17	80	2* 3	164
March	85	174	158	115	6	81	5	112
April	58	161	189	91	5	56	12	77
May	84	140	167	94	6	68	2* 9	81
June	93	159	183	101	14	71	3* 9	83
July	90	199	147	114	16	60	2* 12	124
Aug.	76	196	237	141	5	48	3* 11	93
Sept.	84	176	167	131	10	45	7	95
Oct.	79	145	170	94	17	67	4	114
Nov.	71	139	140	86	13	75	11	102
Dec.	83	148	184	90	10	51	2* 1	111
Total	945	1,958	2,008	1,245	133	773	102*	1,239

14* Murder and Nonnegligent Manslaughter. Statistics do not include any juvenile crime.
 (Backup available upon request. We did not furnish because of the volume. It is available on the Internet.

17E40: Composite 2002. This one area 17E40 has convinced residents in our area that we do not want apartments:

Composite of 2002 Crime Committed At Actual Apartments (20A) in Premise 17E40:

17E40 2002 Date	Aggravated Assault	Auto Theft	Burglary	Burglary Of Motor Vehicle	DWI	Narcotic Drug Laws	Rape	Robbery
Total	114	9	299	7	0	32	15	37

***Includes 7 Murders & Nonnegligent Manslaughter. These crime statistics may not include crime committed on the parking lots of apartments or along the streets. They also do not include any crime committed by juveniles. The above 20A apartment crime statistics may not include other multi-family dwellings such as townhouses and patio homes.**

(See: Attachments 4B and 4C for backup.
 (Data available under Police Crime Statistics on the Internet 2002)

A City of Houston Police Substation opened up on Fondren Road and West Bellfort about five years ago. However, we checked the crime statistics for this area for the year 2002 and found that crime was so high that no neighborhood would want to have multi-family dwellings or apartments.

(See: Attachment 5)

This area is located in **Police Premise 16E20**. The proposed Peninsula Apartments site is within this police premise. We are attaching Superneighborhood No. 40 "Resource Assessment" so the panel can see the location and statistics on our area. We have the City of Houston's Hiram Clarke Storefront located at 4363 West Fuqua. In 2002, we had the following crime statistics:

This Police Premise 16E20 will cover the proposed site of The Peninsula Apartments:

16E20 2002 Date	Aggravated Assault	Auto Theft	Burglary	Burglary of Motor Vehicle	DWI	Narcotic Drug Laws	Rape	Robbery
Jan.	7	11	28	11	2	18	2	8
Feb	17	5	17	2	2	17	1	5
March	12	11	22	4	3	21	1	8
April	11	12	17	10	1	19	2	2
May	23	15	21	14	1	11	3	5
June	19	5	15	5	1	8	1*	8
July	12	19	24	10	1	12	1	8
Aug.	11	12	19	5	0	9	2	8
Sept.	21	10	32	10	1	10	5	4
Oct.	8	7	30	11	3	18	1*	4
Nov.	14	13	34	8	2	13	1	4
Dec.	14	23	21	18	1	18	0	6
Total	169	143	280	108	18	174	20	70

*Murder and Nonnegligent Manslaughter (3)
 (Data available under Police Crime Statistics on the Internet 2002)

We believe the panel will notice that crime in Police Premise 16E20 is already high. We do not need any more crime.

Composite of 2002 Crime Committed At Actual Apartments (20A) in Premise 16E20:

16E20 2002 Date	Aggravated Assault	Auto Theft	Burglary	Burglary Of Motor Vehicle	DWI	Narcotic Drug Laws	Rape	Robbery
Total	9	0	7	0	0	0	1	2

We are attaching **Superneighborhood No. 39 "Resource Assessment"** (Attachment 6) so the panel can see the location and statistics in this adjoining area. Superneighborhoods Nos. 39 and 40 have formed a collaborative partnership. In 2002, this area had the following crime statistics:

(See: Attachment 6)

This area is located in Police Premise 16E30:

16E30 2002 Date	Aggravated Assault	Auto Theft	Burglary	Burglary of Motor Vehicle	DWI	Narcotic Drug Laws	Rape	Robbery
Jan.	5	11	25	4	4	7	0	7
Feb.	5	12	7	2	1	10	1*	5
March	8	12	11	4	1	11	1*	3
April	11	9	8	1	2	20	1	2
May	4	7	13	6	2	13	0	3
June	5	9	5	6	4	4	0	4
July	12	5	14	7	2	1	0	4
August	6	15	8	10	4	3	2*	0
Sept.	3	4	9	10	2	3	1	3
Oct.	4	13	7	6	2	4	1	4
Nov.	7	12	20	6	1	6	0	3
Dec.	6	12	15	9	1	3	1	0
TOTAL	76	121	142	71	26	85	7*	38

Data available under Police Crime Statistics on the Internet 2002

*Murder and Nonnegligent Manslaughter (4)

Statistics may not include multi-family housing such as townhouses or patio homes.

(See: Attachment 6 for backup)

Composite of 2002 Crime Committed At Actual Apartments (20A) in Premise 16E30:

16E30 2002 Date	Aggravated Assault	Auto Theft	Burglary	Burglary Of Motor Vehicle	DWI	Narcotic Drug Laws	Rape	Robbery
Total	0	1	5	1	0	1	1	2

(See: Attachments 7)

We are attaching **Superneighborhood No. 71 (Sunnyside Area)** "Resource Assessment" so the panel can see the location and statistics in this adjoining area. **In 2002, this area had the following crime statistics:**

This area is located in Police Premise 14D20:

14D20 2002 Date	Aggravated Assault	Auto Theft	Burglary	Burglary of Motor Vehicle	DWI	Narcotic Drug Laws	Rape	Robbery
Jan.	20	17	48	8	2	41	4*	19
Feb.	19	20	29	9	3	42	2	18
March	25	16	36	11	0	41	1	8
April	35	13	33	12	0	36	5*	6
May	40	19	41	9	0	36	6	14
June	35	13	25	5	0	28	1	15
July	36	16	62	18	0	33	3	12
Aug.	26	20	44	13	4	36	3	18
Sept.	13	23	40	15	7	39	0	10
Oct.	26	14	70	8	6	46	1	7
Nov.	37	20	41	11	7	25	2	7
Dec.	25	14	44	13	3	21	3	14
Total	337	205	513	132	32	424	31	148

(Data available under Crime Statistics on the Internet.) *Murder and Non-Negligent Manslaughter (4)

Composite of 2002 Crime Committed At Actual Apartments (20A) in Premise 14D20:

14D20 2002 Date	Aggravated Assault	Auto Theft	Burglary	Burglary of Motor Vehicle	DWI	Narcotic Drug Laws	Rape	Robbery
Total	89	2	77	2	0	17	1	7

This area has been striving for many years to revive its community.

(See: Attachments 8)

We are attaching **Superneighborhood No. 37 "Resource Assessment"** so the panel can see the location and statistics in this adjoining area. At one time there was a vibrant shopping complex called Westbury Square. Westbury Square was the social heart of the area. Apartment complexes, expensive homes, and moderate homes surrounded this area. Crime escalated in the area. Westbury Square's shops closed down, as it had become a drug and crime meeting place. Small shops were being robbed to such an extent that they went out of business. Some of the apartments were converted to multi-family dwellings for the elderly. The present apartment complexes and multi-family dwellings are in need of repair. There is a general deterioration of the area. Crime continues to be high in this area. There is a police substation located on 5556 Gasmer in what was formerly Westbury Hospital.

In 2002, this Westbury area had the following crime statistics:

This area is located in Police Premise 15E20:

15E20 2002 Date	Aggravated Assault	Auto Theft	Burglary	Burglary of Motor Vehicle	DWI	Narcotic Drug Laws	Rape	Robbery
Jan.	4	10	16	12	1	9	1	9
Feb.	1	20	20	7	2	6	3	6
March	3	22	16	26	1	19	0	7
April	9	23	16	14	0	9	1*	10
May	4	17	10	9	1	12	0	4
June	2	23	13	7	4	10	0	3
July	3	12	13	9	4	6	0	4
Aug.	8	11	8	11	1	7	1	6
Sept.	5	12	14	10	4	7	0	10
Oct.	4	14	17	18	5	9	2	11
Nov.	7	12	13	8	3	12	0	9
Dec.	7	18	10	14	1	11	1	8
Total	57	194	166	145	27	117	9*	87

Composite of 2002 Crime Committed At Actual Apartments (20A) in Premise 15E20:

15E20 2002 Date	Aggravated Assault	Auto Theft	Burglary	Burglary of Motor Vehicle	DWI	Narcotic Drug Laws	Rape	Robbery
Total	16	7	22	2	0	4	1	7

Conclusion:

We are asking the panel to deny approval of the construction of these apartments at 5100-5200 West Fuqua. We do not see any benefit to our community. The additional strain on our taxes to support the needs of The Peninsula Apartments does not justify their being built in our area. The City of Houston and Houston Independent School District will not be receiving any tax revenue from these apartments, as the Housing Authority of the City of Houston is non-profit. Why would we want to pay additional city, county, and HISD taxes,

August 1, 2003

matching water fees with sewer fees, and the proposed fee for drainage? We are already having flood problems and the detention pond that is proposed may not be enough if we have another "Allison Flood."

This proposed site is part of the Harris County Flood Control Project for our area. If so, (See: Attachment 9). The Peninsula Apartments will take away much needed flood control land. The concrete lined drainage canal (16A on the Map) cuts through this property. This canal handles water from other properties in the area. We believe it is too risky to put apartments or any other building facility at this site. The properties that abut this drainage canal may be flooded. It is possible that this land has a sandy base, as there are many sandlots on Anderson Road, which is nearby. As the land is several feet below the street surface and the foundation area will need to be built up, how will the areas surrounding this site be affected? Many homes in our area have been flooded after heavy rains more than eight times. Such flooding affects residents' lives personally and financially. Many residents had their insurance on their homes raised. Other residents have found it difficult to obtain insurance on their homes after repeated flooding.

Most of all, why open our community to more crime? We have worked for many years to keep crime in our area down. We attend many civic club and police meetings to counter crime in our area. We believe we should strive to protect our community. Once community property starts deteriorating and crime increases the value of homes go down and the fear for personal safety becomes paramount (See: Attachment 10). Residents gradually move out of the area to the suburbs to escape that constant fear. The City then loses that tax revenue and the area deteriorates further.

We have been trying for years to have the City build a multi-service center in our area. This center would better serve the community than apartments. We have waited many years for this center, and we may not have it built on schedule because of lack of City funding.

We believe the Texas Department of Housing and Community Affairs and the Housing Authority of the City of Houston can better serve the community by looking at the areas where present apartments have deteriorated and could use some new multi-family dwellings. There is federal money available for this purpose provided certain criteria are met. We do not believe coming into another area and eventually having that area deteriorate and become a crime and drug haven will be of help to Superneighborhoods No. 39, 40, and 41. We refer you to a Houston Chronicle July 21, 2003 article indicating that "There are more than 450,000 apartment units in Houston - with another 5,200 building permits issued so far this year for new dwellings" (See: Attachment 11). We believe that better planning of apartment housing is needed. Each time a new apartment complex is built, residents from the old apartments move into the new apartments and out of the old apartments. The older apartments do not have the funding to renovate these apartments. Many have owners that are out of state and just want tax write-offs.

We respectfully request that the Peninsula Apartments not be built at 5100 - 5200 West Fuqua.

07-26-03

I solemnly swear that the statements in this document are true to the best of my ability and with the information that we were furnished.

Signed: *Vivian L. Harris*
Vivian Harris, President

STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me this 27 day of July 2003 by Vivian Harris.

Horner J. Clark
Notary Public in and for Harris County, Texas

Date: 7/27/03

Signed: *Horner J. Clark*



TAXES

ATTACHMENT 1

SAMPLE
TAXES
MODERATE
HOUSE



Home Records Maps Forms HCAD Info Links News

Real: Account Number Address Owner Name Advanced
Personal: Account Number Address Owner Name Advanced

Real Property Account

Preliminary Values

HCAD Account # : 0741140150012

Tax Year : 2003

Owner Name : [REDACTED]

Ownership History...

Owner Address : 0740 CARLSBAD ST
HOUSTON TX 77085-2315

Property Address : 0740 CARLSBAD ST
HOUSTON TX 77085

Legal Description : LT 33 & N 68.5 FT OF LT 12
BLK 15
SOUTH MAIN ESTATES SEC 2

State Class Code : A1 -- Real, Residential, Single-Family

Homestead Exemption : H -- Residential Homestead Exemption

Special Exemption : --

Disabled Veteran Exemption(s) : --

Jurisdiction Codes : 001 040 048 061

Overlapping/Shared CAD : No

Capped Account : Yes

Notice Date : 4/28/2003

ARB Approved :

Value Status : Noticed, Not Certified

Your taxes will be based on Appraised Value, less applicable exemptions, if any.
Use market value for comparison with your neighbors.
The appraised value below will reflect the homestead cap if applicable.

Valuation : TY2003	Previous	Change	Appraised Value	Market Value
Land :	6,500	0	6,500	
Improvement :	58,500	6,500	65,000	
Ag/Tmbr/SpC :	0	0	0	
Total Value :	65,000	6,500	71,500	85,000

5-Year Value History...

Similar Owner Name Nearby Addresses Related Maps

Residential Improved Data

Harris County Tax Bill

Note:

You have reached the website of the Harris County Tax Office. Our website offers 2002 tax searches by name, address and account number. Please visit our homepage for more information.

Paul Bettencourt
 Tax Assessor-Collector
 P.O. Box 4622
 Houston, Texas 77210-4622



2002

~~SEALE MELVIN LLOYD~~
 49748 CARLSBAD ST
 HOUSTON TX 77085-2315

2002 Property Tax Statement
Current As Of
July 17, 2003
Account Number
074-114-015-0012
Homestead Exemption

Taxing Jurisdiction	Exemption	Taxable Value	Tax Rate	Taxes
Harris County	13,000	52,000	0.388140	\$201.83
Harris County Flood Control	13,000	52,000	0.041740	\$21.70
Harris County Department of Education	13,000	52,000	0.006290	\$3.27
Port of Houston Authority	13,000	52,000	0.019890	\$10.34
Harris County Hospital District	13,000	52,000	0.190210	\$98.91
Houston Community College	5,000	60,000	0.081333	\$48.80
City of Houston	13,000	52,000	0.655000	\$340.60
Total 2002 Taxes Due by January 31, 2003				\$725.45
Payments applied to 2002 taxes				\$725.45
Total Current Taxes Due				\$0.00
Prior year(s) delinquent taxes due (if any)				\$0.00
TOTAL AMOUNT DUE				\$0.00

Property Description	
LT 33 & N 68.5 FT OF LT 12	
BLK 15	
SOUTH MAIN ESTATES SEC 2	
12749 CARLSBAD ST 77085	
Appraised Values	
100% Land Value	6,500
100% Improvement Value	58,500
100% Total Value	65,000
Exemptions /Litigation	
Homestead Exemption	

Penalties for Paying Late	Rate	Current	Delinquent	Total
By February 28, 2003	7%	\$0.00	\$0.00	\$0.00
By March 31, 2003	9%	\$0.00	\$0.00	\$0.00
By April 30, 2003	11%	\$0.00	\$0.00	\$0.00
By May 31, 2003	13%	\$0.00	\$0.00	\$0.00
By June 30, 2003	15%	\$0.00	\$0.00	\$0.00

H1

[Back to HCAD](#)

HOUSTON INDEPENDENT SCHOOL DISTRICT

Tanya F. Eriksson
Tax Assessor/Collector
Elisa H. Hand
Director of Tax Office Operations

2002 TAX STATEMENT

TAX OFFICE LOCATION
3233 Wesleyan, Suite A-100
Houston, Texas 77027

Office Hours: 8:30 am to 5:00 pm
MONDAY THROUGH FRIDAY
Phone Number (832)485-3000

ACCOUNT NUMBER		DATE OF BILL: 10/25/2002																																																																				
OWNER NAME AND ADDRESS		PROPERTY DESCRIPTION																																																																				
SEALE MELVIN LLOYD CARLSBAD ST HOUSTON TX 77085-2315		BLK 15 SOUTH MAIN ESTATES SEC 2																																																																				
		PROPERTY ADDRESS																																																																				
		CARLSBAD ST 77085																																																																				
<table style="width: 100%; border-collapse: collapse;"> <tr><td>Land</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>Improvements</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>Market</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>Homesite</td><td style="text-align: right;">\$6,500.00</td></tr> <tr><td>Improvements</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>Non qualified land</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>Improvements</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>Agriculture</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>Improvements</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>Personal</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>Vessel</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>100% Appraised Value</td><td style="text-align: right;">\$65,000.00</td></tr> <tr><td>100% Assessed Value</td><td style="text-align: right;">\$65,000.00</td></tr> <tr><td colspan="2">Exemptions</td></tr> <tr><td>Homestead</td><td style="text-align: right;">\$28,000.00</td></tr> <tr><td>Agriculture</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>Over 65</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>Prorate Exempt</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>Disabled</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>Pollution</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>Abatement</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>Exclusion</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>Custom Bond</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>Foreign Trade</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>Transit Immune</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>House Bill 366</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>Net Taxable Value</td><td style="text-align: right;">\$37,000.00</td></tr> <tr><td>Tax Rate Per \$100</td><td style="text-align: right;">\$1.58</td></tr> </table>	Land	\$0.00	Improvements	\$0.00	Market	\$0.00	Homesite	\$6,500.00	Improvements	\$0.00	Non qualified land	\$0.00	Improvements	\$0.00	Agriculture	\$0.00	Improvements	\$0.00	Personal	\$0.00	Vessel	\$0.00	100% Appraised Value	\$65,000.00	100% Assessed Value	\$65,000.00	Exemptions		Homestead	\$28,000.00	Agriculture	\$0.00	Over 65	\$0.00	Prorate Exempt	\$0.00	Disabled	\$0.00	Pollution	\$0.00	Abatement	\$0.00	Exclusion	\$0.00	Custom Bond	\$0.00	Foreign Trade	\$0.00	Transit Immune	\$0.00	House Bill 366	\$0.00	Net Taxable Value	\$37,000.00	Tax Rate Per \$100	\$1.58	<p>Please contact the Harris County Appraisal District at (713) 957-7800 concerning any corrections in ownership, valuation or exemptions.</p> <p style="text-align: center;">TAXES ARE DUE UPON RECEIPT. TAXES WILL BECOME DELINQUENT FEBRUARY 1, 2003. PENALTY AND INTEREST WILL BE ADDED MONTHLY BEGINNING FEBRUARY 1, 2003</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td>February</td><td style="text-align: right;">7%</td> <td>May</td><td style="text-align: right;">13%</td> </tr> <tr> <td>March</td><td style="text-align: right;">9%</td> <td>June</td><td style="text-align: right;">15%</td> </tr> <tr> <td>April</td><td style="text-align: right;">11%</td> <td>July</td><td style="text-align: right;">18% + 20%</td> </tr> </table>		February	7%	May	13%	March	9%	June	15%	April	11%	July	18% + 20%
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TOTAL TAXES DUE:		\$584.60																																																																				

PLEASE DETACH AND RETURN THE BOTTOM PORTION WITH YOUR PAYMENT

HOUSTON I.S.D. TAX OFFICE

ACCOUNT NUMBER	PAY AMOUNT SHOWN FOR MONTH OF PAYMENT		
	DURING MARCH 2003	DURING FEBRUARY 2003	BY JANUARY 31, 2003
0741140150012	\$637.21	\$625.52	\$584.60
DATE OF BILL 10/25/2002	Please make payment by mail as it will save you time. Please return this stub with your payment to ensure proper credit.		AMOUNT OF YOUR CHECK

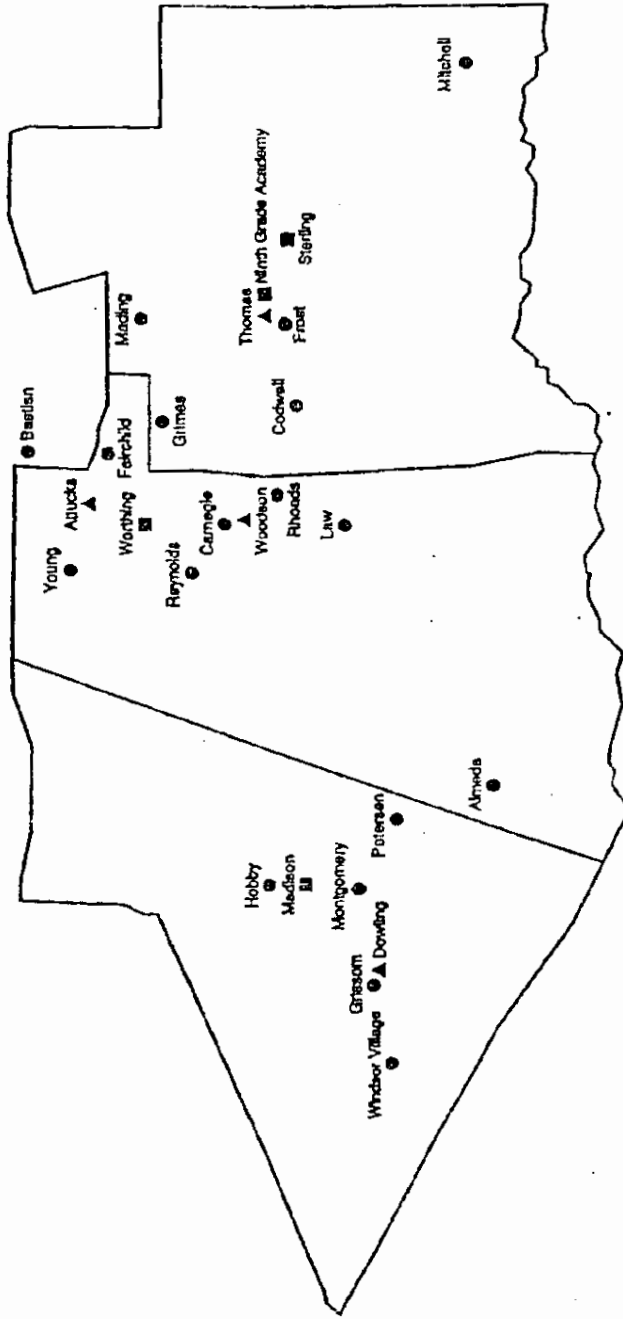
MAKE CHECK PAYABLE TO:
HOUSTON INDEPENDENT SCHOOL DISTRICT

MAIL PAYMENT TO:
HOUSTON I.S.D.
TAX OFFICE
3233 WESLAYAN SUITE A-100
HOUSTON, TEXAS 77027

SCHOOLS

ATTACHMENT 2

South District



- Elementary School
- ▲ Middle School
- High School

Attendance Boundaries & Demographics
Federal & State Compliance
July 23, 2003

Question: What is potential impact of planned construction of 280 unit apartment complex at 5100-5200 W Fuqua?

The proposed apartment complex will be located inside the attendance boundaries of Grissom Elementary School, Dowling Middle School, and Madison High School. The complex will have the following mix of number of bedrooms per unit:

1Br-1Bath	96
2Br-2Bath	120
3Br-2Bath	<u>64</u>
Total	280

Using average household data from the 2000 Census, it is estimated that approximately 252 school-aged children will reside in these apartments. Of these, it is estimated that 152 will be attend the elementary school, 51 will attend the middle school, and 49 will attend the high school.

HISD has a choice enrollment system. In this system, students may choose to attend another school outside of their attendance if the school of choice has space available.

Schools in the Vicinity of the Proposed Development Site

Madison High School

Enrollment at Madison High School in School Year (SY) 2002-03 was 2186. The total capacity for students is 2090 (1936 core + 154 t-bldg). Thus, Madison has no space to accommodate the additional growth in high school aged students. There are no plans for renovation or expansion.

Dowling Middle School

Enrollment at Dowling Middle School in SY 2002-03 was 1498. The total capacity for students is 1746 (1680 core + 66 t-bldg). Thus, Dowling has space to accommodate the additional growth in middle school aged students. There are no plans for renovation or expansion.

Grissom Elementary School

Enrollment at Grissom Elementary School in SY 2002-03 was 841. The total capacity for students is 990 (558 core + 432 t-bldg). While Grissom has the space to accommodate the additional growth in students, almost 1/2 of the students are being housed in temporary buildings (t-bldgs). Further, it should be noted that there were actually over 1000 elementary aged students residing in the Grissom attendance zone. Thus, almost 300 students made the choice to attend another school.

Other schools in the vicinity of Grissom, namely Windsor Village and Montgomery, which might relieve overcrowding are also very much overcrowded. There has been a substantial increase in single family housing in this area which has contributed to severe overcrowding in the elementary schools, especially at Windsor Village.

Attendance Boundaries & Demographics
Federal & State Compliance
July 23, 2003

Windsor Village Elementary School

Enrollment at Windsor Village in SY 2002-03 was 917. The total capacity for students is 810 (540 core + 270 t-bldg). Thus, Windsor Village has no space to relieve overcrowding in Grissom.

A Bond Issue was passed in November 2002 which includes the construction of a new elementary school near the Corinthian Point sub-development. This school is expected to house 850 students. No official boundary decisions have been made for the new school, however it is most likely that the new school will accommodate those residents in the new sub-division north of W Orem, between S Post Oak and Chimney Rock, and south of U.S. Hwy 90A. Windsor Village ES would then receive much-needed relief from overcrowding. If there is enough space then other adjustments might be considered for Grissom ES, however, the number of HISD students that would be affected would be minimal. The new school may open in school year 2004-2005.

Montgomery Elementary School

Enrollment at Montgomery in SY 2002-03 was 753. The total capacity for students is 864 (522 core + 342 t-bldgs). Similar to Grissom, Montgomery has some space available to accommodate growth in students, however, this would require boundary adjustments and re-zoning of students.

Other Options for Students

The Bond Issue did include monies for Pre-K Centers. One of these centers will be located in the South District. The location currently under consideration is directly adjacent to the South District Office (4040 W Fuqua). The Pre-K Centers will not have attendance zones, however, it is likely that the student population for the Centers will be set up to target the surrounding schools in the area. In this case the Pre-K population would come from the attendance zones of Grissom, Montgomery, Hobby, Petersen, Alameda, and Windsor Village. The Pre-K Center will house approximately 400 students. It is estimated that about 80 of these students would come from Grissom.

Grissom currently serves students up to the 6th grade, however, there were only 26 6th graders at Grissom. If Grissom were to change the grade range of students served, then the middle school in the area, Dowling, could accommodate these few students. The number of students leaving Grissom would be minimal.

Finally, HISD has offered innovative ways for educating children including allowing large apartment complexes with significant numbers of young children to house PK programs in the complex. *Las Americas* in the West Central District is an excellent example of one of these programs. A similar program in the apartment complex would relief overcrowding from the PK aged students, however, this relief would be minimal.

HOUSTON INDEPENDENT SCHOOL DISTRICT
STUDENT TRANSFER DEPARTMENT
3830 Richmond Avenue
Houston, TX 77027

OFFICE NUMBER: (713) 892-6612
FAX NUMBER: (713) 963-8994

TRANSMITTAL INFORMATION

DATE: 7-23-2003 NO. OF PAGES: 2

TO: Rita Foretich FAX#: 713 729 7558

FROM: Virginia Appel, 713-892-6619

SUBJECT: 5100 W Fugua

COMMENTS:

Follow is report providing about area where 5100 W Fugua
apt complex is proposed, ~~as~~ as requested.

Please let me know if you have any questions
or additional information needs.

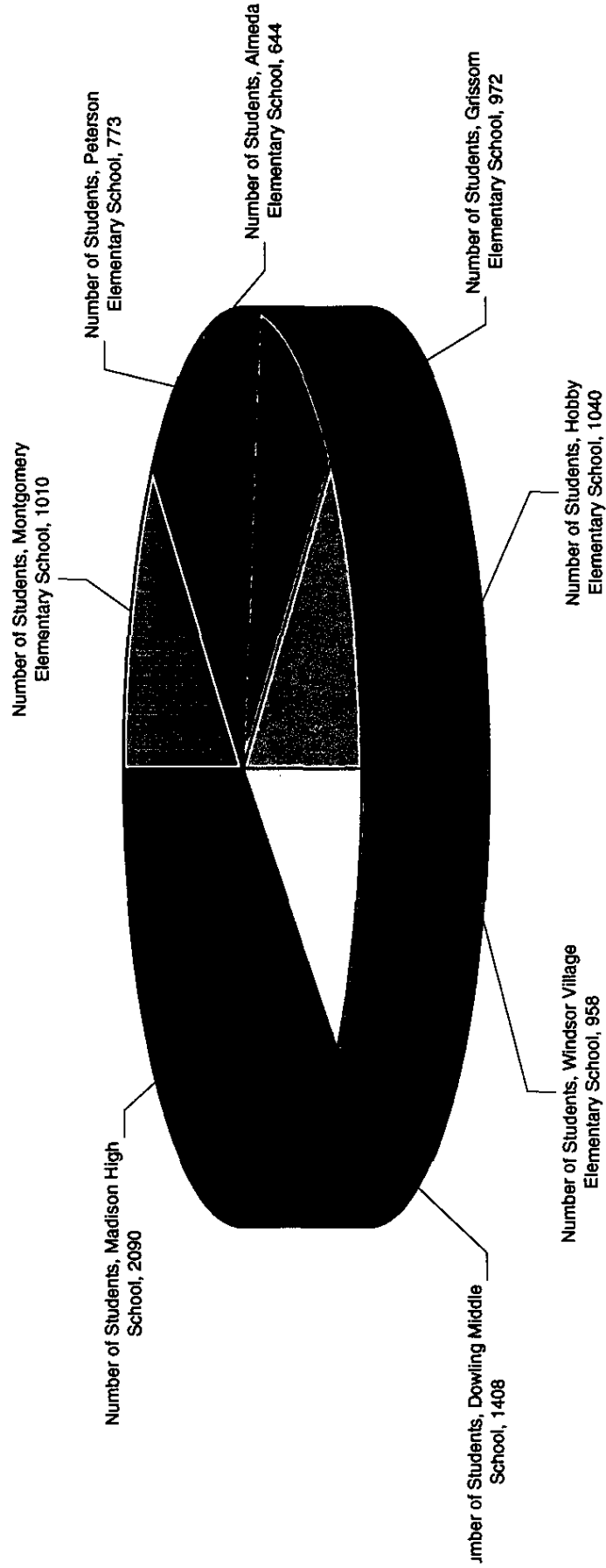
Virginia Appel

THANK YOU!

SCHOOLS

ATTACHMENT 2A

Schools in the South Houston Concerned Citizens Coalition Area



NAME OF SCHOOL	ENROLLMENT 2001-2002	KINDERGARTEN AND BELOW	NO. OF STUDENTS.
Carnegie Elementary School 10401 Scott 77051-3798 713-732-3690 Now closed as an Elementary School	357	83	440
Codwell Elementary 5225 Tavenor 77048-2625 713-732-3580	692	136	828
Fairchild Elementary 8701 Delliah 77033-3827 713-732-3472	447	85	532
Frost Elementary 5650 Selinsky 7704801899 713-732-3491	705	144	849
Southwest District (1) Fondren Elementary School 12405 Carlsbad St. 77085-1211 713-726-3611	478	124	602
Grimes Elementary School 9220 Jutland 77033-3998 713-732-3460	444	108	552
Grissom Elementary School 4900 Simsbrook 77045-5321 713-434-5660	795	177	972
Hobby Elementary School 4021 Woodmont Dr., 77045-3515 713-434-5650	839	201	1,040
Law Elementary School 12401 South Coast 77047-2736 713-732-3630	543	102	645

<u>NAME OF SCHOOL</u>	<u>ENROLLMENT 2001-2002</u>	<u>KINDERGARTEN AND BELOW</u>	<u>NO. OF STUDENTS</u>
Mitchell Elementary School 10900 Gulfdale 77075-4608 713-991-8190	837	211	1,048
Montgomery Elementary School 4000 Simsbrook 77045-5699 713-434-5640	818	192	1,010
Peterson Elementary 14404 Waterloo 77045-6620 713-434-5630	624	149	773
Reynolds Elementary School 9601 Rosehaven 77051-3199 713-731-5590	434	88	522
Rhoads Elementary 4103 Brisbane 77047-1797 713-732-3650	439	100	539
Windsor Village Elementary School 14440 Polo 77085-3399 713-726-3642	810	148	958
Ethel Young Elementary School 3555 Bellfort 77051-1499 713-732-3590	394	94	488
Total Elementary	9,656	2,142	11,798
Ninth Grade Academy 5655 Selinsky Rd. 77048-1898 713-732-3532			
Total	142		142
Attucks Middle School 4330 Bellfort 77051-1899 713-732-3670	926		926

NAME OF SCHOOL	ENROLLMENT 2001-2002	KINDERGARTEN AND BELOW	NO. OF STUDENTS.
Dowling Middle School 14000 Stancliff 77045-5399 713-434-5603	1,408		1,408
Thomas Middle School 5655 Selinsky Rd. 77048-1898 713-732-3500	803		803
Woodson Middle School 10720 Southview 77047-1099 713-732-3600	755		755
Total Middle School	3,892		3,892
Sterling High School 11625 Martindale Rd 77048-2099 713-991-0510	1,172		1,172
Carnegie Vanguard High School 10401 Scott 77051-3798 713-732-3690	173		173
Madison High School 13719 Whiteheather 77045-4498 713-433-9801	2,090		2,090
Worthing High School 9215 Scott 77051-3303 713-733-3433	1,512		1,512
Total High School Students	4,947		4,947

South School District/rff
Data Source: HISD Internet and
HISD Research Office
South School District Apartment Research.doc
08/03

SCHOOLS

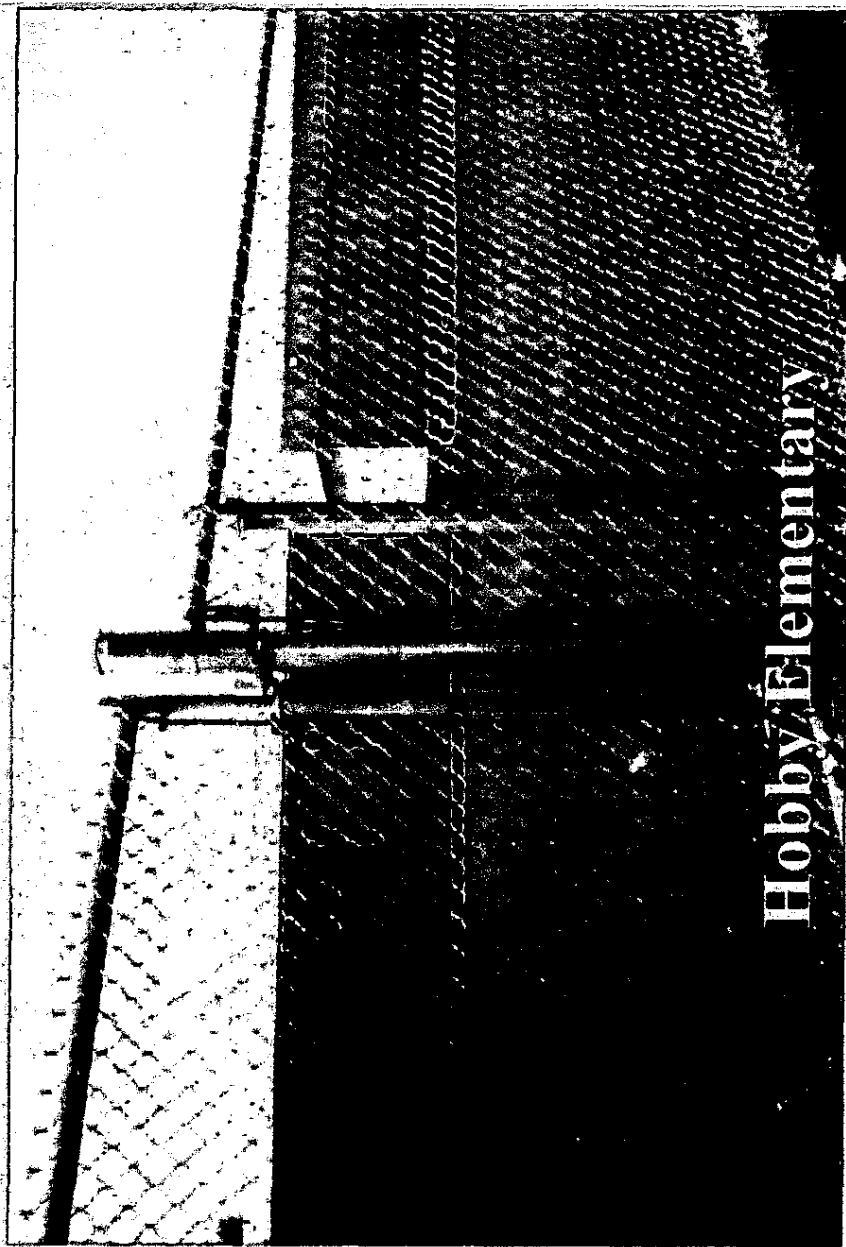
ATTACHMENT 2B

Fondren Elementary



Fondren Elementary

Hobby Elementary



Hobby Elementary

Windsor Village Elementary



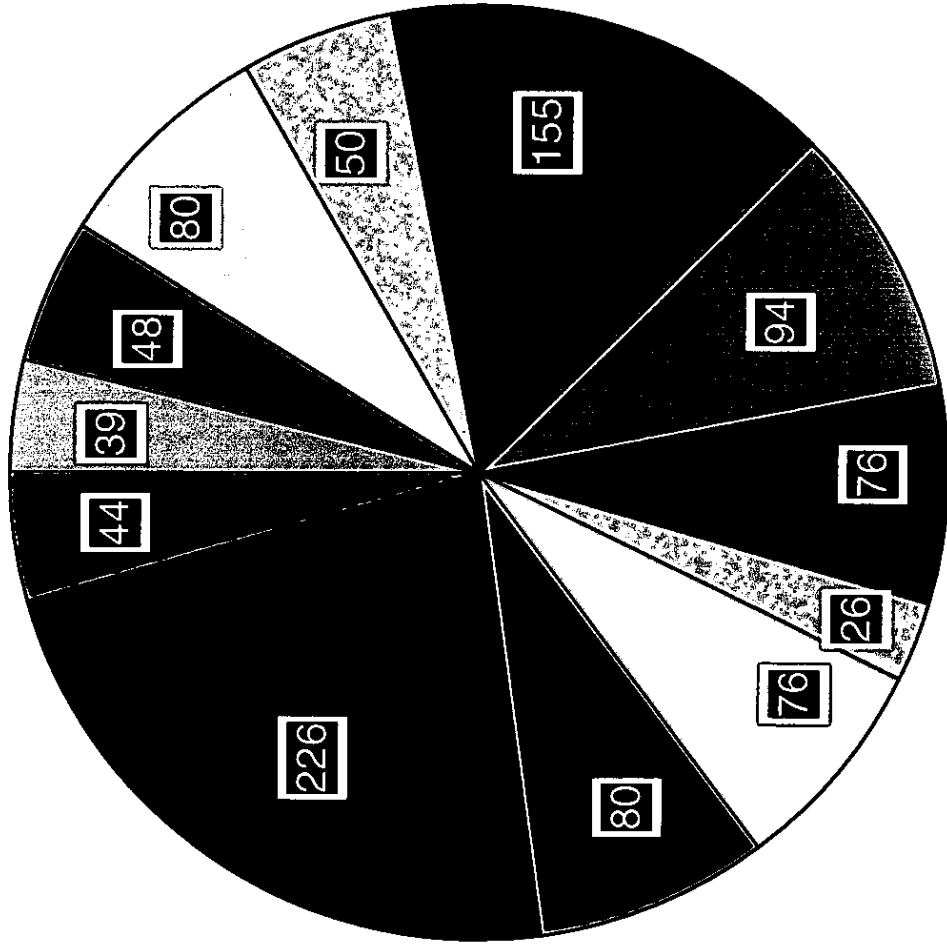
Windsor Village Elementary

NEW HOMES TO BE BUILT IN OUR AREA

ATTACHMENT 3

Planned Development for the South Houston Concerned Citizens Coalition

- Sunset Bend
- Anderson Road
- West Orem Place Sec 1
- Avondale (DEF050103)
- Avondale (DEF050103)
- Meadowgate
- West Orem Place Sec 2
- Agape-Southmont Annex No 2 Partial
- Fondren at Beltway Eight Apartments
- Chasewood Meadows
- Meadow Crest Sec 1
- Meadow Crest GP
- Clarke Springs Sec 3 Manufactured Housing (formerly named Clarke Springs Sec 3)



Project Name	Total No. of Lots Created	Reference No.
Sunset Bend	39	2003-1337
Anderson Road	48	2003-1435
West Orem Place Sec 1	80	2002-1294
Avondale (DEF050103)	50	2003-0925
Avondale (DEF050103)	155	2003-0924
Meadowgate	94	2002-1581
West Orem Place Sec 2	76	2002-1174
Agape-Southmont Annex No 2 Partial	26	2002-1646
Fondren at Beltway Eight Apartments	0	2003-1436
Chasewood Meadows	76	2002-0749
Meadow Crest Sec 1	80	2003-0816
Meadow Crest GP	226	2003-0817
Clarke Springs Sec 3 Manufactured Housing (formerly named Clarke Springs Sec 3)	44	2003-1252
Total	994	



Application Information

Project Name: Meadow Crest GP
Subdivision Plat Name: Meadow Crest GP
Date Submitted: 04/06/2003 08:41 PM
Reference Number: 2003-0817
Previous Reference Number:
Subdivision Plat Type: General plan
Special Request(s):

General Information

Total Acreage: 48.35
Total Number of Lots Created: 226
Total Number of Reserves Created: 12
Total Reserve Acreage: 16
Total Compensating Open Space Acreage: 0
Multi-Family Developments Only:
Total Number of Units: 0
Total Number of Parking Spaces Provided: 0
Total Compensating Open Space Acreage: 0
Street Type: Public
Drainage System: Storm sewer
Wastewater System: City
Water System: City

Proposed Street Names

Unique Street Names

Duplicate Street Names

Location Data

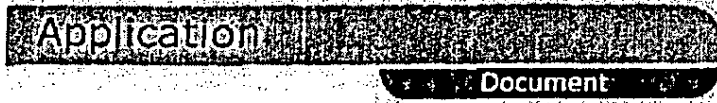
Land Use Type:	General Plan
Plat Located Within City of Houston Limits?	City
City Council District:	I Dist
County:	Harris
Appraisal District ID No.:	1939000300050
Key Map:	570Z
Census Tract:	3303
Zip Code:	77085
School District:	Fort Bend ISD

D Fort Bend ?

Contacts

Applicant:	Lars E Monson 281.558.8700 LMONSON@BROWNGAY.COM
Company:	Brown & Gay Engineers, Inc.
Project Manager (first, last):	LARS, MONSON

Developer:	Ryland
<i>Grady Prestage</i>	<i>Market Design</i>
<i>499-8494</i>	<i>Perry Homes</i>



Application Information

Project Name: Clarke Springs Sec 3 Manufactured Housing
(formerly named Clarke Springs Sec 3)
Subdivision Plat Name: Clarke Springs Sec 3 Manufactured Housing
Date Submitted: 05/31/2003 03:21 PM
Reference Number: 2003-1252
Previous Reference Number: ~~2003-1125~~
Subdivision Plat Type: Class 3 subdivision final plat
Special Request(s):

General Information

Total Acreage: 13.85
Total Number of Lots Created: 44
Total Number of Reserves Created: 3
Total Reserve Acreage: 6
Total Compensating Open Space Acreage: 0

Multi-Family Developments Only:
Total Number of Units: 0
Total Number of Parking Spaces Provided: 0
Total Compensating Open Space Acreage: 0

Street Type: Public
Drainage System: Storm sewer
Wastewater System: Utility district
Water System: Utility district
District name: Briar Ridge MUD
District name: Briar Ridge MUD

Proposed Street Names

Unique Street Names

Sidonie DR
Maladi DR
Nexus RD

Duplicate Street Names

Location Data

Land Use Type:	SF Residential (public street)
Plat Located Within City of Houston Limits?	City
City Council District:	D Dist
County:	Fort Bend
Appraisal District ID No.:	1938000500002
Key Map:	611D
Census Tract:	6701
Zip Code:	77053
School District:	Houston

Contacts

Applicant:	Lars E Monson 281.558.8700 tyoungblood@browngay.com
Company:	Brown & Gay Engineers, Inc.
Project Manager (first, last):	Mike, Ma
Developer:	Clarke Springs, LTD.



Application Information

Project Name: Sunset Bend ✓
Subdivision Plat Name: Sunset Bend Sec 1 ✓
Date Submitted: 06/13/2003 11:09 AM ✓
Reference Number: 2003-1367 ✓
Previous Reference Number:
Subdivision Plat Type: Class 3 subdivision preliminary plat
Special Request(s):

General Information

Total Acreage: 6.4
Total Number of Lots Created: 39 ✓
Total Number of Reserves Created: 1
Total Reserve Acreage: 0
Total Compensating Open Space Acreage: 0
Multi-Family Developments Only:
Total Number of Units: 0
Total Number of Parking Spaces Provided: 0
Total Compensating Open Space Acreage: 0
Street Type: Public
Drainage System: Storm sewer
Wastewater System: City
Water System: City

Proposed Street Names

Unique Street Names

Duplicate Street Names

N Cancun ST
S Cancun ST
W Cancun ST

Location Data

Land Use Type:	SF Residential (public street)
Plat Located Within City of Houston Limits?	City
City Council District:	D Dist
County:	Harris
Appraisal District ID No.:	068-121-001-0007
Key Map:	571M
Census Tract:	3309
Zip Code:	77045
School District:	Houston

Contacts

Applicant:	Ram Rodriguez (832)-435-1227 ramesor@houston.rr.com
Company:	ESOR Consulting Engineers Inc.
Project Manager (first, last):	Ram, Rodriguez
Developer:	EcoHomes L.L.C.



Application Information

Project Name: Anderson Road
Subdivision Plat Name: La Hacienda
Date Submitted: 06/16/2003 10:22 AM
Reference Number: ~~2003-1435~~
Previous Reference Number: 2003-0675
Subdivision Plat Type: Class 3 subdivision final plat
Special Request(s):

General Information

Total Acreage: 9.824
Total Number of Lots Created: 48
Total Number of Reserves Created: 0
Total Reserve Acreage: 0
Total Compensating Open Space Acreage: 0
Multi-Family Developments Only:
Total Number of Units: 0
Total Number of Parking Spaces Provided: 0
Total Compensating Open Space Acreage: 0
Street Type: Public
Drainage System: Storm sewer
Wastewater System: City
Water System: City

Proposed Street Names

Unique Street Names

Duplicate Street Names

Brittany CT
Lance CT
Etzel CT
Giulia CT
Jordana WAY

Location Data

Land Use Type:	SF Residential (public street)
Plat Located Within City of Houston Limits?	City
City Council District:	D Dist
County:	Harris
Appraisal District ID No.:	0150750000004
Key Map:	572s
Census Tract:	3307
Zip Code:	77053
School District:	Houston

Contacts

Applicant:	Jeff Pena 8324351227 ramesor@houston.rr.com
Company: Project Manager (first, last):	Esor Consulting Engineers, Inc. Ram, Rodriguez
Developer:	EcoHomes



Application Information

Project Name: WEST OREM PLACE SEC. 1
Subdivision Plat Name: West Orem Place Sec 1
Date Submitted: 06/30/2002 09:18 PM
Reference Number: 2002-1294
Previous Reference Number: 2001-2304
Subdivision Plat Type: Class 3 subdivision final plat
Special Request(s):

General Information

Total Acreage: 17.97
Total Number of Lots Created: 80
Total Number of Reserves Created: 1
Total Reserve Acreage: 3
Total Compensating Open Space Acreage: 0
Multi-Family Developments Only:
Total Number of Units: 0
Total Number of Parking Spaces Provided: 0
Total Compensating Open Space Acreage: 0
Street Type: Public
Drainage System: Storm sewer
Wastewater System: City
Water System: City

Proposed Street Names

Unique Street Names

COHO LN
GRANDE MONDE DR
UMIAK DR
MEIKO DR

Duplicate Street Names

Location Data

Land Use Type:	SF Residential (public street)
Plat Located Within City of Houston Limits?	City
City Council District:	D Dist
County:	Harris
Appraisal District ID No.:	046-053-000-0050
Key Map:	572L
Census Tract:	3301
Zip Code:	77045
School District:	Houston

Contacts

Applicant:	Lars E Monson 281.558.8700 lmonson@browngay.com
Company:	Brown & Gay Engineers, Inc.
Project Manager (first, last):	RONNIE, HARRIS
Developer:	Stephens/Tingley LP



Application Information

Project Name: AVONDALE (DEF050103)
Subdivision Plat Name: Avondale Sec 1 (DEF)
Date Submitted: 04/21/2003 12:33 AM
Reference Number: ~~2003-0925~~
Previous Reference Number:
Subdivision Plat Type: Class 3 subdivision preliminary plat
Special Request(s):

General Information

Total Acreage: 11.772
Total Number of Lots Created: 50
Total Number of Reserves Created: 2
Total Reserve Acreage: 3
Total Compensating Open Space Acreage: 0
Multi-Family Developments Only:
Total Number of Units: 0
Total Number of Parking Spaces Provided: 0
Total Compensating Open Space Acreage: 0
Street Type: Public
Drainage System: Storm sewer
Wastewater System: City
Water System: City

Proposed Street Names

Unique Street Names

HERRINGTON DR
DERRINGER DR
ALROVER ST

Duplicate Street Names

AVONGLEN DR

Location Data

Land Use Type:	SF Residential (public street)
Plat Located Within City of Houston Limits?	City
City Council District:	D Dist
County:	Harris
Appraisal District ID No.:	015-004-013-0001
Key Map:	572T
Census Tract:	3306
Zip Code:	77053
School District:	Houston

Contacts

Applicant:	Randoll Wong 713-784-6102 AmvestPlat@houston.rr.com
Company:	Amvest Corporation
Project Manager (first, last):	ERIC, UNGAR
Developer:	Skymark Development Company, Inc.



Application Information

Project Name: AVONDALE (DEF050103)
Subdivision Plat Name: Avondale GP (DEF)
Date Submitted: 04/21/2003 12:28 AM
Reference Number: ~~2003-0924~~
Previous Reference Number:
Subdivision Plat Type: General plan
Special Request(s):

General Information

Total Acreage: 27.617
Total Number of Lots Created: 155
Total Number of Reserves Created: 2
Total Reserve Acreage: 3
Total Compensating Open Space Acreage: 0
Multi-Family Developments Only:
Total Number of Units: 0
Total Number of Parking Spaces Provided: 0
Total Compensating Open Space Acreage: 0
Street Type: Public
Drainage System: Storm sewer
Wastewater System: City
Water System: City

Proposed Street Names

Unique Street Names

Duplicate Street Names

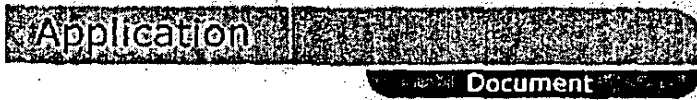
Location Data

Land Use Type: SF Residential (public street)
Plat Located Within City of Houston Limits? City
City Council District: D Dist
County: Harris
Appraisal District ID No.: 015-004-013-0001

Key Map: 572T
Census Tract: 3306
Zip Code: 77053
School District: Houston

Contacts

Applicant: Randall Wong
713-784-6102
AmvestPlat@houston.rr.com
Company: Amvest Corporation
Project Manager (first, last): ERIC, UNGAR
Developer: Skymark Development Company



Application Information

Project Name: Meadowgate
Subdivision Plat Name: Brentwood Village Sec 1
Date Submitted: 08/09/2002 10:18 AM
Reference Number: ~~2002-1581~~
Previous Reference Number: 16662 & 16663
Subdivision Plat Type: Class 3 subdivision preliminary plat
Special Request(s):

General Information

Total Acreage: 19.3114
Total Number of Lots Created: 94
Total Number of Reserves Created: 2
Total Reserve Acreage: 3
Total Compensating Open Space Acreage: 3
Multi-Family Developments Only:
Total Number of Units: 0
Total Number of Parking Spaces Provided: 0
Total Compensating Open Space Acreage: 0
Street Type: Public
Drainage System: Storm sewer
Wastewater System: City
Water System: City

Proposed Street Names

Unique Street Names

Delsantos ST
Francisco ST
Antonio ST
Remy ST

Duplicate Street Names

Diego ST
Clemente ST

Location Data

Land Use Type:	SF Residential (public street)
Plat Located Within City of Houston Limits?	City
City Council District:	D Dist
County:	-Harris
Appraisal District ID No.:	042-014-000-0049
Key Map:	572E
Census Tract:	3301
Zip Code:	77045
School District:	Houston

Contacts

Applicant:	Jan L. Carrico 281-530-3168 jcarrico@lineng.cc
Company:	Lin Engineering, Inc.
Project Manager (first, last):	Robert, Lin
Developer:	Scarborough Development



Application Information

Project Name: West Orem Place Sec 2
Subdivision Plat Name: West Orem Place Sec 2
Date Submitted: 06/14/2002 03:45 PM
Reference Number: 2002-1174
Previous Reference Number:
Subdivision Plat Type: Class 3 subdivision preliminary plat
Special Request(s):

General Information

Total Acreage: 14.3
Total Number of Lots Created: 76
Total Number of Reserves Created: 0
Total Reserve Acreage: 0
Total Compensating Open Space Acreage: 0
Multi-Family Developments Only:
Total Number of Units: 0
Total Number of Parking Spaces Provided: 0
Total Compensating Open Space Acreage: 0
Street Type: Public
Drainage System: Storm sewer
Wastewater System: City
Water System: City

Proposed Street Names

Unique Street Names

MEIKO DR
KISKA LN
UMIAK DR

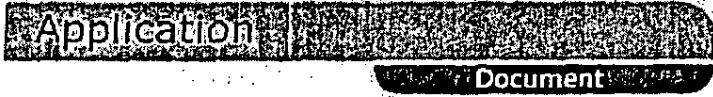
Duplicate Street Names

Location Data

Land Use Type:	SF Residential (public street)
Plat Located Within City of Houston Limits?	City
City Council District:	D Dist
County:	Harris
Appraisal District ID No.:	046-053-000-0050
Key Map:	572L
Census Tract:	3301
Zip Code:	77045
School District:	Houston

Contacts

Applicant:	Lars E Monson 281.558.8700 lmonson@browngay.com
Company:	Brown & Gay Engineers, Inc.
Project Manager (first, last):	Ronnie, Harris
Developer:	Stephens/Tingley LP



Application Information

Project Name: AGAPE-SOUTHMONT ANNEX NO. 2 PARTIAL
REPLAT NO. 1
Subdivision Plat Name: Thomas Estate
Date Submitted: 08/12/2002 07:43 AM
Reference Number: 2002-1646
Previous Reference Number: 2002-1180
Subdivision Plat Type: Class 3 subdivision final plat
Special Request(s):

General Information

Total Acreage: 6.0597
Total Number of Lots Created: 26
Total Number of Reserves Created: 2
Total Reserve Acreage: 2
Total Compensating Open Space Acreage: 0
Multi-Family Developments Only:
Total Number of Units: 0
Total Number of Parking Spaces Provided: 0
Total Compensating Open Space Acreage: 0
Street Type: Type 2 PAE
Drainage System: Storm sewer
Wastewater System: City
Water System: City

Proposed Street Names

Unique Street Names

Duplicate Street Names

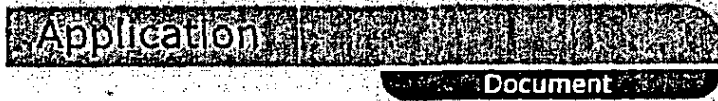
BARABIN ST
SHOEMO HILL ST

Location Data

Land Use Type:	SF Residential (Type 2 PAE)
Plat Located Within City of Houston Limits?	City
City Council District:	A Dist
County:	Harris
Appraisal District ID No.:	0681240130001
Key Map:	571R
Census Tract:	5304
Zip Code:	77045
School District:	Houston

Contacts

Applicant:	Michael Moore 713-974-5245 greatertx@aol.com
Company:	Greater Texas Surveying
Project Manager (first, last):	Jimmy, Thomas
Developer:	Jimmy Thomas



Application Information

Project Name: CHASEWOOD MEADOWS
Subdivision Plat Name: Chasewood Meadows
Date Submitted: 04/21/2002 04:42 PM
Reference Number: 2002-0749
Previous Reference Number: 2002-0028
Subdivision Plat Type: Class 3 subdivision final plat
Special Request(s):

General Information

Total Acreage: 14.4183
Total Number of Lots Created: 76
Total Number of Reserves Created: 3
Total Reserve Acreage: 3
Total Compensating Open Space Acreage: 1
Multi-Family Developments Only:
Total Number of Units: 0
Total Number of Parking Spaces Provided: 0
Total Compensating Open Space Acreage: 0
Street Type: Public
Drainage System: Storm sewer
Wastewater System: City
Water System: City

Proposed Street Names

Unique Street Names

Briarcraft DR
Willowcraft DR
Gatecraft DR
Edgecraft DR
Parkcraft DR

Duplicate Street Names

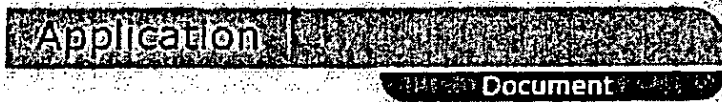
Location Data

Land Use Type: SF Residential (public street)
Plat Located Within City of Houston Limits? City
City Council District: A Dist D
County: Fort Bend
Appraisal District ID No.: 1938014901003-0024
193801492004-0047

Key Map: 570V
Census Tract: 5704
Zip Code: 77085
School District: Fort Bend ISD

Contacts

Applicant: Ross Palacios
713-416-6894
rosspal424@att.net
Company: RP & Associates
Project Manager (first, last): Ross, Palacios
Developer: Rico Development



Application Information

Project Name: Meadow Crest Sec 1
Subdivision Plat Name: Meadow Crest Sec 1
Date Submitted: 04/06/2003 08:35 PM
Reference Number: ~~2003-0816~~
Previous Reference Number:
Subdivision Plat Type: Class 3 subdivision preliminary plat
Special Request(s):

General Information

Total Acreage: 20.31
Total Number of Lots Created: 80
Total Number of Reserves Created: 4
Total Reserve Acreage: 9
Total Compensating Open Space Acreage: 0
Multi-Family Developments Only:
Total Number of Units: 0
Total Number of Parking Spaces Provided: 0
Total Compensating Open Space Acreage: 0
Street Type: Public
Drainage System: Storm sewer
Wastewater System: City
Water System: City

Proposed Street Names

Unique Street Names

FLAT LAND DR
FLOWER CREST DR
QUAIL CREST DR

Duplicate Street Names

RISING SUN DR
WILD FLOWER LN

Location Data

Land Use Type: SF Residential (public street)
Plat Located Within City of Houston Limits? City
City Council District: I Dist D
County: Harris fort Bend
Appraisal District ID No.: 1939000300050 ?
Key Map: 570Z
Census Tract: 3303
Zip Code: 77085
School District: Fort Bend ISD

Contacts

Applicant: Lars E Monson
281.558.8700
LMONDON@BROWNGAY.COM
Company: Brown & Gay Engineers, Inc.
Project Manager (first, last): LARS, MONSON
Developer: Ryland

Application Document



Application Information

Project Name: Fondren at Beltway Eight Apartments X
Subdivision Plat Name: Fondren at Beltway Eight Apartments
Date Submitted: 06/16/2003 10:27 AM
Reference Number: 2003-1256
Previous Reference Number:
Subdivision Plat Type: Class 3 subdivision preliminary plat
Special Request(s):

General Information

Total Acreage: 19.9962
Total Number of Lots Created: 0
Total Number of Reserves Created: 2
Total Reserve Acreage: 20
Total Compensating Open Space Acreage: 2

Multi-Family Developments Only:

Total Number of Units: 260
Total Number of Parking Spaces Provided: 586
Total Compensating Open Space Acreage: 0

(FT. Bend)

Street Type: Public
Drainage System: Storm sewer
Wastewater System: City
Water System: City

Proposed Street Names

Unique Street Names

Duplicate Street Names

Location Data

Land Use Type:	Multi-family
Plat Located Within City of Houston Limits?	City
City Council District:	D Dist
County:	Fort Bend
Appraisal District ID No.:	193-800-120-0001
Key Map:	570q
Census Tract:	4815
Zip Code:	77489
School District:	Fort Bend ISD

Contacts

Applicant:	Yolanda M Norman 713/461-9600 norman@rgmiller.com
Company:	R. G. Miller Engineers, Inc.
Project Manager (first, last):	Scott, Greer
Developer:	Kinder Morgan Texas Pipeline - Owner
Builder:	

SUPERNEIGHBORHOOD NO. 36

PREMISE 17E40

ATTACHMENT 4



home
 chief's message
 terms of use
 news releases
 mission statement
 hpd divisions

contact hpd
 your neighborhood
 crime stats
 common questions
 hpd heroes
 hpd history

a career with hpd
 positive interaction
 crime prevention

site map
 what's new
 search
 newsletter
 links
 awards

city of houston
 houston weather
 houston traffic
 houston culture
 texas laws
 city ordinances

houston police online

the official website of the houston police department

Premise (Location) Codes

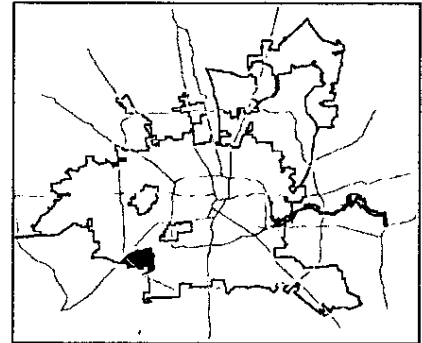
24A	Adult Bookstore / Newsstand	11L	Libraries, Museums
01A	Airport Terminal	18L	Liquor Store Parking Lot
13A	Alley	170	Liquor Store
05A	Amusement Park, Bowling Alley, Skating Rink	05N	Maintenance / Building Services
20L	Apartment Laundry	05M	Mall Common Area
18A	Apartment Parking Lot	18U	Mall Parking Lot
20A	Apartment	24M	Marine Veh Sales, Boats, Sailboats
05R	Apartment / Rental Office	22M	Middle School
05E	Auto Repair	05Z	Misc Business (Non-Specific)
02B	Bank	20M	Mobile Home
18B	Bank / Saving Institution Parking Lot	20P	Multi-plex Home (Duplex, Triplex, etc)
18N	Bar / Night Club Parking Lot	20N	Nursing Home
03B	Bar / Night Club	050	Office Building
05B	Barber and Beauty Shops	180	Other Parking Lot
05H	Body Shop	250	Other / Unknown
24B	Book, Record, Stationary, Office Sup.	01P	Park & Ride Terminal
01B	Bus Station	11R	Parks & Recreation, Zoo, Swimming Pool
13B	Bus Stop	24P	Pawn / Resale Shop / Flea Market
05D	Car Wash	09P	Physician's Office
05Q	Check Cashing Places	11P	Police Station
040	Church / Synagogue / Temple	05P	Pool Hall / Game Room
18W	Church / Synagogue / Temple Parking Lot	22P	Private School

18M	Hotel / Motel Parking Lot	21V	Vacant Restaurant
140	Hotel / Motel / Etc.	22V	Vacant School / College
150	Jail / Prison	20V	Vacant Single Occupancy Residence (Houses, Townhouses, Duplexes, etc)
24J	Jewelry Stores	19V	Vacant Storage Facility (Barns, Garages, Warehouses, etc)
160	Lake / Waterway / Bayou	05X	Vehicle / Auto Sales / Lease / Auto Parts Store
18D	Laundry / Dry Cleaners Parking Lot	24V	Video Rental & Sales
05L	Laundry / Dry Cleaners/ Washaterias	05W	Warehouse

24C	Clothing Store	01K	Railroad Track / Right of Way
05C	Commercial Building	09R	Rehabilitation Center
22C	Commercial or Training School	190	Rental Storage Facility
18P	Commercial Parking Lot / Garage	20R	Residence / House
20C	Condominium	18R	Restaurant / Cafeteria Parking Lot
060	Construction Site	210	Restaurant / Cafeteria
13C	Contra-Flow / HOV	13R	Road / Street / Sidewalk
18C	Convenience Store Parking Lot	02S	Savings and Loan Institutions
070	Convenience Store	23S	Service / Gas Station
11C	Convention Center / Exhibit Halls	18S	Sexually Oriented Business Parking Lot
02C	Credit Union	03S	Sexually Oriented Club
22D	Day Care / Child Care / Kindergarten	11S	Social Services / Public Charities
080	Department / Discount Store	240	Specialty Store (Non-Specific)
20D	Driveway	24S	Sporting Goods / Gun Shops
09D	Drug Store / Medical Supply	05S	Stadium / Sports Arena / Race Track
24E	Electronics Store, Electrical Sup.	18T	Strip Business Center Parking Lot
22E	Elementary School	05T	Theaters, Dinner Theaters, Auditoriums
05F	Factory / Manufacturing / Industrial	13T	Tollway
100	Field / Woods	24T	Toys, Arts & Crafts, Musical, Bike, Pet
11F	Fire Station	01T	Train Terminal
13S	Freeway Service Road	22U	University / College
24F	Furniture, Appliances, Radios, TV	05U	Utility Company, Electric, Gas, Water
20G	Garage / Carport	02V	Vacant Bank
24G	Garden Supply, Nursery, Florist	05V	Vacant Building (Commercial)
11G	Government / Public Building	04V	Vacant Church / Synagogue / Temple
120	Grocery / Supermarket	11V	Vacant Government / Public Building
18G	Grocery / Supermarket Parking Lot	12V	Vacant Grocery / Supermarket
05G	Gym, Recreat, Club House, Indoor Pool, Spa	09V	Vacant Hospital
20H	High Rise	14V	Vacant Hotel / Motel / Etc.
22H	High School	05V	Vacant Industrial / Manufacturing
13H	Highway / Freeway	15V	Vacant Jail / Prison
18H	Hospital Parking Lot	20W	Vacant Other Residential (Apartment, Inn, Dorms, Boarding House)
09H	Hospital	25V	Vacant Other Structure (Out Buildings, Monuments, Buildings Under Construction, etc)

SUPER neighborhood

RESOURCE ASSESSMENT



Background

Greater Fondren Southwest is found at the southwest corner of Beltway 8. The center of the area was undeveloped until the 1970s when construction began in Fondren Southwest. The area includes the neighborhoods of Braeburn Valley West and Glenshire. Many of the homes built in Fondren Southwest were large and expensive, frequently contemporary in style. Much land was reserved for apartment construction, and thousands were built along the major thoroughfares. When the local market collapsed in the 1980s, these complexes deteriorated rapidly. The community has successfully worked to eliminate the worst of these complexes. Recently several orthodox Jewish congregations have located in the area, adding to its diversity.

AREA HIGHLIGHTS

- ✓ Houston City Council Districts C & F
- ✓ Houston Independent School District (5 public schools; 2 private schools)
- ✓ 7 Police beats (includes bordering beats)
- ✓ 12,341 properties in the neighborhood
- ✓ <1% of properties have long-term tax liens (homesteads not included)
- ✓ 5,063 acres (7.91 sq. miles)

NEIGHBORHOOD FACTS

Pop. characteristics	N'hood		City	
	1990	1997	1990	1997
Total population	54,022	52,323	1.63M	1.84M
Persons per sq. mile	6,829	6,740	2,807	2,982

Age of population	N'hood		City	
	1990	1997	1990	1997
Under 5 years	10%	9%	8%	9%
5 - 17 years	19%	21%	18%	19%
18 - 64 years	66%	65%	65%	65%
65 and over	6%	6%	8%	8%

Ethnicity	N'hood		City	
	1990	1997	1990	1997
Non Hispanic Whites	40%	35%	41%	35%
Non Hispanic Blacks	41%	37%	27%	27%
Hispanics	11%	16%	28%	31%
Non Hispanic Asians	7%	7%	4%	6%
Non Hispanic Others	0%	6%	0%	1%

- Note:
1. Citywide data (1990 and 1997) and 1990 neighborhood data derived from U.S. Bureau of Census/State Data Center.
 2. 1997 neighborhood data obtained from U.S. Department of Housing and Urban Development.
 3. Family households include 2 or more persons related by birth, marriage, or adoption.
 4. Some percentages may not equal 100 due to rounding.
 5. "M" denotes millions; "K" denotes thousands

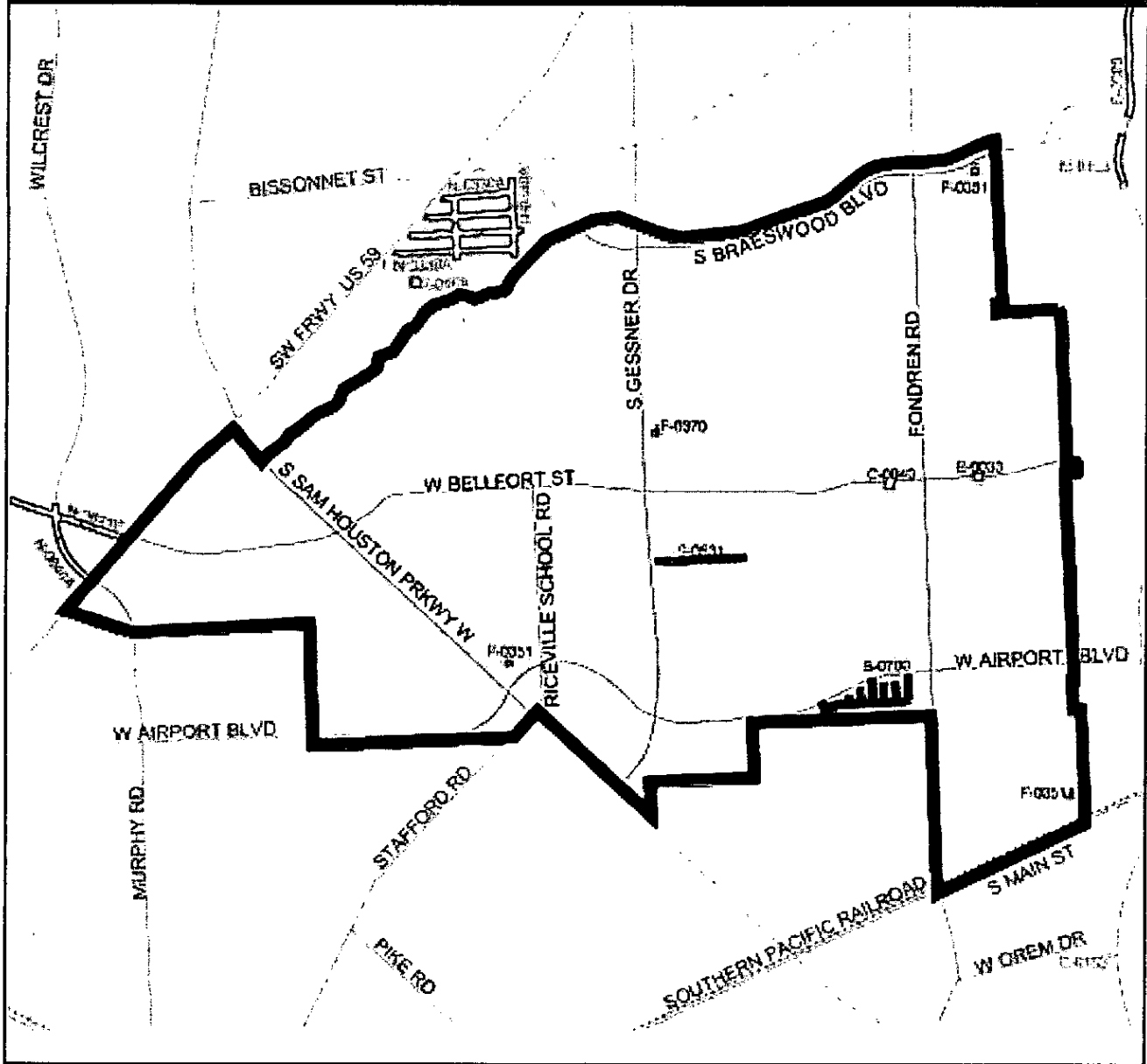
Household income	N'hood		City	
	1990	1997	1990	1997
Under \$15,000	NA	17%	NA	23%
\$15,000 to \$25,000	NA	16%	NA	18%
\$25,000 to \$35,000	NA	13%	NA	16%
\$35,000 to \$50,000	NA	16%	NA	15%
\$50,000 to \$75,000	NA	18%	NA	14%
Over \$75,000	NA	20%	NA	15%

Housing and households	N'hood		City	
	1990	1997	1990	1997
Total housing units	25,129	23,408	726.9K	787.9K
Total households	21,584	20,427	617.3K	705.7K
Family households	66%	66%	63%	64%

Educational status	N'hood		City	
	1990	1997	1990	1997
Total 25 yrs and over	32,882	31,991	1.01M	1.09M
No diploma	14%	13%	30%	27%
High school diploma	22%	23%	22%	19%
Some college	29%	26%	23%	26%
College degree	22%	25%	21%	18%
Graduate+	13%	13%	4%	10%

NA - Not applicable. (1990 income not included because data not adjustable for inflation)

CAPITAL IMPROVEMENT PROJECTS 2000 - 2004



*For more information, contact the appropriate department



Program	Code	Site	Segment	Program	Code	Site	Segment	Area
Aviation	A	⊙	▬▬▬	Public Health	H	△		
Convention & Entertainment	B	△		Solid Waste	L	○		
Fire	C	□		Storm Drainage	M	◻	▬▬▬	▬▬▬
General Government (Finance & Administration)	D	○		Street & Traffic Control	N	◻	▬▬▬	▬▬▬
Library	E	□		Wastewater	R	◻	▬▬▬	▬▬▬
Parks & Recreation	F	△		Water	S	◻	▬▬▬	▬▬▬
Police	G	□						

INTER-AGENCY CAPITAL IMPROVEMENT PROJECTS LISTING, JULY 1998

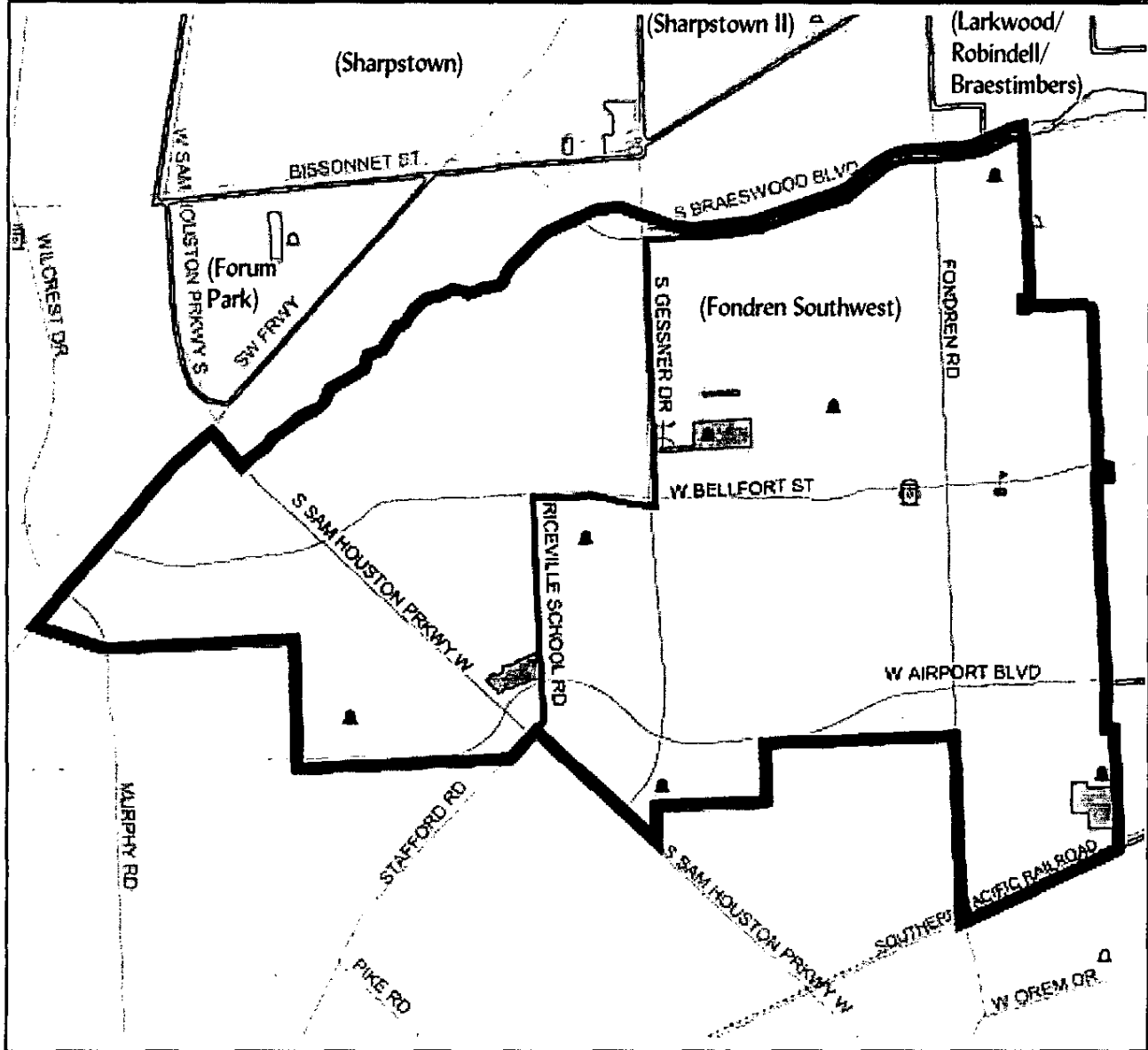
Project #	Project Type	Agency	Contact Phone
694.00	Wastewater CIP: Water Services for Braeburn Garden/ Gold Glad Subdivision	City of Houston	(713) 837-7099
1450.20	Wastewater Relief: WCID No. 51	City of Houston	(713) 837-7099
1632.81	Roadwork: ROW, Millbanks: Beltway 8 to Concert	City of Houston	(713) 837-7099
4250.94	Manhole Rehab	City of Houston	(713) 837-7099
6017.00	Bikeways	City of Houston	(713) 837-7099
6700.93	Speed Hump: Chessington: N. Kensington to Lancelot	City of Houston	(713) 837-7099
6700.94	Speed Hump: Ravensworth: Charing Cross to W. Airport	City of Houston	(713) 837-7099
6705.12	Speed Hump: Bob White: W. Bellfort to W. Airport	City of Houston	(713) 837-7099
6705.53	Speed Hump: Silkwood: Rentur to Vickijohn	City of Houston	(713) 837-7099
6706.31	Speed Hump: Albury: W. Bellfort to Creekbend	City of Houston	(713) 837-7099
6706.32	Speed Hump: Bob White: W. Bellfort to Creekbend	City of Houston	(713) 837-7099
6706.35	Speed Hump: Sandpiper: W. Bellfort to Willow Bend	City of Houston	(713) 837-7099
6706.52	Speed Hump: Bob White: S. Braeswood to Rutherglen	City of Houston	(713) 837-7099
6706.64	Speed Hump: Braes Creek: Braesview to Twin Hills	City of Houston	(713) 837-7099
6707.26	Speed Hump: Plainfield: Claridge to W. Bellfort	City of Houston	(713) 837-7099
6707.50	Speed Hump: Carlsbad: South Main to West Orem	City of Houston	(713) 837-7099
6707.51	Speed Hump: Carlsbad: South Main to West Orem	City of Houston	(713) 837-7099
6708.51	Speed Hump: Portal Drive: Fondren to Braes Forest	City of Houston	(713) 837-7099

For details see City of Houston Public Works and Engineering Department's Inter-Agency Coordination Project Maps, July 1998

AREA PUBLIC FACILITIES

Facility	Location/Address	Facility	Location/Address
Fire Station #82	11250 Braesridge	Frank Library	6440 West Bellfort
Whiting Tract Park	8200 Williamcrest Lane	Bell Elementary School	12323 Shaftbury
Marian Park	11000 South Gessner	Foerster Elementary School	14200 Fonmeadow
Glenshire Park	12100 Riceville School Rd	Fondren Middle School	6333 S. Braeswood
Haviland Park	11600 Haviland	Milne Elementary School	7800 Portal
Braeswood Parkway	Holcombe-S Gessner	Welch Middle School	11544 S. Gessner

PUBLIC FACILITIES & SPECIAL DISTRICTS



- | | | |
|---------------------------------|-------------|-----------------------|
| Neighborhood Boundary | Parks | Health Facilities |
| NTS Area | Major Roads | Multi-service Centers |
| Texas Enterprise Zone | Railroad | Community Centers |
| Enhanced Enterprise Community | Schools | Fire Stations |
| Tax Abatement District | Libraries | Police |
| Tax Increment Reinvestment Zone | | |

SUPER NEIGHBORHOOD PROGRAMS

Name/Program description

Community service providers

Library Department

Aspire: After school homework assistance program

GED classes: Classes meet 3 evenings each week

Online Computer Training Center: Public training center funded by a Gates Foundation Grant

Tax Assistance: AARP and VITA volunteers help citizens with their taxes

Westbury Community Fair: Library staff provides information promoting library services and library card registration

Police Department

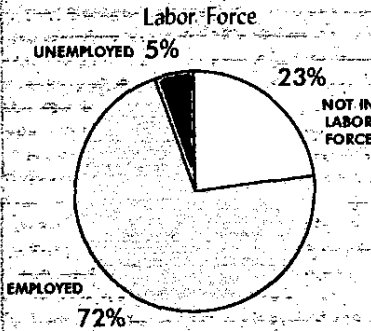
Civic Positive Interaction Program: Program designed to improve communication between police and citizens

Solid Waste Department

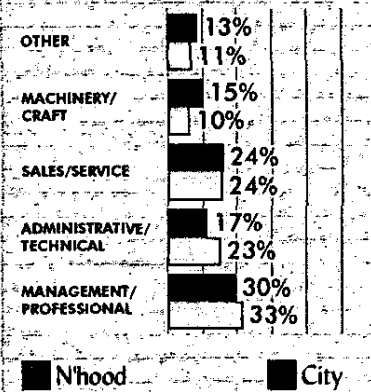
Collection site for solid waste: Automated residential collection; dead animal pickup; heavy trash collection

Special Districts

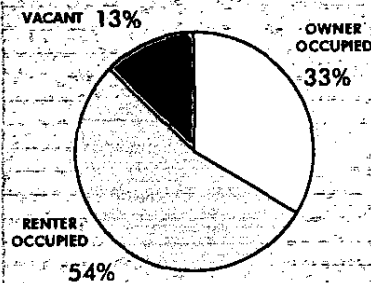
- 1 Neighborhoods to Standard area
- Fondren Southwest (Tier II)



Employment by Occupation



Housing Occupancy



1997 HUD data

AREA ORGANIZATIONS

Name/Contact/Address

Braeburn Valley HOA
Ms. Charlene Oshea
10027 Villa Lea Lane
Houston, TX 77071

7655 S. Braeswood HOA, Inc.
9575 Katy Frewy Ste 130
Houston, TX 77024

Fondren Green Civic Club
Mr. Charles Richard
8103 Furlong Lane
Houston, TX 77071

Fondren Lakes HOA
Ms. Cindy Yeglin
2000 Dairy Ashford Ste 590
Houston, TX 77077

Fondren SW Neighborhood Association, Inc.
Ms. Allyn Pearlman
PO Box 31271
Houston, TX 77231-1271

Geasport HOA
Vincent Davis
3120 Southwest Frewy 220
Houston, TX 77098

Glenshire Community Association
Ms. Elaine Gastamp
PO Box 710867
Houston, TX 77271-0867

Lafayette Place Civic Club
J. Wilburn
7910 Cobblefield Lane
Houston, TX 77071

Name/Contact/Address

Meadowwalk Townhome Association
Mr. Calvin Hummer
7700 Creekbend #15
Houston, TX 77071

Northbrook POA
Mr. James Preslock
6214 Claridge Drive
Houston, TX 77096

Northbrook Vill S. Townhome Association, Inc.
9575 Katy Freeway
Houston, TX 77024

Northfield Sec I & II HOA
Ms. Marry Porter
10763 Valley Hills
Houston, TX 77071

Ricaville Neighborhood Civic Association
Mr. Leo Young
8319 South Breeze
Houston, TX 77071

Southwood Place HOA
Ms. Kathryn Ament/AVR Mgt
3120 Southwest Frewy #220
Houston, TX 77098-4510

West Airport HOA, Inc.
Mr. Dan Barr, Jr
113313 SW Frewy Ste 265
Houston, TX 77478-3543

West Ballfort POA
Mr. Ron Meinka
7902 Oakington
Houston, TX 77071

If your organization is not listed, contact the Planning and Development Department at 713-837-7838.

SUPERNEIGHBORHOOD NO. 36

PREMISE 17E40

POINTE ROYALE

ATTACHMENT 4A

Awakening to a nightmare ^{4A}

6-year-old victim,
shot while asleep,
fights for recovery

By **PEGGY O'HARE**
Houston Chronicle

Desiree Avila should be getting ready to start the first grade. Instead, she is just learning to sit up in bed and can walk only if people help her.

The 6-year-old girl's reality has been transformed into a world of hospital rooms, surgeries and physical therapy since a bullet blasted through her brain two weeks ago as she slept in her bed in southwest Houston.

The bullet, one of 10 fired by an unidentified man into the Avila family's apartment, entered the back of the child's head and exited through the top right portion of her skull near her temple, causing partial paralysis to the left side of her body, doctors said. But, they said Friday, Desiree has shown remarkable progress.

"I, personally, have been amazed at the progress she's made," said Dr. Tarun Mahajan, a pediatric resident at Ben Taub General Hospital. "We have every reason to believe she will get better."

No one has been arrested, and investigators are dismayed that more witnesses at the Pointe Royale Apartments, 11315 Fondren, have not come forward.

"I believe there are a lot more witnesses over there that could assist us with this case," said Houston police Sgt. Waymon Allen. "I would encourage people to do some soul-searching and come forward, because next time it could be their kid."

"I even talked to one woman over

See **DESIREE** on Page 38A.



Steve Ueckert / Chronicle

Lisa Avila speaks at a news conference at Ben Taub General Hospital about her daughter, Desiree, seen in portrait, who was shot in her sleep. At left are her husband, Gonzalo, and son, Gonzalo Jr.

Desiree

Continued from Page 29A.

there who referred to the shooting as an accident," Allen added. "Well, it's not an accident. And I'm just appalled that there's people right there who could know who shot a child, but don't care."

The shooting happened about 4 a.m. July 11 during a fight outside the Avilas' building. A man who was being chased ducked into a nearby apartment, but the gunman blindly fired on the Avilas' bedroom, mistakenly thinking his target had gone there, police said.

Desiree was sleeping with her parents and 3-year-old brother when bullets tore through the window and walls. She didn't scream or cry, but her father felt a splash of blood and knew she had been hit.

It was the second time in nine days that someone at the complex was shot while sleeping. On July 2, a man and his wife were wounded when a bullet pierced their bedroom wall.

The bullet that struck Desiree fragmented in her skull, doctors said. She was rushed into surgery.

"There were a bunch of people around here crying that night because we felt so bad about what had happened," said Dr. Kathy Liscum, chief of general surgery at Ben Taub. "I was very concerned she wouldn't make it. All of us were scrambling as hard as we know how."

Initially in a critical state, the child required intravenous fluids and multiple blood transfusions, doctors said. She was placed on a ventilator to help her breathe.

Days later, she underwent a second surgery because there

were signs of increased pressure in her head. Since then, "Desiree has done extraordinarily well," Mahajan said. "We've all been very impressed with her spirits and her resilience."

She now can talk and breathe on her own. Although she initially could not move anything on her left side, she is beginning to move her left leg. She also can sit up on her own and walk with help.

Encouraging as that is, the girl's long-term prognosis is uncertain, and she almost certainly will have some sort of impediment from the injury, doctors said.

"It really would be completely unheard of for her to have no deficit at all," Liscum said.

Desiree remembers almost everything that happened before the shooting and knows she's in the hospital, but doesn't know why, her family said.

"I really think she's going to have a full recovery," said her mother, Lisa Loredo Avila, 25. "I'm already calling her my miracle girl."

The Avilas, who had lived in the apartment for only a month, moved out the day after the shooting but said none of their money has been refunded. An apartment spokesperson said refunds are being processed, but would not say how much of the family's money will be returned.

At least some of the medical bills are expected to be covered by her mother's insurance plan, though probably not all of them, said the child's father, Gonzalo Avila, 25. A trust fund, under account number 5144798, has been set up at Metro Bank so the public can make donations to help.

Houston Fire Department paramedics gave the family a teddy bear and rosary ring Fri-



Steve Ueckert / Chronicle

Gonzalo and Lisa Avila stand behind a portrait of their daughter, Desiree. After being shot, the girl was partially paralyzed, but she is now beginning to move her left leg and can sit up on her own.

day.

"You're in your own house, you put your child into bed; that is probably the last place that you would expect anything bad would ever happen to your child," said

Liscum, the mother of a 2-year-old. "Then to be awakened in the middle of the night by gunfire and to find your child bleeding, I really can't even imagine something like that."

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"There's no way I'm staying here. I can't raise my kids here."
— Pointe Royale resident La Tona Smith



Joshua Guillot/Chronicle

A boy peers into the bedroom where Desiree Avila, 6, was critically wounded by a stray bullet Friday in southwest Houston.

Stray bullet wounds girl at troubled apartments

By PEGGY O'HARE
Houston Chronicle

Six-year-old Desiree Avila's eye-glasses still lay beside her bloodstained pillow Friday as her parents clung to hope and Houston police hunted for the man who shot her.

It didn't count for much that she wasn't the intended target when a barrage of bullets ripped into her family's southwest Houston apartment about 4

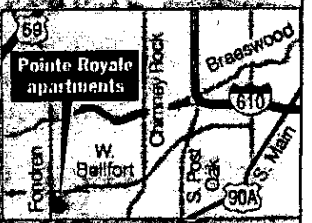
a.m. Friday as the girl slept on a pallet.

What mattered was that, in an apartment complex with a recent history of trouble, a child had been left critically wounded because of a dispute that had nothing to do with her.

Police said a tenant at the Pointe Royale Apartments, 11315 Fondren, apparently fought with some unidentified men who chased him to the area of the Avilas' apartment.

See SHOOTING on Page 16A.

Recent incidents at the Pointe Royale complex:



July 11: Desiree Avila, 6, is shot in the head and critically wounded when 10 bullets are fired into her family's apartment as she sleeps.

July 2: A man and woman are wounded by a bullet passing through their apartment wall.

July 12, 2002: A 19-year-old mother of three is struck in the head and killed by a bullet fired through her apartment window.

March 21, 2002: Raymond Martin, 19, who lives in another unit, is shot to death by an intruder while sleeping in a friend's apartment.

Shooting

Continued from Page 1A.

As their quarry ran, police said, someone blindly fired 10 shots from a semiautomatic pistol into the unit where the girl, her parents and their toddler son slept on pallets on the floor.

One of the bullets struck Desiree on the left side of her head. Gonzalo Avila, 25, knew one of his children had been hit before he turned on the lights because he saw a bullet hit a wall and felt his daughter's blood, homicide investigators said.

The girl was listed in critical condition after surgery at Ben Taub Hospital. Although doctors said her vital signs were stable, she may be partially paralyzed on the left side of her body, said homicide Sgt. Waymon Allen.

Investigators said they were checking some leads but had no suspects in the shooting.

Later Friday, blood still stained the kitchen floor where Desiree's parents had carried her after seeing that she had been hit. Bullet holes scarred the windows.

The family had moved into the apartment on June 3 and the parents were married only three weeks ago, police said.

"There's new wedding photos inside, with the kid (Desiree) standing there with Mom and Dad," said investigator Bob King. "They just took a trip to SeaWorld and had a family picture taken there. It's heart-wrenching."

A similar incident happened at the Pointe Royale Apartments as recently as July 2, when a man and his wife were wounded by a bullet after it pierced a wall of their apartment as they slept. Both are recovering.

In late December last year,

Jose Angel Cabral, 66, who lived at Pointe Royale, was found beaten in a parking lot there. He died a day later.

In July 2002, two bullets were fired through an apartment window and one struck a 19-year-old woman in the head, killing her. Her three children were in the apartment but were not hurt. Police said then that the shooting might have been related to a dispute between the children's father and some gang members.

In March 2002, Raymond Martin, a 19-year-old resident of the complex, was shot to death by an intruder as he slept in the living room in a friend's apartment.

After the most recent violence at the complex Friday, several residents said they plan to move at the first opportunity.

"There's no way I'm staying here. I can't raise my kids here — I can't do it. I can't go to work worrying like that," said La Tona Smith, 30, a single mother who works nights as a restaurant manager, and lives in the same building as the Avilas.

Apartment managers said they work aggressively to fight criminal activity. They said they spend \$9,000 a month on courtesy patrols, using police officers and private security.

Tasha Middleton, 23, the woman who was wounded last week with her husband, was appalled to hear that a child had suffered a similar fate.

"My mouth just fell open," she said. "I wanted to cry, I felt so bad."

Middleton and her husband Clinton, 25, were asleep when the bullet entered his back, traveled through his buttocks, then struck her in one leg. She said they are grateful their children, ages 1 and 2, were at their grandparents' home that night because they

usually share the bed with them.

"We don't want them to be in this type of environment. We're going to try to get out of here as soon as possible," Tasha Middleton said. "Right now we don't have money to move. We're still here, waiting until our six-month lease is up."

Smith said she is afraid to let her children out much. Fights, drinking and loitering are common, she said, and her 3-year-old son and 14-year-old daughter were sitting outside when they saw a woman stab a man earlier this year.

The complex was quiet when Smith moved in because many units around her were vacant, but that soon changed, she said.

"As people started moving in, there was more conflict, more commotion, a whole bunch of drama all the time," she said.

Shortly after police left Friday, as crime-scene tape still marked the scene, a man wearing a T-shirt printed with "Lil' Thug" banged on an apartment door and angrily yelled expletives, telling bystanders that someone inside was hiding from him.

Neighbors watched him warily. One offered him a cigarette and asked him to calm down.

Residents and apartment managers agreed many of the people who cause problems at the complex may not live there.

A regional supervisor of the property said managers are cooperating fully with police and take residents' safety seriously.

"But management can't guarantee safety," said the supervisor, who identified himself only as Rickey. He added that statistics for the area over the past two months show that crime at the complex has declined.

"Crime doesn't have an address," he said.

SUPERNEIGHBORHOOD NO. 36

PREMISE 17E40

CRIME STATISTICS

ATTACHMENT 4B

**Example of an area with residences, apartments and businesses Premise 17E40:
 Composite of 2002 Crime in Premise 17E40:**

Date 2002	Aggravated Assault	Auto Theft	Burglary	Burglary of Motor Vehicle	DWI	Narcotic Drug Laws	Rape	Robbery
Jan.	74	162	129	85	14	71	4	83
Feb.	68	159	137	103	17	80	2* 3	164
March	85	174	158	115	6	81	5	112
April	58	161	189	91	5	56	12	77
May	84	140	167	94	6	68	2* 9	81
June	93	159	183	101	14	71	3* 9	83
July	90	199	147	114	16	60	2* 12	124
Aug.	76	196	237	141	5	48	3* 11	93
Sept.	84	176	167	131	10	45	7	95
Oct.	79	145	170	94	17	67	4	114
Nov.	71	139	140	86	13	75	11	102
Dec.	83	148	184	90	10	51	2* 1	111
Total	945	1,958	2,008	1,245	133	773	102*	1,239

14* Murder and Nonnegligent Manslaughter. Statistics do not include any juvenile crime. (Backup available upon request. We did not furnish because of the volume. It is available on the Internet.

17E40: Composite 2002. This one area 17E40 has convinced residents in our area that we do not want apartments:

Composite of 2002 Crime Committed At Actual Apartments (20A) in Premise 17E40:

17E40 2002 Date	Aggravated Assault	Auto Theft	Burglary	Burglary Of Motor Vehicle	DWI	Narcotic Drug Laws	Rape	Robbery
Total	114	9	299	7	0	32	15	37

*Includes 7 Murders & Nonnegligent Manslaughter. These crime statistics may not include crime committed on the parking lots of apartments or along the streets. They also do not include any crime committed by juveniles. The above 20A apartment crime statistics may not include other multi-family dwellings such as townhouses and patio homes.

(See: Attachments 4B and 4C for backup.
 (Data available under Police Crime Statistics on the Internet 2002)

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Suf fix
January	2002						
01/28/02	1600	Aggravated Assault	17E40	20A	6200	Airport	W
01/21/02	2115	Aggravated Assault	17E40	20A	6300	Airport	W
01/08/02	2010	Aggravated Assault	17E40	20A	11300	Fondren	
01/01/02	2205	Aggravated Assault	17E40	20A	12500	Dunlap	
01/27/02	1330	Aggravated Assault	17E40	20A	14500	Fonmeadow	
01/02/02	1330	Burglary	17E40	20A	6100	Willowbend	
01/21/02	1800	Burglary	17E40	20A	6100	Bellfort	W
01/03/02	1330	Burglary	17E40	20A	6200	Bellfort	W
01/07/02	1100	Burglary	17E40	20A	6200	Bellfort	W
01/16/02	0300	Burglary	17E40	20A	6200	Bellfort	W
01/11/01	1230	Burglary	17E40	20A	6300	Bellfort	W
01/07/92	1000	Burglary	17E40	20A	7600	Creekbend	
01/20/02	0130	Burglary	17E40	20A	7800	Airport	W
01/18/02	1430	Burglary	17E40	20A	8000	Creekbend Dr.	
01/10/02	1730	Burglary	17E40	20A	8100	Creekbend Dr.	
01/04/02	0600	Burglary	17E40	20A	8200	Bellfort	W
01/25/02	0715	Burglary	17E40	20A	8700	Village of Fondren Dr.	
01/31/02	0850	Burglary	17E40	20A	9800	Larkwood	
01/04/02	0900	Burglary	17E40	20A	10300	Sandpiper	
01/25/02	1000	Burglary	17E40	20A	10300	Sandpiper	
01/26/02	0900	Burglary	17E40	20A	10900	Sandpiper	
P. 3							
01/01/02	2230	Burglary	17E40	20A	11300	Fondren	
01/05/02	0530	Burglary	17E40	20A	11300	Fondren	
01/07/02	1900	Burglary	17E40	20A	11300	Fondren	
01/11/02	1200	Burglary	17E40	20A	11300	Fondren	
01/24/02	1730	Burglary	17E40	20A	11300	Fondren	
01/14/02	0700	Burglary	17E40	20A	12100	Fondren	
01/16/02	0615	Burglary	17E40	20A	12100	Fondren	
01/10/02	0530	Burglary	17E40	20A	12200	Fondren	
01/05/02	0330	Burglary	17E40	20A	12200	Fondren	
01/03/02	2130	Burglary	17E40	20A	12300	Fondren	
12/05/01	0900	Burglary	17E40	20A	12500	Sandpiper	

01/17/02	1030	Auto Theft	17E40	20A	12100	Fondren	
01/02/02	1430	Narcotic Drug Laws	17E40	20A	10300	Sandpiper	
01/08/02	1350	Narcotic Drug	17E40	20A	12200	Fondren	
01/12/02	1100	Narcotic Drug Laws	17E40	20A	12200	Fondren	
01/27/02	2320	Narcotic Drug Laws	17E40	20A	12200	Fondren	
February	2002						
02/20/02	1713	Murder & Nonnegligent Manslaughter	17E40	20A	11300	Fondren	
02/26/02	2300	Murder & Nonnegligent Manslaughter	17E40	20A	11300	Fondren	
02/27/02	1910	Robbery	17E40	20A	6400	Belfort	W
02/14/02	0000	Aggravated Assault	17E40	20A	6300	Airport	W
01/16/02	0300	Aggravated Assault	17E40	20A	6300	Dumfries	
02/19/02	1300	Aggravated Assault	17E40	20A	6400	Belfort	W
01/06/02	1500	Aggravated Assault	17E40	20A	7600	Creekbend Dr.	
02/18/02	0100	Aggravated Assault	17E40	20A	7600	Airport	W
02/07/02	1400	Aggravated Assault	17E40	20A	8000	Creekbend Dr.	
02/24/02	2200	Aggravated Assault	17E40	20A	8000	Creekbend Dr.	
02/25/02	0600	Aggravated Assault	17E40	20A	8100	Creekbend Dr.	
02/01/02	1900	Aggravated Assault	17E40	20A	8200	Creekbend Dr.	
02/11/02	1230	Aggravated Assault	17E40	20A	9800	Larkwood	
02/08/02	1500	Burglary	17E40	20A	6300	Belfort	W
02/10/02	1800	Burglary	17E40	20A	6300	Belfort	W
02/15/02	0700	Burglary	17E40	20A	6300	Belfort	W
02/08/02	0600	Burglary	17E40	20A	6400	Bankside	
02/08/02	0640	Burglary	17E40	20A	6400	Belfort	W
02/20/02	0900	Burglary	17E40	20A	6400	Belfort	W
02/01/01	0700	Burglary	17E40	20A	7600	Airport	W
02/10/02	1345	Burglary	17E40	20A	7600	Creekbend Drive	
02/22/02	0720	Burglary	17E40	20A	7800	Airport	W
02/27/02	1800	Burglary	17E40	20A	7900	Creekbend Dr.	
02/19/02	1330	Burglary	17E40	20A	8000	Creekbend Dr.	
02/06/02	0000	Burglary	17E40	20A	8700	Victorian Village Dr.	
02/07/02	2020	Burglary	17E40	20A	8700	Victorian Village Dr.	
02/07/02	1200	Burglary	17E40	20A	8700	Village of Fondren Dr.	
02/16/02	1500	Burglary	17E40	20A	8700	Village of Fondren Dr.	

02/13/02	0030	Burglary	17E40	20A	10300	Sandpiper	
02/15/02	0730	Burglary	17E40	20A	10700	Fondren	
02/04/02	0220	Burglary	17E40	20A	10800	Fondren	
02/12/02	1125	Burglary	17E40	20A	10800	Braes Bend Dr.	
02/25/02	1040	Burglary	17E40	20A	10800	Fondren	
01/30/02	0700	Burglary	17E40	20A	11300	Fondren	
02/21/02	0800	Burglary	17E40	20A	11300	Fondren	
02/24/02	2120	Burglary	17E40	20A	11300	Fondren	
02/17/02	2130	Burglary	17E40	20A	12100	Fondren	
02/01/02	1000	Burglary	17E40	20A	12200	Fondren	
02/27/02	0600	Burglary	17E40	20A	12300	Bob White	
02/13/02	1330	Burglary	17E40	20A	12600	Dunlap	
02/25/02	1230	Narcotic Drug Laws	17E40	20A	7600	Airport	W
02/20/02	1300	Narcotic Drug Laws	17E40	20A	12200	Fondren	
02/21/02	1400	Narcotic Drug Laws	17E40	20A	12200	Fondren	
02/12/02	1120	Narcotic Drug Laws	17E40	20A	12500	Dunlap	
March	2002						
03/21/02	0430	Murder & Nonnegligent Manslaughter	17E40	20A	11300	Fondren	
03/26/02	0730	Rape	17E40	20A	6300	Bellfort	W
03/03/02	2200	Rape	17E40	20A	6400	Bellfort	W
03/31/02	2230	Robbery	17E40	20A	9800	Larkwood	
03/17/02	2150	Robbery	17E40	20A	12100	Fondren	
03/16/02	1100	Aggravated Assault	17E40	20A	6300	Dumfries	
03/02/02	1415	Aggravated Assault	17E40	20A	8100	Creekbend Dr.	
03/06/02	0900	Aggravated Assault	17E40	20A	8100	Creekbend Dr.	
03/19/02	1830	Aggravated Assault	17E40	20A	8200	Bellfort	W
03/18/02	0050	Aggravated Assault	17E40	20A	10300	Sandpiper	
03/05/02	0100	Aggravated Assault	17E40	20A	11300	Fondren	
03/20/02	0230	Aggravated Assault	17E40	20A	11300	Fondren	
03/11/02	2130	Aggravated Assault	17E40	20A	12200	Fondren	
03/24/92	2230	Aggravated Assault	17E40	20A	12200	Fondren	
03/11/02	1230	Aggravated Assault	17E40	20A	12500	Dunlap	
03/13/02	1015	Aggravated Assault	17E40	20A	12600	Dunlap	
03/28/02	0830	Burglary	17E40	20A	6200	Ludington	

03/15/02	1655	Burglary	17E40	20A	6300	Bellfort	W
03/18/02	2100	Burglary	17E40	20A	6300 II	Bellfort	W
03/28/02	0530	Burglary	17E40	20A	6300	Bellfort	W
03/01/02	1000	Burglary	17E40	20A	6400	Bankside	
03/01/02	0845	Burglary	17E40	20A	6400	Bankside	
03/10/02	0135	Burglary	17E40	20A	6400	Bellfort	W
03/29/02	1600	Burglary	17E40	20A	7600	Airport	W
03/14/02	0700	Burglary	17E40	20A	7700	Airport	W
03/14/02	0000	Burglary	17E40	20A	8000	Creekbend Dr	
03/30/02	2145	Burglary	17E40	20A	8200	Bellfort	W
03/25/02	0600	Burglary	17E40	20A	11300	Fondren	
03/04/02	1620	Burglary	17E40	20A	12200	Fondren	
03/16/02	1500	Burglary	17E40	20A	12200	Fondren	
03/29/02	0800	Burglary	17E40	20A	12200	Fondren	
03/07/02	0800	Burglary	17E40	20A	12300	Sandpiper	
03/23/02	0700	Burglary	17E40	20A	12500	Dunlap	
03/25/02	0252	Burglary	17E40	20A	12500	Dunlap	
03/16/02	1200	Auto Theft	17E40	20A	10800	Fondren	
03/11/02	1220	Narcotic Drug Laws	17E40	20A	7600	Airport	W
April	2002						
04/15/02	1430	Robbery	17E40	20A	7900	Creekbend	
04/24/02	2301	Robbery	17E40	20A	12500	Sandpiper	
04/20/02	0000	Aggravated Assault	17E40	20A	6300	Bellfort	W
04/10/02	1100	Aggravated Assault	17E40	20A	7600	Airport	W
04/05/02	0123	Aggravated Assault	17E40	20A	8300	Airport	W
04/21/02	0030	Aggravated Assault	17E40	20A	11300	Fondren	
04/11/02	1050	Aggravated Assault	17E40	20A	12600	Dunlap	
04/24/02	0700	Burglary	17E40	20A	6100	Dunlap	
04/27/02	0645	Burglary	17E40	20A	6200	Dryad	
04/17/02	0000	Burglary	17E40	20A	6300	Dumfries	
04/17/02	0000	Burglary	17E40	20A	6300	Airport	W
04/25/02	0750	Burglary	17E40	20A	6300	Airport	W
04/05/02	0600	Burglary	17E40	20A	6400	Bellfort	W
04/23/02	0745	Burglary	17E40	20A	7600	Airport	W
04/10/02	0800	Burglary	17E40	20A	7900	Creekbend Dr.	

03/22/02	1000	Burglary	17E40	20A	8000	Creekbend Dr.	
04/05/02	1200	Burglary	17E40	20A	8100	Creekbend Dr.	
03/28/02	1500	Burglary	17E40	20A	8200	Bellfort	W
04/13/02	1500	Burglary	17E40	20A	9800	Larkwood	
04/16/02	1413	Burglary	17E40	20A	9800	Larkwood	
04/01/02	1023	Burglary	17E40	20A	10400	Sandpiper	
04/06/02	0100	Burglary	17E40	20A	11100	Braesridge Dr.	
04/24/02	0930	Burglary	17E40	20A	11300	Fondren	
04/21/02	1730	Burglary	17E40	20A	12100	Fondren	
04/26/02	0650	Burglary	17E40	20A	12100	Thicket Green	
04/18/02	0730	Burglary	17E40	20A	12200	Fondren	
04/03/02	0740	Burglary	17E40	20A	12300	Bob White	
04/25/02	1800	Narcotic Drug Laws	17E40	20A	6200	Airport	W
04/23/02	1030	Narcotic Drug Laws	17E40	20A	12500	Dunlap	
May	2002						
05/23/02	0730	Rape	17E40	20A	12100	Fondren	
05/14/02	1730	Robbery	17E40	20A	7700	Creekbend Dr.	
05/09/02	2100	Aggravated Assault	17E40	20A	6300	Airport	W
05/20/02	0315	Aggravated Assault	17E40	20A	6300	Airport	W
05/29/02	0315	Aggravated Assault	17E40	20A	6300	Airport	W
05/03/02	2300	Aggravated Assault	17E40	20A	6400	Bellfort	W
05/17/02	1015	Aggravated Assault	17E40	20A	6400	Bellfort	W
05/04/02	0400	Aggravated Assault	17E40	20A	7600	Airport	W
05/22/02	0230	Aggravated Assault	17E40	20A	7600	Airport	W
05/04/02	0100	Aggravated Assault	17E40	20A	9800	Larkwood	
05/25/02	0412	Aggravated Assault	17E40	20A	10300	Sandpiper	
05/12/02	1145	Aggravated Assault	17E40	20A	10900	Fondren	
05/13/02	0930	Aggravated Assault	17E40	20A	11300	Fondren	
05/07/02	2020	Aggravated Assault	17E40	20a	12300	Fondren	
05/06/02	0930	Burglary	17E40	20A	6200	Bellfort	W
05/17/02	0800	Burglary	17E40	20A	6200	Bellfort	W
05/30/02	0700	Burglar	17E40	20A	6200	Bellfort	W
05/01/02	0900	Burglary	17E40	20A	6300	Airport	W
05/31/02	0645	Burglary	17E40	20A	6300	Cattails Lane	
05/31.02	0000	Burglary	17E40	20A	6300	Airport	W

05/07/02	2200	Burglary	17E40	20A	8000	Creekbend Dr	
05/20/02	0545	Burglar	17E40	20A	8000	Airport	W
05/08/02	1100	Burglary	17E40	20A	8100	Creekbend Dr	
05/21/02	0745	Burglary	17E40	20A	8200	Belfort	W
05/25/02	0800	Burglary	17E40	20A	9800	Larkwood	
05/15/02	0900	Burglary	17E40	20A	10000	Larkwood	
05/02/02	1000	Burglary	17E40	20A	10900	Fondren	
05/28/02	0700	Burglary	17E40	20A	10900	Fondren	
05/28/02	0700	Burglary	17E40	20A	10900	Fondren	
05/30/02	1430	Burglary	17E40	20A	10900	Fondren	
05/08/02	1500	Burglary	17E40	20A	11300	Fondren	
05/10/02	2000	Burglary	17E40	20A	11300	Fondren	
05/11/02	1200	Burglary	17E40	20A	11300	Fondren	
05/16/02	2100	Burglary	17E40	20A	11300	Fondren	
05/24/02	0800	Burglary	17E40	20A	11300	Fondren	
05/24/02	0955	Burglary	17E40	20A	11300	Fondren	
05/07/02	0304	Burglary	17E40	20A	12100	Fondren	
05/16/02	2300	Burglary	17E40	20A	12100	Fondren	
05/17/02	2100	Burglary	17E40	20A	12100	Fondren	
05/21/02	0500	Burglary	17E40	20A	12200	Brookvalley Dr.	
05/03/02	0300	Burglary of a Motor vehicle	17E40	20A	6300	Airport	W
05/08/02	1415	Narcotic Drug Laws	17E40	20A	7600	Airport	W
05/14/02	2107	Narcotic Drug Laws	17E40	20A	12500	Sandpiper	
05/29/02	1030	Narcotic Drug Laws	17E40	20A	12600	Windsor Village Dr.	
05/29/02	1600	Narcotic Drug Laws	17E40	20A	12600	Windsor Village Dr.	
June	2002						
06/23/02	1630	Murder & Nonnegligent Manslaughter	17E40	20A	12200	Fondren	
06/14/02	1340	Robbery	17E40	20A	6300	Belfort	W
06/08/02	0330	Robbery	17E40	20A	7600	Airport	W
06/17/02	0250	Robbery	17E40	20A	8000	Creekbend	
06/20/02	1710	Robbery	17E40	20A	8100	Creekbend	
06/05/02	2140	Aggravated Assault	17E40	20A	6200	Belfort	W
06/15/02	1840	Aggravated Assault	17E40	20A	6300	Airport	W
06/23/02	1900	Aggravated Assault	17E40	20A	6300	Belfort	W
06/23/02	0110	Aggravated Assault	17E40	20A	6300	Belfort	W

06/01/02	1250	Aggravated Assault	17E40	20A	7900	Creekbend Dr.	
06/13/02	15430	Aggravated Assault	17E40	20A	8600	Victorian Village Dr.	
06/27/02	0900	Aggravated Assault	17E40	20A	8700	Village of Fondren Dr	
06/03/02	0630	Aggravated Assault	17E40	20A	10300	Sandpiper	
06/24/02	1800	Aggravated Assault	17E40	20A	10300	Sandpiper	
06/01/02	1640	Aggravated Assault	17E40	20A	10400	Sandpiper	
06/18/02	0200	Aggravated Assault	17E40	20A	11300	Fondren	
06/03/02	2305	Aggravated Assault	17E40	20A	12200	Fondren	
06/14/02	1700	Aggravated Assault	17E40	20A	12200	Fondren	
06/25/02	1000	Aggravated Assault	17E40	20A	12200	Fondren	
06/09/02	1030	Aggravated Assault	17E40	20A	12500	Dunlap	
06/12/02	0700	Burglary	17E40	20A	6200	Bellfort	W
06/24/02	1130	Burglary	17E40	20A	6200	Bellfort	W
06/26/02	1430	Burglary	17E40	20A	6200	Ludington	
06/22/02	1400	Burglary	17E40	20A	6300	Bellfort	W
06/22/02	0745	Burglary	17E40	20A	6300	Bellfort	W
06/26/02	1230	Burglary	17E40	20A	6300	Airport	W
06/27/02	0700	Burglary	17E40	20A	6300	Bellfort	W
06/04/02	0715	Burglary	17E40	20A	6400	Bankside	
06/29/02	2340	Burglary	17E40	20A	6400	Bellfort	W
06/09/02	1200	Burglary	17E40	20A	6600	Ludington	
06/15/02	1630	Burglary	17E40	20A	6600	Ludington	
02/02/02	1700	Burglary	17E40	20A	7600	Airport	W
06/11/02	1000	Burglary	17E40	20A	7600	Creekbend Dr.	
06/01/02	2230	Burglary	17E40	20A	7800	Airport	W
06/04/02	2000	Burglary	17E40	20A	8000	Creekbend Dr.	
06/09/02	1200	Burglary	17E40	20A	6600	Ludington	
06/15/02	1630	Burglary	17E40	20A	6600	Ludngton	
02/02/02	1700	Burglary	17E40	20A	7600	Airport	W
06/11/02	1000	Burglary	17E40	20A	7600	Creekbend Dr.	
06/01/02	2230	Burglary	17E40	20A	7800	Airport	W
06/04/02	2000	Burglary	17E40	20A	8000	Creekbend Dr.	
06/16/02	2000	Burglary	17E40	20A	8000	Creekbend Dr.	
06/22/02	0645	Burglary	17E40	20A	8600	Victorian Village Dr.	
06/23/02	1100	Burglary	17E40	20A	8600	Village of Fondren Dr.	

06/05/02	2330	Burglary	17E40	20A	10300	Sandpiper	
05/30/02	1730	Burglary	17E40	20A	11300	Fondren	
06/01/02	1230	Burglary	17E40	20A	11300	Fondren	
06/07/02	1200	Burglary	17E40	20A	11300	Fondren	
06/09/02	1100	Burglary	17E40	20A	11300	Fondren	
06/09/02	2000	Burglary	17E40	20A	11300	Fondren	
06/12/02	0800	Burglary	17E40	20A	11300	Fondren	
06/14/02	1221	Burglary	17E40	20A	11300	Fondren	
06/14/02	0800	Burglary	17E40	20A	11300	Fondren	
06/16/02	0730	Burglary	17E40	20A	11300	Fondren	
06/16/02	2030	Burglary	17E40	20A	11300	Fondren	
06/18/02	0740	Burglary	17E40	20A	11300	Fondren	
06/20/02	0645	Burglary	17E40	20A	12200	Fondren	
06/28/02	0930	Burglary	17E40	20A	12300	Bob White	
06/03/02	1200	Burglary	17E40	20A	12500	Dunlap	
06/23/02	0045	Burglary	17E40	20A	12500	Dunlap	
06/28/02	1648	Burglary	17E40	20A	12500	Dunlap	
06/14/02	1030	Burglary of a Motor Vehicle	17E40	20A	12500	Dunlap	
06/21/02	1252	Narcotic Drug Laws	17E40	20A	6300	Bellfort	W
06/24/02	1200	Narcotic Drug Laws	17E40	20A	7600	Airport	W
06/13/02	1105	Narcotic Drug Laws	17E40	20A	12200	Fondren	
06/13/02	1530	Narcotic Drug Laws	17E40	20A	12500	Sandpiper	
July	2002						
07/12/02	0900	Murder & Nonnegligent Manslaughter	17E40	20A	11300	Fondren	
07/15/02	0400	Rape	17E40	20A	7700	Airport	W
07/21/02	0315	Robbery	17E40	20A	6300	Bellfort	W
07/30/02	1815	Robbery	17E40	20A	6400	Bellfort	W
07/26/02	2100	Robbery	17E40	20A	8000	Creekbend Dr.	
07/06/02	0740	Robbery	17E40	20A	10300	Sandpiper	
07/14/02	1000	Robbery	17E40	20A	11300	Fondren	
07/18/02	2140	Robbery	17E40	20A	12200	Fondren	
07/14/02	2115	Aggravated Assault	17E40	20A	6300	Dumfries	
07/22/02	0005	Aggravated Assault	17E40	20A	6300	Dumfries	
07/22/02	1800	Aggravated Assault	17E40	20A	6300	Bellfort	
07/31/02	0200	Aggravated Assault	17E40	20A	6300	Airport	

07/11/02	1200	Aggravated Assault	17E40	20A	7600	Creekbend Dr.	
07/27/02	0545	Aggravated Assault	17E40	20A	7900	Creekbend Dr.	
07/07/02	0830	Aggravated Assault	17E40	20A	10400	Sandpiper	
07/24/02	2000	Aggravated Assault	17E40	20A	10700	Fondren	
07/06/02	2015	Aggravated Assault	17E40	20A	12200	Fondren	
07/28/02	2215	Aggravated Assault	17E40	20A	12200	Fondren	
07/03/02	0110	Aggravated Assault	17E40	20A	12500	Dunlap	
07/03/02	0900	Burglary	17E40	20A	6100	Bellfort	W
07/15/02	1100	Burglary	17E40	20A	6600	Ludington	
07/18/02	0900	Burglary	17E40	20a	6300	Bellfort	W
06/05/02	1400	Burglary	17E40	20A	7600	Creekbend Dr.	
07/05/02	1130	Burglary	17E40	20A	7600	Creekbend Dr.	
07/05/02	1501	Burglary	17E40	20A	7900	Creekbend Dr.	
07/08/02	2330	Burglary	17E40	20A	8000	Airport	
07/04/02	1356	Burglary	17E40	20A	8100	Creekbend Dr.	
07/11/02	0825	Burglary	17E40	20A	8100	Creekbend Dr.	
07/31/02	0800	Burglary	17E40	20A	8200	Bellfort	W
07/17/02	1600	Burglary	17E40	20A	8600	Victorian Village Dr.	
07/31/02	0730	Burglary	17E40	20A	9800	Larkwood	
07/18/02	0600	Burglary	17E40	20A	10300	Sandpiper	
07/23/02	0600	Burglary	17E40	20A	10400	Sandpiper	
07/31/02	0800	Burglary	17E40	20A	10400	Sandpiper	
06/30/02	2300	Burglary	17E40	20A	10800	Fondren	
07/04/02	0323	Burglary	17E40	20A	10800	Fondren	
07/18/02	1618	Burglary	17E40	20A	10800	Fondren	
07/01/02	0645	Burglary	17E40	20A	10900	Fondren	
07/01/02	1815	Burglary	17E40	20A	11200	Braesridge Dr.	
07/15/02	1500	Burglary	17E40	20A	11300	Fondren	
07/21/02	1400	Burglary	17E40	20A	11300	Fondren	
07/31/02	1030	Burglary	17E40	20A	11300	Fondren	
07/16/02	0800	Burglary	17E40	20A	12100	Fondren	
06/18/02	1700	Burglary	17E40	20A	12200	Fondren	
07/13/02	1000	Burglary	17E40	20A	12200	Fondren	
07/16/02	0630	Burglary	17E40	20A	12200	Fondren	
07/31/02	0730	Burglary	17E40	20A	12200	Fondren	

07/11/02	1600	Burglary	17E40	20A	12300	Fondren	
07/18/02	1730	Burglary	17E40	20A	12300	Bob White	
07/08/02	0100	Burglary of a Motor Vehicle	17E40	20A	6300	Bellfort	W
07/20/02	1330	Auto Theft	17E40	20A	8000	Creekbend	
07/10/02	2131	Narcotic Drug Laws	17E40	20A	6400	Bellfort	W
07/16/02	1030	Narcotic Drug Laws	17E40	20A	7600	Airport	W
07/17/02	1430	Narcotic Drug Laws	17E40	20A	7600	Airport	W
07/26/02	0720	Narcotic Drug Laws	17E40	20A	7600	Airport	W
07/26/02	0720	Narcotic Drug Laws	17E40	20A	7600	Airport	W
07/11/02	1225	Narcotic Drug Laws	17E40	20A	10300	Sandpiper	
07/10/02	1055	Narcotic Drug Laws	17E40	20A	12300	Fondren	
07/25/02	1300	Narcotic drug Laws	17E40	20A	12500	Dunlap	
07/03/02	0110	Aggravated Assault	17E40	20A	12500	Dunlap	
07/03/02	0900	Burglary	17E40	20A	6100	Bellfort	W
07/15/02	1030	Burglary	17E40	20A	6300	Airport	W
07/18/02	0900	Burglary	17E40	20A	6300	Bellfort	W
06/27/02	2100	Burglary	17E40	20A	6400	Bankside	
07/26/02	2000	Rape	17E40	20A	6300	Airport	W
07/14/02	0000	Rape	17E40	20A	10300	Sandpiper	
August	2000						
08/23/02	0930	Robbery	17E40	20A	6300	Bellfort	W
08/06/02	0530	Robbery	17E40	20A	7600	Airport	W
08/12/02	1910	Robbery	17E40	20A	10300	Sandpiper	
08/28/02	2300	Robbery	17E40	20A	12200	Fondren	
08/18/02	2250	Aggravated Assault	17E40	20A	6100	Bellfort	W
08/8/02	0220	Aggravated Assault	17E40	20A	6200	Bellfort	W
08/09/02	2000	Aggravated Assault	17E40	20A	6200	Bellfort	W
08/23/02	2000	Aggravated Assault	17E40	20A	6300	Cattails Lane	
08/24/02	0520	Aggravated Assault	17E40	20A	6400	Bellfort	W
08/24/02	0520	Aggravated Assault	17E40	20A	6400	Bellfort	W
08/24/02	0520	Aggravated Assault	17E40	20A	6400	Bellfort	W
08/28/02	1428	Aggravated Assault	17E40	20A	6400	Bankside	
08/10/02	1400	Aggravated Assault	17E40	20A	8200	Bellfort	W
08/04/02	1140	Aggravated Assault	17E40	20A	10300	Sandpiper	
08/23/02	0800	Aggravated Assault	17E40	20A	10300	Sandpiper	

08/20/02	2225	Aggravated Assault	17E40	20A	10800	Fondren	
08/15/03	0440	Aggravated Assault	17E40	20A	11300	Fondren	
08/01/02	2315	Aggravated Assault	17E40	20A	12600	Dunlap	
08/03/02	2130	Aggravated Assault	17E40	20A	12600	Dunlap	
08/12/02	1300	Burglary	17E40	20A	6200	Bellfort	W
08/22/02	1230	Burglary	17E40	20A	6200	Bellfort	W
08/04/02	2100	Burglary	17E40	20A	6300	Airport	W
08/10/02	1800	Burglary	17E40	20A	6300	Dumfries	
08/10/02	0410	Burglary	17E40	20A	6300	Dumfries	
08/13/02	0800	Burglary	17E40	20A	6300	Bellfort	W
08/23/02	0900	Burglary	17E40	20A	6300	Bellfort	W
08/03/02	2035	Burglary	17E40	20A	6400	Bankside	
08/14/02	1700	Burglary	17E40	20A	6400	Bellfort	W
08/24/02	2300	Burglary	17E40	20A	6400	Bellfort	W
08/26/02	0600	Burglary	17E40	20A	6400	Peacock Hills Dr.	
08/09/02	2200	Burglary	17E40	20A	6600	Airport	W
08/17/02	1430	Burglary	17E40	20A	7700	Creekbend	
08/29/02	1730	Burglary	17E40	20A	7700	Southmeadow Dr.	
08/10/02	0949	Burglary	17E40	20A	7900	Southmeadow Dr.	
08/19/02	0945	Burglary	17E40	20A	8100	Creekbend Dr.	
08/05/02	1500	Burglary	17E40	20A	8200	Bellfort	W
08/28/02	2200	Burglary	17E40	20A	8200	Bellfort	W
08/02/02	1200	Burglary	17E40	20A	9800	Larkwood	
08/05/02	0730	Burglary	17E40	20A	9800	Larkwood	
08/02/02	2100	Burglary	17E40	20A	10300	Sandpiper	
08/02/02	1645	Burglary	17E40	20A	10300	Sandpiper	
08/27/02	0030	Burglary	17E40	20A	10300	Sandpiper	
08/11/02	1300	Burglary	17E40	20A	10700	Fondren	
08/20/02	1100	Burglary	17E40	20A	10900	Fondren	
08/11/02	0800	Burglary	17E40	20A	11200	Braesridge Dr.	
08/08/02	0100	Burglary	17E40	20A	11300	Fondren	
08/05/02	0730	Burglary	17E40	20A	12100	Fondren	
08/12/02	0800	Burglary	17E40	20A	12100	Fondren	
08/22/02	0730	Burglary	17E40	20A	12100	Fondren	
08/09/02	1345	Burglary	17E40	20A	12200	Fondren	

08/12/02	2230	Burglary	17E40	20A	12300	Sandpiper	
08/23/02	0600	Burglary	17E40	20A	12300	Bob White	
08/27/02	0605	Burglary	17E40	20a	12300	Bob White	
08/30/02	1300	Burglary	17E40	20A	12300	Bob White	
08/05/02	0937	Burglary	17E40	20A	6100	Bellfort	W
08/15/02	0129	Burglary	17E40	20A	6200	Bellfort	W
09/08/02	0030	Murder & Nonnegligent Manslaughter	17E40	20A	12500	Dunlap	
09/02/02	0630	Rape	17E40	20A	6300	Bellfort	W
09/14/02	1345	Robbery	17E40	20A	6100	Bellfort	W
09/08/02	2132	Robbery	17E40	20A	6400	Bellfort	W
09/09/02	0250	Robbery	17E40	20A	6400	Bellfort	W
09/18/02	0020	Robbery	17E40	A20	10800	Bellfort	W
09/08/02	0138	Robbery	17E40	A20	12500	Dunlap	
08/30/02	2100	Aggravated Assault	17E40	A20	6300	Bellfort	W
09/01/02	2330	Aggravated Assault	17E40	A20	6300	Bellfort	W
09/08/02	1740	Aggravated Assault	17E40	A20	6300	Bellfort	W
09/17/02	0100	Aggravated Assault	17E40	A20	6300	Airport	W
09/12/02	0700	Burglary	17E40	A20	6300	Airport	W
09/13/02	0845	Burglary	17E40	A20	6300	Creekbend Dr.	
09/16/02	1300	Burglary	17E40	A20	6300	Creekbend Dr.	
09/21/02	1000	Burglary	17E40	A20	6300	Bellfort	W
09/06/02	0000	Burglary	17E40	A20	6400	Bellfort	W
09/12/02	1230	Burglary	17E40	A20	6400	Bankside	
09/15/02	0030	Burglary	17E40	A20	6400	Bellfort	W
09/16/02	0700	Burglary	17E40	A20	7800	Airport	W
09/20/02	2345	Burglary	17E40	A20	7900	Creekbend Dr.	
09/29/02	0115	Burglary	17E40	A20	8100	Creekbend Dr.	
09/24/02	1030	Burglary	17E40	A20	8300	Airport	W
09/16/02	2100	Burglary	17E40	A20	10300	Sandpiper	
09/17/02	1130	Burglary	17E40	A20	10700	Fondren	
09/07/02	1900	Burglary	17E40	A20	10800	Fondren	
09/19/02	0600	Burglary	17E40	A20	10800	Fondren	
09/21/02	2200	Burglary	17E40	A20	10900	Fondren	
09/08/02	0546	Burglary	17E40	A20	11200	Braesridge Dr.	
09/17/02	0845	Burglary	17E40	A20	12200	Fondren	

09/06/02	0800	Burglary	17E40	A20	12200	Fondren	
09/07/02	0600	Burglary	17E40	A20	12200	Fondren	
09/09/02	0700	Burglary	17E40	A20	12200	Fondren	
09/20/02	0800	Burglary	17E40	A20	12200	Fondren	
09/14/02	0900	Burglary	17E40	A20	12500	Sandpiper	
09/11/02	0715	Burglary	17E40	A20	14500	Fonmeadow	
09/03/02	2230	Burglary	17E40	A20	14600	Fonmeadow	
09/03/02	0100	Burglary of a Motor Vehicle	17E40	A20	6300	Airport	W
00/11/02	2100	Burglary of a Motor vehicle	17E40	A20	10800	Fondren	
08/31/02	2200	Burglary of a Motor Vehicle	17E40	A20	12600	Dunlap	
09/15/02	2000	Auto Theft	17E40	A20	6100	Bellfort	W
09/29/02	0100	Auto Theft	17E40	A20	7800	Airport	W
09/23/02	2130	Auto Theft	17E40	A20	10800	Fondren	
09/16/02	1350	Narcotic Drug Laws	17E40	A20	12300	Bob White	
10/20/02	0530	Murder 7 Nonnegligent Manslaughter	17E40	A20	8100	Creekbend Dr.	
10/17/02	0430	Robbery	17E40	A20	6100	Bellfort	W
10/15/02	2025	Robbery	17E40	A20	6300	Bellfort	W
10/17/02	2045	Robbery	17E40	A20	6400	Bankside	
10/13/02	2300	Robbery	17E40	A20	12200	Fondren	
10/17/02	0145	Aggravated Assault	17E40	A20	6200	Bellfort	W
10/10/02	0745	Aggravated Assault	17E40	A20	6300	Bellfort	W
10/07/02	0830	Aggravated Assault	17E40	A20	8700	Village of Fondren Dr.	
10/04/02	1700	Aggravated Assault	17E40	A20	10400	Sandpiper	
10/25/02	2045	Aggravated Assault	17E40	A20	10800	Fondren	
10/06/02	1520	Aggravated Assault	17E40	A20	12300	Fondren	
10/06/02	0630	Burglary	17E40	A20	6300	Airport	W
10/10/02	0830	Burglary	17E40	A20	6300	Airport	W
10/10/02	0820	Burglary	17E40	A20	6300	Airport	W
10/10/02	0730	Burglary	17E40	A20	6300	Airport	W
10/18/02	1300	Burglary	17E40	A20	6300	Bellfort	W
10/04/02	0800	Burglary	17E40	A20	6600	Airport	W
10/13/02	1400	Burglary	17E40	A20	7800	Bellfort	W
10/05/02	0600	Burglary	17E40	A20	8000	Creekbend Dr.	
10/02/02	0700	Burglary	17E40	A20	8200	Bellfort	W
10/31/02	0100	Burglary	17E40	A20	8200	Bellfort	W

10/30/02	0800	Burglary	17E40	A20	8300	Airport	W
10/25/02	2345	Burglary	17E40	A20	8700	Victorian Dr.	
10/08/02	1900	Burglary	17E40	A20	10300	Sandpiper	
10/01/02	0720	Burglary	17E40	A20	10700	Fondren	
10/21/02	1100	Burglary	17E40	A20	10700	Fondren	
10/19/02	1945	Burglary	17E40	A20	10800	Fondren	
08/21/02	0800	Burglary	17E40	A20	11300	Fondren	
10/16/02	1930	Burglary	17E40	A20	11300	Fondren	
10/22/02	1830	Burglary	17E40	A20	11300	Fondren	
10/04/02	0530	Burglary	17E40	A20	12100	Fondren	
10/19/02	1500	Burglary	17E40	A20	12100	Fondren	
10/01/02	1000	Burglary	17E40	A20	12200	Fondren	
10/12/02	2300	Burglary	17E40	A20	12200	Fondren	
10/09/02	0645	Burglary	17E40	A20	12300	Bob White	
10/24/02	0720	Burglary	17E40	A20	12300	Bob White	
10/24/02	1030	Burglary	17E40	A20	12300	Bob White	
10/18/02	0750	Burglary	17E40	A20	12500	Sandpiper	
10/20/02	1500	Burglary	17E40	A20	12500	Dunlap	
10/04/02	1100	Burglary of a Motor Vehicle	17E40	A20	6200	Ludington	
10/23/02	0100	Auto Theft	17E40	A20	7700	Creekbend Dr.	
10/29/02	2030	Auto Theft	17E40	A20	8200	Bellfort	W
10/21/02	0030	Narcotic Drug Laws	17E40	A20	12300	Fondren	
11/09/02	0500	Rape	17E40	A20	6300	Airport	W
11/09/02	1240	Robbery	17E40	A20	6100	Bellfort	W
11/30/02	2045	Robbery	17E40	A20	6200	Bellfort	W
11/10/02	2200	Robbery	17E40	A20	6300	Bellfort	W
11/29/02	0012	Robbery	17E40	A20	6300	Bellfort	W
11/11/02	1045	Robbery	17E40	A20	10300	Sandpiper	
11/23/02	1400	Robbery	17E40	A20	12200	Fondren	
11/03/02	1605	Aggravated Assault	17E40	A20	7700	Creekbend Dr.	
11/09/02	0120	Aggravated Assault	17E40	A20	8000	Creekbend Dr.	
11/01/02	0020	Aggravated Assault	17E40	A20	11300	Bellfort	W
11/11/02	2200	Aggravated Assault	17E40	A20	11300	Fondren	
11/03/02	0201	Aggravated Assault	17E40	A20	14600	Fondren	
11/20/02	0740	Burglary	17E40	A20	6200	Bellfort	W

11/08/02	0835	Burglary	17E40	A20	6400	Creekbend Dr.	
11/12/02	0900	Burglary	17E40	A20	6400	Bellfort	W
11/25/02	1800	Burglary	17E40	A20	6400	Bellfort	W
11/20/02	0630	Burglary	17E40	A20	7800	Airport	W
11/01/02	1245	Burglary	17E40	A20	7900	Creekbend Dr.	
11/03/02	0700	Burglary	17E40	A20	8100	Creekbend Dr.	
11/28/02	1930	Burglary	17E40	A20	8700	Victorian Village Dr.	
11/05/02	0630	Burglary	17E40	A20	10300	Sandpiper	
11/19/02	0815	Burglary	17E40	A20	10300	Sandpiper	
11/13/02	0130	Burglary	17E40	A20	10800	Fondren	
11/24/02	1230	Burglary	17E40	A20	10800	Braes Bend Dr.	
11/01/02	0900	Burglary	17E40	A20	11300	Fondren	
11/07/02	0730	Burglary	17E40	A20	11300	Fondren	
11/24/02	0930	Burglary	17E40	A20	11300	Fondren	
11/26/02	0600	Burglary	17E40	A20	11300	Fondren	
11/15/02	0700	Burglary	17E40	A20	12100	Fondren	
11/17/02	1955	Burglary	17E40	A20	12100	Fondren	
11/15/02	0330	Burglary	17E40	A20	12300	Bob White	
11/25/02	2000	Burglary	17E40	A20	12200	Fondren	
11/12/02	1910	Auto Theft	17E40	A20	14500	Fonmeadow	
11/06/02	2217	Narcotic Drug Laws	17E40	A20	6400	Bellfort	W
11/15/02	2015	Narcotic Drug Laws	17E40	A20	12300	Fondren	
12/31/02	0415	Robbery	17E40	A20	6300	Bellfort	W
12/04/02	1845	Robbery	17E40	A20	12200	Fondren	
12/13/02	1330	Aggravated Assault	17E40	A20	6200	Bellfort	W
12/27/02	2300	Aggravated Assault	17E40	A20	6300	Dumfries	
12/27/02	1545	Aggravated Assault	17E40	A20	6300	Bellfort	W
12/27/02	1545	Aggravated Assault	17E40	A20	6300	Bellfort	W
12/27/02	1300	Aggravated ?Assault	17E40	A20	6300	Bellfort	W
12/13/02	1930	Aggravated Assault	17E40	20A	6400	Bellfort	W
12/26/02	1230	Aggravated Assault	17E40	20A	6400	Bellfort	W
12/07/02	1630	Aggravated Assault	17E40	20A	6600	Ludington	
12/29/02	0300	Aggravated Assault	17E40	A20	6600	Ludington	
12/21/02	1925	Aggravated Assault	17E40	A20	8200	Bellfort	W
12/30/02	1715	Aggravated Assault	17E40	A20	10300	Sandpiper	

City of Houston Police Department
 Apartment Statistics for
 Premise (Location) Code 17E40

12/18/02	0730	Aggravated Assault	17E40	A20	11300	Fondren	
12/19/02	1400	Aggravated Assault	17E40	A20	11300	Fondren	
12/15/02	1145	Aggravated Assault	17E40	A20	12200	Fondren	
12/08/02	2001	Burglary	17E40	A20	6200	Bellfort	W
12/26/02	1330	Burglary	17E40	A20	6200	Bellfort	W
12/19/02	2308	Burglary	17E40	A20	6300	Bellfort	W
12/03/02	1030	Burglary	17E40	A20	6400	Bankside	
12/20/02	1200	Burglary	17E40	A20	6400	Bankside	
12/19/02	1506	Burglary	17E40	A20	7600	Creekbend Dr.	
12/19/02	0700	Burglary	17E40	A20	7600	Creekbend Dr.	
12/13/02	0730	Burglary	17E40	A20	7800	Bellfort	W
12/03/02	1400	Burglary	17E40	A20	8000	Airport	W
12/24/02	1915	Burglary	17E40	A20	8000	Airport	W
12/03/02	1600	Burglary	17E40	A20	8100	Bellfort	W
12/10/02	1115	Burglary	17E40	A20	8200	Bellfort	W
12/16/02	2145	Burglary	17E40	A20	8200	Bellfort	W
12/17/02	2230	Burglary	17E40	A20	8200	Bellfort	W
12/25/02	2000	Burglary	17E40	A20	8200	Bellfort	W
12/23/02	1600	Burglary	17E40	A20	10700	Fondren	
12/05/02	2359	Burglary	17E40	A20	10800	Fondren	
11/15/02	0000	Burglary	17E40	A20	10900	Fondren	
12/11/02	0815	Burglary	17E40	A20	10900	Fondren	
12/06/02	0715	Burglary	17E40	A20	11300	Fondren	
12/12/02	1525	Burglary	17E40	A20	11300	Fondren	
12/13/02	2230	Burglary	17E40	A20	11300	Fondren	
12/16/02	0600	Burglary	17E40	A20	11300	Fondren	
12/18/02	1800	Burglary	17E40	A20	11300	Fondren	
12/14/02	0900	Burglary	17E40	A20	12100	Fondren	
12/20/02	1415	Burglary	17E40	A20	12100	Fondren	
12/04/02	0705	Burglary	17E40	A20	12300	Bob White	
12/18/02	2030	Narcotic Drug Laws	17E40	A20	12300	Fondren	

SUPERNEIGHBORHOOD NO. 36

PREMISE 17E40

CRIME STATISTICS

ATTACHMENT 4C

Apartment Statistics
 SORTED BY STREETS AND TYPE CRIME (Premise Code 17E40)

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Suffix
01/28/02	1600	Aggravated Assault	17E40	20A	6200	Airport	W
01/21/02	2115	Aggravated Assault	17E40	20A	6300	Airport	W
02/14/02	0000	Aggravated Assault	17E40	20A	6300	Airport	W
05/09/02	2100	Aggravated Assault	17E40	20A	6300	Airport	W
05/20/02	0315	Aggravated Assault	17E40	20A	6300	Airport	W
05/29/02	0315	Aggravated Assault	17E40	20A	6300	Airport	W
06/15/02	1840	Aggravated Assault	17E40	20A	6300	Airport	W
07/31/02	0200	Aggravated Assault	17E40	20A	6300	Airport	
09/17/02	0100	Aggravated Assault	17E40	A20	6300	Airport	W
02/18/02	0100	Aggravated Assault	17E40	20A	7600	Airport	W
04/10/02	1100	Aggravated Assault	17E40	20A	7600	Airport	W
05/04/02	0400	Aggravated Assault	17E40	20A	7600	Airport	W
05/22/02	0230	Aggravated Assault	17E40	20A	7600	Airport	W
04/05/02	0123	Aggravated Assault	17E40	20A	8300	Airport	W
09/29/02	0100	Auto Theft	17E40	A20	7800	Airport	W
05/20/02	0545	Burglary	17E40	20A	8000	Airport	W
04/17/02	0000	Burglary	17E40	20A	6300	Airport	W
04/25/02	0750	Burglary	17E40	20A	6300	Airport	W
05/01/02	0900	Burglary	17E40	20A	6300	Airport	W
05/31/02	0000	Burglary	17E40	20A	6300	Airport	W
06/26/02	1230	Burglary	17E40	20A	6300	Airport	W
07/15/02	1030	Burglary	17E40	20A	6300	Airport	W
08/04/02	2100	Burglary	17E40	20A	6300	Airport	W
09/12/02	0700	Burglary	17E40	A20	6300	Airport	W
10/06/02	0630	Burglary	17E40	A20	6300	Airport	W
10/10/02	0830	Burglary	17E40	A20	6300	Airport	W
10/10/02	0820	Burglary	17E40	A20	6300	Airport	W
10/10/02	0730	Burglary	17E40	A20	6300	Airport	W
08/09/02	2200	Burglary	17E40	20A	6600	Airport	W
10/04/02	0800	Burglary	17E40	A20	6600	Airport	W
02/01/01	0700	Burglary	17E40	20A	7600	Airport	W
02/02/02	1700	Burglary	17E40	20A	7600	Airport	W
02/02/02	1700	Burglary	17E40	20A	7600	Airport	W
03/29/02	1600	Burglary	17E40	20A	7600	Airport	W

Apartment Statistics
 SORTED BY STREETS AND TYPE CRIME (Premise Code 17E40)

04/23/02	0745	Burglary	17E40	20A	7600	Airport	W
03/14/02	0700	Burglary	17E40	20A	7700	Airport	W
01/20/02	0130	Burglary	17E40	20A	7800	Airport	W
02/22/02	0720	Burglary	17E40	20A	7800	Airport	W
06/01/02	2230	Burglary	17E40	20A	7800	Airport	W
06/01/02	2230	Burglary	17E40	20A	7800	Airport	W
09/16/02	0700	Burglary	17E40	A20	7800	Airport	W
11/20/02	0630	Burglary	17E40	A20	7800	Airport	W
07/08/02	2330	Burglary	17E40	20A	8000	Airport	
12/03/02	1400	Burglary	17E40	A20	8000	Airport	W
12/24/02	1915	Burglary	17E40	A20	8000	Airport	W
09/24/02	1030	Burglary	17E40	A20	8300	Airport	W
10/30/02	0800	Burglary	17E40	A20	8300	Airport	W
05/03/02	0300	Burglary of a Motor vehicle	17E40	20A	6300	Airport	W
09/03/02	0100	Burglary of a Motor Vehicle	17E40	A20	6300	Airport	W
04/25/02	1800	Narcotic Drug Laws	17E40	20A	6200	Airport	W
02/25/02	1230	Narcotic Drug Laws	17E40	20A	7600	Airport	W
03/11/02	1220	Narcotic Drug Laws	17E40	20A	7600	Airport	W
05/08/02	1415	Narcotic Drug Laws	17E40	20A	7600	Airport	W
06/24/02	1200	Narcotic Drug Laws	17E40	20A	7600	Airport	W
07/16/02	1030	Narcotic Drug Laws	17E40	20A	7600	Airport	W
07/17/02	1430	Narcotic Drug Laws	17E40	20A	7600	Airport	W
07/26/02	0720	Narcotic Drug Laws	17E40	20A	7600	Airport	W
07/26/02	0720	Narcotic Drug Laws	17E40	20A	7600	Airport	W
07/26/02	2000	Rape	17E40	20A	6300	Airport	W
11/09/02	0500	Rape	17E40	A20	6300	Airport	W
07/15/02	0400	Rape	17E40	20A	7700	Airport	W
06/08/02	0330	Robbery	17E40	20A	7600	Airport	W
08/06/02	0530	Robbery	17E40	20A	7600	Airport	W
08/28/02	1428	Aggravated Assault	17E40	20A	6400	Bankside	
02/08/02	0600	Burglary	17E40	20A	6400	Bankside	
03/01/02	1000	Burglary	17E40	20A	6400	Bankside	
03/01/02	0845	Burglary	17E40	20A	6400	Bankside	
06/04/02	0715	Burglary	17E40	20A	6400	Bankside	
06/27/02	2100	Burglary	17E40	20A	6400	Bankside	

Apartment Statistics
 SORTED BY STREETS AND TYPE CRIME (Premise Code 17E40)

08/03/02	2035	Burglary	17E40	20A	6400	Bankside	
09/12/02	1230	Burglary	17E40	A20	6400	Bankside	
12/03/02	1030	Burglary	17E40	A20	6400	Bankside	
12/20/02	1200	Burglary	17E40	A20	6400	Bankside	
10/17/02	2045	Robbery	17E40	A20	6400	Bankside	
12/27/02	1300	Aggravated Assault	17E40	A20	6300	Bellfort	W
11/01/02	0020	Aggravated Assault	17E40	A20	11300	Bellfort	W
08/18/02	2250	Aggravated Assault	17E40	20A	6100	Bellfort	W
06/05/02	2140	Aggravated Assault	17E40	20A	6200	Bellfort	W
08/09/02	2000	Aggravated Assault	17E40	20A	6200	Bellfort	W
08/8/02	0220	Aggravated Assault	17E40	20A	6200	Bellfort	W
10/17/02	0145	Aggravated Assault	17E40	A20	6200	Bellfort	W
12/13/02	1330	Aggravated Assault	17E40	A20	6200	Bellfort	W
04/20/02	0000	Aggravated Assault	17E40	20A	6300	Bellfort	W
06/23/02	1900	Aggravated Assault	17E40	20A	6300	Bellfort	W
06/23/02	0110	Aggravated Assault	17E40	20A	6300	Bellfort	W
07/22/02	1800	Aggravated Assault	17E40	20A	6300	Bellfort	
08/30/02	2100	Aggravated Assault	17E40	A20	6300	Bellfort	W
09/01/02	2330	Aggravated Assault	17E40	A20	6300	Bellfort	W
09/08/02	1740	Aggravated Assault	17E40	A20	6300	Bellfort	W
10/10/02	0745	Aggravated Assault	17E40	A20	6300	Bellfort	W
12/27/02	1545	Aggravated Assault	17E40	A20	6300	Bellfort	W
12/27/02	1545	Aggravated Assault	17E40	A20	6300	Bellfort	W
02/19/02	1300	Aggravated Assault	17E40	20A	6400	Bellfort	W
05/03/02	2300	Aggravated Assault	17E40	20A	6400	Bellfort	W
05/17/02	1015	Aggravated Assault	17E40	20A	6400	Bellfort	W
08/24/02	0520	Aggravated Assault	17E40	20A	6400	Bellfort	W
08/24/02	0520	Aggravated Assault	17E40	20A	6400	Bellfort	W
08/24/02	0520	Aggravated Assault	17E40	20A	6400	Bellfort	W
12/13/02	1930	Aggravated Assault	17E40	20A	6400	Bellfort	W
12/26/02	1230	Aggravated Assault	17E40	20A	6400	Bellfort	W
03/19/02	1830	Aggravated Assault	17E40	20A	8200	Bellfort	W
08/10/02	1400	Aggravated Assault	17E40	20A	8200	Bellfort	W
12/21/02	1925	Aggravated Assault	17E40	A20	8200	Bellfort	W
09/15/02	2000	Auto Theft	17E40	A20	6100	Bellfort	W

Apartment Statistics
 SORTED BY STREETS AND TYPE CRIME (Premise Code 17E40)

09/18/02	0020	Robbery	17E40	A20	10800	Bellfort	W
09/14/02	1345	Robbery	17E40	20A	6100	Bellfort	W
10/17/02	0430	Robbery	17E40	A20	6100	Bellfort	W
11/09/02	1240	Robbery	17E40	A20	6100	Bellfort	W
11/30/02	2045	Robbery	17E40	A20	6200	Bellfort	W
06/14/02	1340	Robbery	17E40	20A	6300	Bellfort	W
07/21/02	0315	Robbery	17E40	20A	6300	Bellfort	W
08/23/02	0930	Robbery	17E40	20A	6300	Bellfort	W
10/15/02	2025	Robbery	17E40	A20	6300	Bellfort	W
11/10/02	2200	Robbery	17E40	A20	6300	Bellfort	W
11/29/02	0012	Robbery	17E40	A20	6300	Bellfort	W
12/31/02	0415	Robbery	17E40	A20	6300	Bellfort	W
02/27/02	1910	Robbery	17E40	20A	6400	Bellfort	W
07/30/02	1815	Robbery	17E40	20A	6400	Bellfort	W
09/08/02	2132	Robbery	17E40	20A	6400	Bellfort	W
09/09/02	0250	Robbery	17E40	20A	6400	Bellfort	W
02/27/02	0600	Burglary	17E40	20A	12300	Bob White	
04/03/02	0740	Burglary	17E40	20A	12300	Bob White	
06/28/02	0930	Burglary	17E40	20A	12300	Bob White	
07/18/02	1730	Burglary	17E40	20A	12300	Bob White	
08/23/02	0600	Burglary	17E40	20A	12300	Bob White	
08/27/02	0605	Burglary	17E40	20a	12300	Bob White	
08/30/02	1300	Burglary	17E40	20A	12300	Bob White	
10/09/02	0645	Burglary	17E40	A20	12300	Bob White	
10/24/02	0720	Burglary	17E40	A20	12300	Bob White	
10/24/02	1030	Burglary	17E40	A20	12300	Bob White	
11/15/02	0330	Burglary	17E40	A20	12300	Bob White	
12/04/02	0705	Burglary	17E40	A20	12300	Bob White	
09/16/02	1350	Narcotic Drug Laws	17E40	A20	12300	Bob White	
02/12/02	1125	Burglary	17E40	20A	10800	Braes Bend Dr.	
11/24/02	1230	Burglary	17E40	A20	10800	Braes Bend Dr.	
04/06/02	0100	Burglary	17E40	20A	11100	Braesridge Dr.	
07/01/02	1815	Burglary	17E40	20A	11200	Braesridge Dr.	
08/11/02	0800	Burglary	17E40	20A	11200	Braesridge Dr.	
09/08/02	0546	Burglary	17E40	A20	11200	Braesridge Dr.	

Apartment Statistics
 SORTED BY STREETS AND TYPE CRIME (Premise Code 17E40)

03/18/02	2100	Burglary	17E40	20A	6300 II	Bellfort	W
02/08/02	0640	Burglary	17E40	20A	6400	Bellfort	W
02/20/02	0900	Burglary	17E40	20A	6400	Bellfort	W
03/10/02	0135	Burglary	17E40	20A	6400	Bellfort	W
04/05/02	0600	Burglary	17E40	20A	6400	Bellfort	W
06/29/02	2340	Burglary	17E40	20A	6400	Bellfort	W
08/14/02	1700	Burglary	17E40	20A	6400	Bellfort	W
08/24/02	2300	Burglary	17E40	20A	6400	Bellfort	W
09/06/02	0000	Burglary	17E40	A20	6400	Bellfort	W
09/15/02	0030	Burglary	17E40	A20	6400	Bellfort	W
11/12/02	0900	Burglary	17E40	A20	6400	Bellfort	W
11/25/02	1800	Burglary	17E40	A20	6400	Bellfort	W
10/13/02	1400	Burglary	17E40	A20	7800	Bellfort	W
12/13/02	0730	Burglary	17E40	A20	7800	Bellfort	W
12/03/02	1600	Burglary	17E40	A20	8100	Bellfort	W
01/04/02	0600	Burglary	17E40	20A	8200	Bellfort	W
03/28/02	1500	Burglary	17E40	20A	8200	Bellfort	W
03/30/02	2145	Burglary	17E40	20A	8200	Bellfort	W
05/21/02	0745	Burglary	17E40	20A	8200	Bellfort	W
07/31/02	0800	Burglary	17E40	20A	8200	Bellfort	W
08/05/02	1500	Burglary	17E40	20A	8200	Bellfort	W
08/28/02	2200	Burglary	17E40	20A	8200	Bellfort	W
10/02/02	0700	Burglary	17E40	A20	8200	Bellfort	W
10/31/02	0100	Burglary	17E40	A20	8200	Bellfort	W
12/10/02	1115	Burglary	17E40	A20	8200	Bellfort	W
12/16/02	2145	Burglary	17E40	A20	8200	Bellfort	W
12/17/02	2230	Burglary	17E40	A20	8200	Bellfort	W
12/25/02	2000	Burglary	17E40	A20	8200	Bellfort	W
07/08/02	0100	Burglary of a Motor Vehicle	17E40	20A	6300	Bellfort	W
06/21/02	1252	Narcotic Drug Laws	17E40	20A	6300	Bellfort	W
07/10/02	2131	Narcotic Drug Laws	17E40	20A	6400	Bellfort	W
11/06/02	2217	Narcotic Drug Laws	17E40	A20	6400	Bellfort	W
03/26/02	0730	Rape	17E40	20A	6300	Bellfort	W
09/02/02	0630	Rape	17E40	20A	6300	Bellfort	W
03/03/02	2200	Rape	17E40	20A	6400	Bellfort	W

Apartment Statistics
 SORTED BY STREETS AND TYPE CRIME (Premise Code 17E40)

10/29/02	2030	Auto Theft	17E40	A20	8200	Bellfort	W
05/30/02	0700	Burglar	17E40	20A	6200	Bellfort	W
01/21/02	1800	Burglary	17E40	20A	6100	Bellfort	W
07/03/02	0900	Burglary	17E40	20A	6100	Bellfort	W
07/03/02	0900	Burglary	17E40	20A	6100	Bellfort	W
08/05/02	0937	Burglary	17E40	20A	6100	Bellfort	W
01/03/02	1330	Burglary	17E40	20A	6200	Bellfort	W
01/07/02	1100	Burglary	17E40	20A	6200	Bellfort	W
01/16/02	0300	Burglary	17E40	20A	6200	Bellfort	W
05/06/02	0930	Burglary	17E40	20A	6200	Bellfort	W
05/17/02	0800	Burglary	17E40	20A	6200	Bellfort	W
06/12/02	0700	Burglary	17E40	20A	6200	Bellfort	W
06/24/02	1130	Burglary	17E40	20A	6200	Bellfort	W
08/12/02	1300	Burglary	17E40	20A	6200	Bellfort	W
08/15/02	0129	Burglary	17E40	20A	6200	Bellfort	W
08/22/02	1230	Burglary	17E40	20A	6200	Bellfort	W
11/20/02	0740	Burglary	17E40	A20	6200	Bellfort	W
12/08/02	2001	Burglary	17E40	A20	6200	Bellfort	W
12/26/02	1330	Burglary	17E40	A20	6200	Bellfort	W
01/11/01	1230	Burglary	17E40	20A	6300	Bellfort	W
02/08/02	1500	Burglary	17E40	20A	6300	Bellfort	W
02/10/02	1800	Burglary	17E40	20A	6300	Bellfort	W
02/15/02	0700	Burglary	17E40	20A	6300	Bellfort	W
03/15/02	1655	Burglary	17E40	20A	6300	Bellfort	W
03/28/02	0530	Burglary	17E40	20A	6300	Bellfort	W
06/22/02	1400	Burglary	17E40	20A	6300	Bellfort	W
06/22/02	0745	Burglary	17E40	20A	6300	Bellfort	W
06/27/02	0700	Burglary	17E40	20A	6300	Bellfort	W
07/18/02	0900	Burglary	17E40	20a	6300	Bellfort	W
07/18/02	0900	Burglary	17E40	20A	6300	Bellfort	W
08/13/02	0800	Burglary	17E40	20A	6300	Bellfort	W
08/23/02	0900	Burglary	17E40	20A	6300	Bellfort	W
09/21/02	1000	Burglary	17E40	A20	6300	Bellfort	W
10/18/02	1300	Burglary	17E40	A20	6300	Bellfort	W
12/19/02	2308	Burglary	17E40	A20	6300	Bellfort	W

Apartment Statistics
 SORTED BY STREETS AND TYPE CRIME (Premise Code 17E40)

05/21/02	0500	Burglary	17E40	20A	12200	Brookvalley Dr.
08/23/02	2000	Aggravated Assault	17E40	20A	6300	Cattails Lane
05/31/02	0645	Burglary	17E40	20A	6300	Cattails Lane
07/20/02	1330	Auto Theft	17E40	20A	8000	Creekbend
01/07/92	1000	Burglary	17E40	20A	7600	Creekbend
08/17/02	1430	Burglary	17E40	20A	7700	Creekbend
04/15/02	1430	Robbery	17E40	20A	7900	Creekbend
06/17/02	0250	Robbery	17E40	20A	8000	Creekbend
06/20/02	1710	Robbery	17E40	20A	8100	Creekbend
03/14/02	0000	Burglary	17E40	20A	8000	Creekbend Dr
05/07/02	2200	Burglary	17E40	20A	8000	Creekbend Dr
05/08/02	1100	Burglary	17E40	20A	8100	Creekbend Dr
01/06/02	1500	Aggravated Assault	17E40	20A	7600	Creekbend Dr.
07/11/02	1200	Aggravated Assault	17E40	20A	7600	Creekbend Dr.
11/03/02	1605	Aggravated Assault	17E40	A20	7700	Creekbend Dr.
06/01/02	1250	Aggravated Assault	17E40	20A	7900	Creekbend Dr.
07/27/02	0545	Aggravated Assault	17E40	20A	7900	Creekbend Dr.
02/07/02	1400	Aggravated Assault	17E40	20A	8000	Creekbend Dr.
02/24/02	2200	Aggravated Assault	17E40	20A	8000	Creekbend Dr.
11/09/02	0120	Aggravated Assault	17E40	A20	8000	Creekbend Dr.
02/25/02	0600	Aggravated Assault	17E40	20A	8100	Creekbend Dr.
03/02/02	1415	Aggravated Assault	17E40	20A	8100	Creekbend Dr.
03/06/02	0900	Aggravated Assault	17E40	20A	8100	Creekbend Dr.
02/01/02	1900	Aggravated Assault	17E40	20A	8200	Creekbend Dr.
10/23/02	0100	Auto Theft	17E40	A20	7700	Creekbend Dr.
09/13/02	0845	Burglary	17E40	A20	6300	Creekbend Dr.
09/16/02	1300	Burglary	17E40	A20	6300	Creekbend Dr.
11/08/02	0835	Burglary	17E40	A20	6400	Creekbend Dr.
06/05/02	1400	Burglary	17E40	20A	7600	Creekbend Dr.
06/11/02	1000	Burglary	17E40	20A	7600	Creekbend Dr.
06/11/02	1000	Burglary	17E40	20A	7600	Creekbend Dr.
07/05/02	1130	Burglary	17E40	20A	7600	Creekbend Dr.
12/19/02	1506	Burglary	17E40	A20	7600	Creekbend Dr.
12/19/02	0700	Burglary	17E40	A20	7600	Creekbend Dr.
02/27/02	1800	Burglary	17E40	20A	7900	Creekbend Dr.

Apartment Statistics
 SORTED BY STREETS AND TYPE CRIME (Premise Code 17E40)

04/10/02	0800	Burglary	17E40	20A	7900	Creekbend Dr.	
07/05/02	1501	Burglary	17E40	20A	7900	Creekbend Dr.	
09/20/02	2345	Burglary	17E40	A20	7900	Creekbend Dr.	
01/18/02	1430	Burglary	17E40	20A	8000	Creekbend Dr.	
02/19/02	1330	Burglary	17E40	20A	8000	Creekbend Dr.	
03/22/02	1000	Burglary	17E40	20A	8000	Creekbend Dr.	
06/04/02	2000	Burglary	17E40	20A	8000	Creekbend Dr.	
06/04/02	2000	Burglary	17E40	20A	8000	Creekbend Dr.	
06/16/02	2000	Burglary	17E40	20A	8000	Creekbend Dr.	
10/05/02	0800	Burglary	17E40	A20	8000	Creekbend Dr.	
01/10/02	1730	Burglary	17E40	20A	8100	Creekbend Dr.	
04/05/02	1200	Burglary	17E40	20A	8100	Creekbend Dr.	
07/04/02	1356	Burglary	17E40	20A	8100	Creekbend Dr.	
07/11/02	0825	Burglary	17E40	20A	8100	Creekbend Dr.	
08/19/02	0945	Burglary	17E40	20A	8100	Creekbend Dr.	
09/29/02	0115	Burglary	17E40	A20	8100	Creekbend Dr.	
11/03/02	0700	Burglary	17E40	A20	8100	Creekbend Dr.	
10/20/02	0530	Murder & Nonnegligent Manslaughter	17E40	A20	8100	Creekbend Dr.	
05/14/02	1730	Robbery	17E40	20A	7700	Creekbend Dr.	
07/26/02	2100	Robbery	17E40	20A	8000	Creekbend Dr.	
11/01/02	1245	Burglary	17E40	A20	7900	Creekbend Dr.,	
02/10/02	1345	Burglary	17E40	20A	7600	Creekbend Drive	
04/27/02	0645	Burglary	17E40	20A	6200	Dryad	
01/16/02	0300	Aggravated Assault	17E40	20A	6300	Dumfries	
03/16/02	1100	Aggravated Assault	17E40	20A	6300	Dumfries	
07/14/02	2115	Aggravated Assault	17E40	20A	6300	Dumfries	
07/22/02	0005	Aggravated Assault	17E40	20A	6300	Dumfries	
12/27/02	2300	Aggravated Assault	17E40	A20	6300	Dumfries	
04/17/02	0000	Burglary	17E40	20A	6300	Dumfries	
08/10/02	1800	Burglary	17E40	20A	6300	Dumfries	
08/10/02	0410	Burglary	17E40	20A	6300	Dumfries	
01/01/02	2205	Aggravated Assault	17E40	20A	12500	Dunlap	
06/09/02	1030	Aggravated Assault	17E40	20A	12500	Dunlap	
07/03/02	0110	Aggravated Assault	17E40	20A	12500	Dunlap	
07/03/02	0110	Aggravated Assault	17E40	20A	12500	Dunlap	

Apartment Statistics
SORTED BY STREETS AND TYPE CRIME (Premise Code 17E40)

03/13/02	1015	Aggravated Assault	17E40	20A	12600	Dunlap
04/11/02	1050	Aggravated Assault	17E40	20A	12600	Dunlap
08/01/02	2315	Aggravated Assault	17E40	20A	12600	Dunlap
08/03/02	2130	Aggravated Assault	17E40	20A	12600	Dunlap
03/11/02	1230	Aggravated Assault	17E40	20A	12500	Dunlap
03/23/02	0700	Burglary	17E40	20A	12500	Dunlap
03/25/02	0252	Burglary	17E40	20A	12500	Dunlap
06/03/02	1200	Burglary	17E40	20A	12500	Dunlap
06/23/02	0045	Burglary	17E40	20A	12500	Dunlap
06/28/02	1648	Burglary	17E40	20A	12500	Dunlap
10/20/02	1500	Burglary	17E40	A20	12500	Dunlap
02/13/02	1330	Burglary	17E40	20A	12600	Dunlap
04/24/02	0700	Burglary	17E40	20A	6100	Dunlap
06/14/02	1030	Burglary of a Motor Vehicle	17E40	20A	12500	Dunlap
08/31/02	2200	Burglary of a Motor Vehicle	17E40	A20	12600	Dunlap
09/08/02	0030	Murder & Nonnegligent Manslaughter	17E40	20A	12500	Dunlap
02/12/02	1120	Narcotic Drug Laws	17E40	20A	12500	Dunlap
04/23/02	1030	Narcotic Drug Laws	17E40	20A	12500	Dunlap
07/25/02	1300	Narcotic drug Laws	17E40	20A	12500	Dunlap
09/08/02	0138	Robbery	17E40	A20	12500	Dunlap
07/24/02	2000	Aggravated Assault	17E40	20A	10700	Fondren
08/20/02	2225	Aggravated Assault	17E40	20A	10800	Fondren
10/25/02	2045	Aggravated Assault	17E40	A20	10800	Fondren
05/12/02	1145	Aggravated Assault	17E40	20A	10900	Fondren
01/08/02	2010	Aggravated Assault	17E40	20A	11300	Fondren
03/05/02	0100	Aggravated Assault	17E40	20A	11300	Fondren
03/20/02	0230	Aggravated Assault	17E40	20A	11300	Fondren
04/21/02	0030	Aggravated Assault	17E40	20A	11300	Fondren
05/13/02	0930	Aggravated Assault	17E40	20A	11300	Fondren
06/18/02	0200	Aggravated Assault	17E40	20A	11300	Fondren
08/15/03	0440	Aggravated Assault	17E40	20A	11300	Fondren
11/11/02	2200	Aggravated Assault	17E40	A20	11300	Fondren
12/18/02	0730	Aggravated Assault	17E40	A20	11300	Fondren
12/19/02	1400	Aggravated Assault	17E40	A20	11300	Fondren

Apartment Statistics
 SORTED BY STREETS AND TYPE CRIME (Premise Code 17E40)

03/11/02	2130	Aggravated Assault	17E40	20A	12200	Fondren	
03/24/92	2230	Aggravated Assault	17e40	20A	12200	Fondren	
06/03/02	2305	Aggravated Assault	17E40	20A	12200	Fondren	
06/14/02	1700	Aggravated Assault	17E40	20A	12200	Fondren	
06/25/02	1000	Aggravated Assault	17E40	20A	12200	Fondren	
07/06/02	2015	Aggravated Assault	17E40	20A	12200	Fondren	
07/28/02	2215	Aggravated Assault	17E40	20A	12200	Fondren	
12/15/02	1145	Aggravated Assault	17E40	A20	12200	Fondren	
05/07/02	2020	Aggravated Assault	17E40	20a	12300	Fondren	
10/06/02	1520	Aggravated Assault	17E40	A20	12300	Fondren	
11/03/02	0201	Aggravated Assault	17E40	A20	14600	Fondren	
03/16/02	1200	Auto Theft	17E40	20A	10800	Fondren	
09/23/02	2130	Auto Theft	17E40	A20	10800	Fondren	
01/17/02	1030	Auto Theft	17E40	20A	12100	Fondren	
02/15/02	0730	Burglary	17E40	20A	10700	Fondren	
08/11/02	1300	Burglary	17E40	20A	10700	Fondren	
09/17/02	1130	Burglary	17E40	A20	10700	Fondren	
10/01/02	0720	Burglary	17E40	A20	10700	Fondren	
10/21/02	1100	Burglary	17E40	A20	10700	Fondren	
12/23/02	1600	Burglary	17E40	A20	10700	Fondren	
02/04/02	0220	Burglary	17E40	20A	10800	Fondren	
02/25/02	1040	Burglary	17E40	20A	10800	Fondren	
06/30/02	2300	Burglary	17E40	20A	10800	Fondren	
07/04/02	0323	Burglary	17E40	20A	10800	Fondren	
07/18/02	1618	Burglary	17E40	20A	10800	Fondren	
09/07/02	1900	Burglary	17E40	A20	10800	Fondren	
09/19/02	0600	Burglary	17E40	A20	10800	Fondren	
10/19/02	1945	Burglary	17E40	A20	10800	Fondren	
11/13/02	0130	Burglary	17E40	A20	10800	Fondren	
12/05/02	2359	Burglary	17E40	A20	10800	Fondren	
05/02/02	1000	Burglary	17E40	20A	10900	Fondren	
05/28/02	0700	Burglary	17E40	20A	10900	Fondren	
05/28/02	0700	Burglary	17E40	20A	10900	Fondren	
05/30/02	1430	Burglary	17E40	20A	10900	Fondren	
07/01/02	0645	Burglary	17E40	20A	10900	Fondren	

Apartment Statistics
 SORTED BY STREETS AND TYPE CRIME (Premise Code 17E40)

08/20/02	1100	Burglary	17E40	20A	10900	Fondren	
09/21/02	2200	Burglary	17E40	A20	10900	Fondren	
11/15/02	0000	Burglary	17E40	A20	10900	Fondren	
12/11/02	0815	Burglary	17E40	A20	10900	Fondren	
01/01/02	2230	Burglary	17E40	20A	11300	Fondren	
01/05/02	0530	Burglary	17E40	20A	11300	Fondren	
01/07/02	1900	Burglary	17E40	20A	11300	Fondren	
01/11/02	1200	Burglary	17E40	20A	11300	Fondren	
01/24/02	1730	Burglary	17E40	20A	11300	Fondren	
01/30/02	0700	Burglary	17E40	20A	11300	Fondren	
02/21/02	0800	Burglary	17E40	20A	11300	Fondren	
02/24/02	2120	Burglary	17E40	20A	11300	Fondren	
03/25/02	0600	Burglary	17E40	20A	11300	Fondren	
04/24/02	0930	Burglary	17E40	20A	11300	Fondren	
05/08/02	1500	Burglary	17E40	20A	11300	Fondren	
05/10/02	2000	Burglary	17E40	20A	11300	Fondren	
05/11/02	1200	Burglary	17E40	20A	11300	Fondren	
05/16/02	2100	Burglary	17E40	20A	11300	Fondren	
05/24/02	0800	Burglary	17E40	20A	11300	Fondren	
05/24/02	0955	Burglary	17E40	20A	11300	Fondren	
05/30/02	1730	Burglary	17E40	20A	11300	Fondren	
06/12/02	0800	Burglary	17E40	20A	11300	Fondren	
06/01/02	1230	Burglary	17E40	20A	11300	Fondren	
06/07/02	1200	Burglary	17E40	20A	11300	Fondren	
06/09/02	1100	Burglary	17E40	20A	11300	Fondren	
06/09/02	2000	Burglary	17E40	20A	11300	Fondren	
06/14/02	1221	Burglary	17E40	20A	11300	Fondren	
06/14/02	0800	Burglary	17E40	20A	11300	Fondren	
06/16/02	0730	Burglary	17E40	20A	11300	Fondren	
06/16/02	2030	Burglary	17E40	20A	11300	Fondren	
06/18/02	0740	Burglary	17E40	20A	11300	Fondren	
07/15/02	1500	Burglary	17E40	20A	11300	Fondren	
07/21/02	1400	Burglary	17E40	20A	11300	Fondren	
07/31/02	1030	Burglary	17E40	20A	11300	Fondren	
08/08/02	0100	Burglary	17E40	20A	11300	Fondren	

Apartment Statistics
SORTED BY STREETS AND TYPE CRIME (Premise Code 17E40)

08/21/02	0800	Burglary	17E40	A20	11300	Fondren	
10/16/02	1930	Burglary	17E40	A20	11300	Fondren	
10/22/02	1830	Burglary	17E40	A20	11300	Fondren	
11/01/02	0900	Burglary	17E40	A20	11300	Fondren	
11/07/02	0730	Burglary	17E40	A20	11300	Fondren	
11/24/02	0930	Burglary	17E40	A20	11300	Fondren	
11/26/02	0600	Burglary	17E40	A20	11300	Fondren	
12/06/02	0715	Burglary	17E40	A20	11300	Fondren	
12/12/02	1525	Burglary	17E40	A20	11300	Fondren	
12/13/02	2230	Burglary	17E40	A20	11300	Fondren	
12/16/02	0600	Burglary	17E40	A20	11300	Fondren	
12/18/02	1800	Burglary	17E40	A20	11300	Fondren	
01/14/02	0700	Burglary	17E40	20A	12100	Fondren	
01/16/02	0615	Burglary	17E40	20A	12100	Fondren	
02/17/02	2130	Burglary	17E40	20A	12100	Fondren	
04/21/02	1730	Burglary	17E40	20A	12100	Fondren	
05/07/02	0304	Burglary	17E40	20A	12100	Fondren	
05/16/02	2300	Burglary	17E40	20A	12100	Fondren	
05/17/02	2100	Burglary	17E40	20A	12100	Fondren	
07/16/02	0800	Burglary	17E40	20A	12100	Fondren	
08/05/02	0730	Burglary	17E40	20A	12100	Fondren	
08/12/02	0800	Burglary	17E40	20A	12100	Fondren	
08/22/02	0730	Burglary	17E40	20A	12100	Fondren	
10/04/02	0530	Burglary	17E40	A20	12100	Fondren	
10/19/02	1500	Burglary	17E40	A20	12100	Fondren	
11/15/02	0700	Burglary	17E40	A20	12100	Fondren	
11/17/02	1955	Burglary	17E40	A20	12100	Fondren	
12/14/02	0900	Burglary	17E40	A20	12100	Fondren	
12/20/02	1415	Burglary	17E40	A20	12100	Fondren	
01/05/02	0330	Burglary	17E40	20A	12200	Fondren	
01/10/02	0530	Burglary	17E40	20A	12200	Fondren	
02/01/02	1000	Burglary	17E40	20A	12200	Fondren	
03/04/02	1620	Burglary	17E40	20A	12200	Fondren	
03/16/02	1500	Burglary	17E40	20A	12200	Fondren	
03/29/02	0800	Burglary	17E40	20A	12200	Fondren	

Apartment Statistics
 SORTED BY STREETS AND TYPE CRIME (Premise Code 17E40)

04/18/02	0730	Burglary	17E40	20A	12200	Fondren
06/18/02	1700	Burglary	17E40	20A	12200	Fondren
06/20/02	0645	Burglary	17E40	20A	12200	Fondren
07/13/02	1000	Burglary	17E40	20A	12200	Fondren
07/16/02	0630	Burglary	17E40	20A	12200	Fondren
07/31/02	0730	Burglary	17E40	20A	12200	Fondren
08/09/02	1345	Burglary	17E40	20A	12200	Fondren
09/06/02	0800	Burglary	17E40	A20	12200	Fondren
09/07/02	0600	Burglary	17E40	A20	12200	Fondren
09/09/02	0700	Burglary	17E40	A20	12200	Fondren
09/17/02	0845	Burglary	17E40	A20	12200	Fondren
09/20/02	0800	Burglary	17E40	A20	12200	Fondren
10/01/02	1000	Burglary	17E40	A20	12200	Fondren
10/12/02	2300	Burglary	17E40	A20	12200	Fondren
11/25/02	2000	Burglary	17E40	A20	12200	Fondren
01/03/02	2130	Burglary	17E40	20A	12300	Fondren
07/11/02	1600	Burglary	17E40	20A	12300	Fondren
00/11/02	2100	Burglary of a Motor vehicle	17E40	A20	10800	Fondren
02/26/02	2300	Murder & Nonnegligent Manslaughter	17E40	20A	11300	Fondren
02/20/02	1713	Murder & Nonnegligent Manslaughter	17E40	20A	11300	Fondren
03/21/02	0430	Murder & Nonnegligent Manslaughter	17E40	20A	11300	Fondren
07/12/02	0900	Murder & Nonnegligent Manslaughter	17E40	20A	11300	Fondren
06/23/02	1630	Murder & Nonnegligent Manslaughter	17E40	20A	12200	Fondren
01/08/02	1350	Narcotic Drug	17E40	20A	12200	Fondren
01/12/02	1100	Narcotic Drug Laws	17E40	20A	12200	Fondren
01/27/02	2320	Narcotic Drug Laws	17E40	20A	12200	Fondren
02/20/02	1300	Narcotic Drug Laws	17E40	20A	12200	Fondren
02/21/02	1400	Narcotic Drug Laws	17E40	20A	12200	Fondren
06/13/02	1105	Narcotic Drug Laws	17E40	20A	12200	Fondren
07/10/02	1055	Narcotic Drug Laws	17E40	20A	12300	Fondren
10/21/02	0030	Narcotic Drug Laws	17E40	A20	12300	Fondren

Apartment Statistics
SORTED BY STREETS AND TYPE CRIME (Premise Code 17E40)

11/15/02	2015	Narcotic Drug Laws	17E40	A20	12300	Fondren	
12/18/02	2030	Narcotic Drug Laws	17E40	A20	12300	Fondren	
05/23/02	0730	Rape	17E40	20A	12100	Fondren	
07/14/02	1000	Robbery	17E40	20A	11300	Fondren	
03/17/02	2150	Robbery	17E40	20A	12100	Fondren	
07/18/02	2140	Robbery	17E40	20A	12200	Fondren	
08/28/02	2300	Robbery	17E40	20A	12200	Fondren	
10/13/02	2300	Robbery	17E40	A20	12200	Fondren	
11/23/02	1400	Robbery	17E40	A20	12200	Fondren	
12/04/02	1845	Robbery	17E40	A20	12200	Fondren	
01/27/02	1330	Aggravated Assault	17E40	20A	14500	Fonmeadow	
11/12/02	1910	Auto Theft	17E40	A20	14500	Fonmeadow	
09/11/02	0715	Burglary	17E40	A20	14500	Fonmeadow	
09/03/02	2230	Burglary	17E40	A20	14600	Fonmeadow	
02/11/02	1230	Aggravated Assault	17E40	20A	9800	Larkwood	
05/04/02	0100	Aggravated Assault	17E40	20A	9800	Larkwood	
05/15/02	0900	Burglary	17E40	20A	10000	Larkwood	
01/31/02	0850	Burglary	17E40	20A	9800	Larkwood	
04/13/02	1500	Burglary	17E40	20A	9800	Larkwood	
04/16/02	1413	Burglary	17E40	20A	9800	Larkwood	
05/25/02	0800	Burglary	17E40	20A	9800	Larkwood	
07/31/02	0730	Burglary	17E40	20A	9800	Larkwood	
08/02/02	1200	Burglary	17E40	20A	9800	Larkwood	
08/05/02	0730	Burglary	17E40	20A	9800	Larkwood	
03/31/02	2230	Robbery	17E40	20A	9800	Larkwood	
12/07/02	1630	Aggravated Assault	17E40	20A	6600	Ludington	
12/29/02	0300	Aggravated Assault	17E40	A20	6600	Ludington	
03/28/02	0830	Burglary	17E40	20A	6200	Ludington	
06/26/02	1430	Burglary	17E40	20A	6200	Ludington	
06/09/02	1200	Burglary	17E40	20A	6600	Ludington	
06/09/02	1200	Burglary	17E40	20A	6600	Ludington	
06/15/02	1630	Burglary	17E40	20A	6600	Ludington	
07/15/02	1100	Burglary	17E40	20A	6600	Ludington	
10/04/02	1100	Burglary of a Motor Vehicle	17E40	A20	6200	Ludington	
06/15/02	1630	Burglary	17E40	20A	6600	Ludngton	

Apartment Statistics
 SORTED BY STREETS AND TYPE CRIME (Premise Code 17E40)

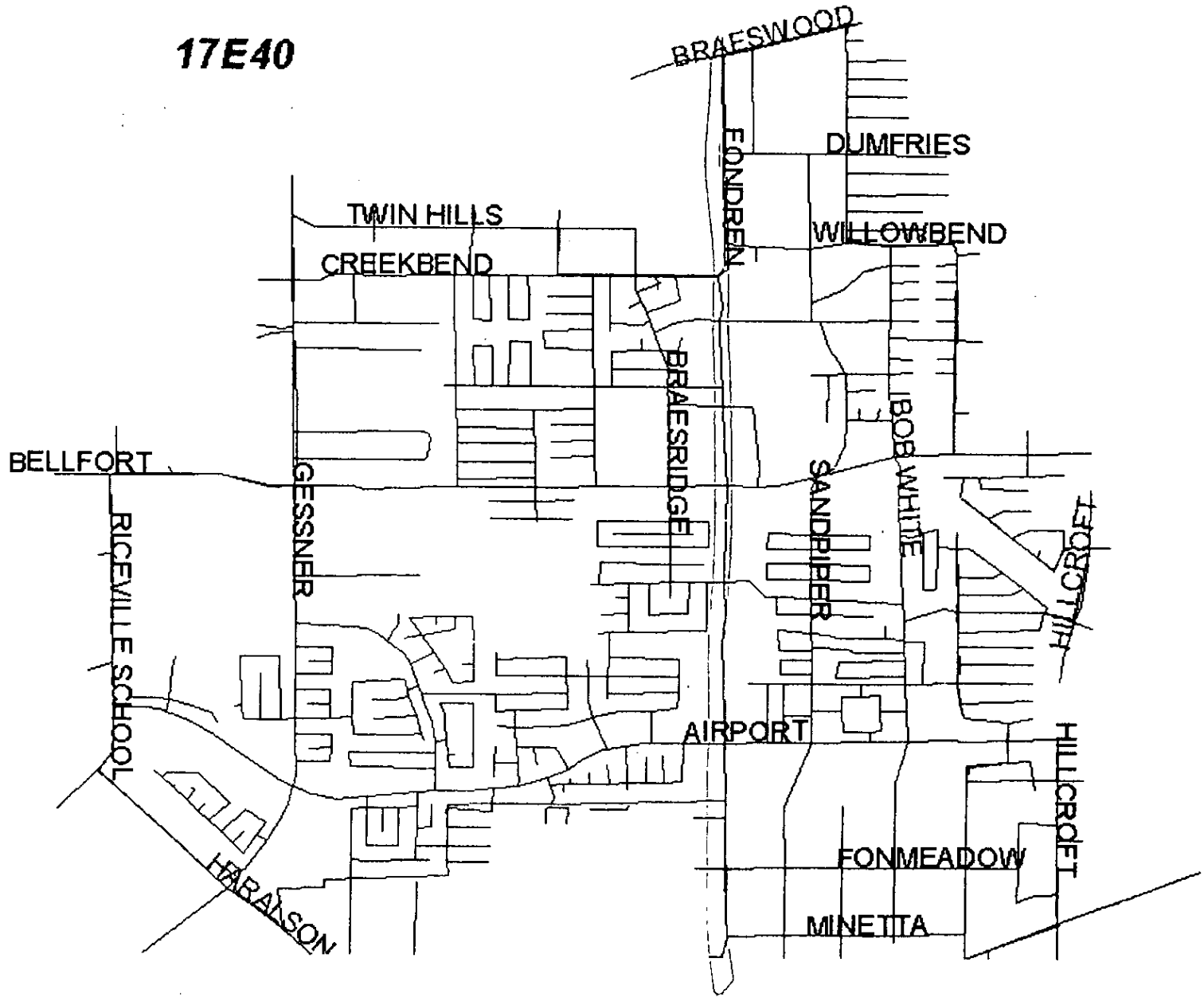
08/26/02	0600	Burglary	17E40	20A	6400	Peacock Hills Dr.	
03/18/02	0050	Aggravated Assault	17E40	20A	10300	Sandpiper	
05/25/02	0412	Aggravated Assault	17E40	20A	10300	Sandpiper	
06/03/02	0630	Aggravated Assault	17E40	20A	10300	Sandpiper	
06/24/02	1800	Aggravated Assault	17E40	20A	10300	Sandpiper	
08/04/02	1140	Aggravated Assault	17E40	20A	10300	Sandpiper	
08/23/02	0800	Aggravated Assault	17E40	20A	10300	Sandpiper	
12/30/02	1715	Aggravated Assault	17E40	A20	10300	Sandpiper	
06/01/02	1640	Aggravated Assault	17E40	20A	10400	Sandpiper	
07/07/02	0830	Aggravated Assault	17E40	20A	10400	Sandpiper	
10/04/02	1700	Aggravated Assault	17E40	A20	10400	Sandpiper	
01/04/02	0900	Burglary	17E40	20A	10300	Sandpiper	
01/25/02	1000	Burglary	17E40	20A	10300	Sandpiper	
02/13/02	0030	Burglary	17E40	20A	10300	Sandpiper	
06/05/02	2330	Burglary	17E40	20A	10300	Sandpiper	
07/18/02	0600	Burglary	17E40	20A	10300	Sandpiper	
08/02/02	2100	Burglary	17E40	20A	10300	Sandpiper	
08/02/02	1645	Burglary	17E40	20A	10300	Sandpiper	
08/27/02	0030	Burglary	17E40	20A	10300	Sandpiper	
09/16/02	2100	Burglary	17E40	A20	10300	Sandpiper	
10/08/02	1900	Burglary	17E40	A20	10300	Sandpiper	
11/05/02	0630	Burglary	17E40	A20	10300	Sandpiper	
11/19/02	0815	Burglary	17E40	A20	10300	Sandpiper	
04/01/02	1023	Burglary	17E40	20A	10400	Sandpiper	
07/23/02	0600	Burglary	17E40	20A	10400	Sandpiper	
07/31/02	0800	Burglary	17E40	20A	10400	Sandpiper	
01/26/02	0900	Burglary	17E40	20A	10900	Sandpiper	
03/07/02	0800	Burglary	17E40	20A	12300	Sandpiper	
08/12/02	2230	Burglary	17E40	20A	12300	Sandpiper	
09/14/02	0900	Burglary	17E40	A20	12500	Sandpiper	
10/18/02	0750	Burglary	17E40	A20	12500	Sandpiper	
12/05/01	0900	Burglary	17E40	20A	12500	Sandpiper	
01/02/02	1430	Narcotic Drug Laws	17E40	20A	10300	Sandpiper	
07/11/02	1225	Narcotic Drug Laws	17E40	20A	10300	Sandpiper	
05/14/02	2107	Narcotic Drug Laws	17E40	20A	12500	Sandpiper	

Apartment Statistics
 SORTED BY STREETS AND TYPE CRIME (Premise Code 17E40)

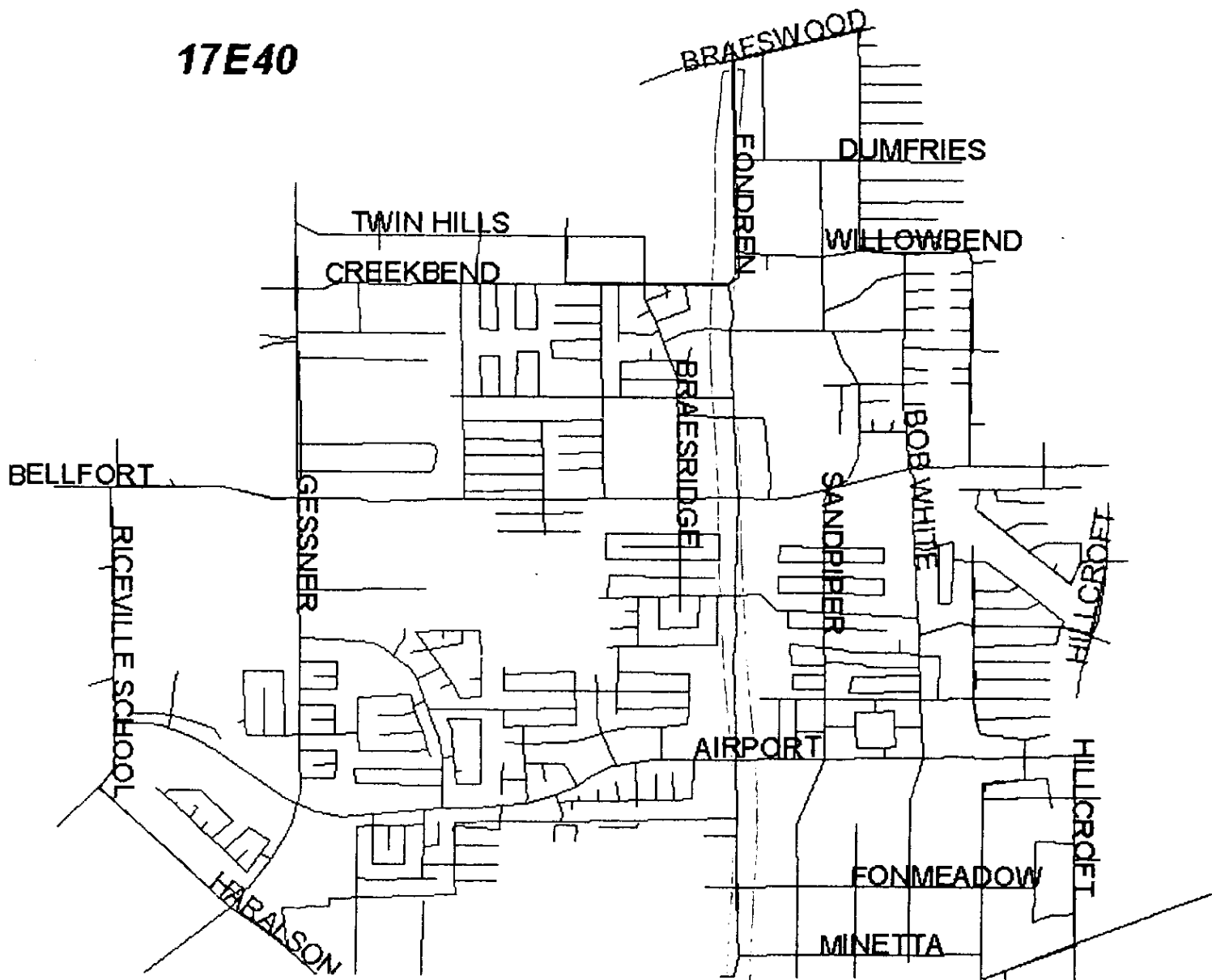
06/13/02	1530	Narcotic Drug Laws	17E40	20A	12500	Sandpiper	
07/14/02	0000	Rape	17E40	20A	10300	Sandpiper	
07/06/02	0740	Robbery	17E40	20A	10300	Sandpiper	
08/12/02	1910	Robbery	17E40	20A	10300	Sandpiper	
11/11/02	1045	Robbery	17E40	A20	10300	Sandpiper	
04/24/02	2301	Robbery	17E40	20A	12500	Sandpiper	
08/29/02	1730	Burglary	17E40	20A	7700	Southmeadow Dr.	
08/10/02	0949	Burglary	17E40	20A	7900	Southmeadow Dr.	
04/26/02	0650	Burglary	17E40	20A	12100	Thicket Green	
10/25/02	2345	Burglary	17E40	A20	8700	Victorian Dr.	
06/13/02	15430	Aggravated Assault	17E40	20A	8600	Victorian Village Dr.	
06/22/02	0645	Burglary	17E40	20A	8600	Victorian Village Dr.	
07/17/02	1600	Burglary	17E40	20A	8600	Victorian Village Dr.	
02/06/02	0000	Burglary	17E40	20A	8700	Victorian Village Dr.	
02/07/02	2020	Burglary	17E40	20A	8700	Victorian Village Dr.	
11/28/02	1930	Burglary	17E40	A20	8700	Victorian Village Dr.	
06/27/02	0900	Aggravated Assault	17E40	20A	8700	Village of Fondren Dr	
10/07/02	0830	Aggravated Assault	17E40	A20	8700	Village of Fondren Dr.	
06/23/02	1100	Burglary	17E40	20A	8600	Village of Fondren Dr.	
01/25/02	0715	Burglary	17E40	20A	8700	Village of Fondren Dr.	
02/07/02	1200	Burglary	17E40	20A	8700	Village of Fondren Dr.	
02/16/02	1500	Burglary	17E40	20A	8700	Village of Fondren Dr.	
01/02/02	1330	Burglary	17E40	20A	6100	Willowbend	
05/29/02	1030	Narcotic Drug Laws	17E40	20A	12600	Windsor Village Dr.	
05/29/02	1600	Narcotic Drug Laws	17E40	20A	12600	Windsor Village Dr.	

07/08/03

17E40



17E40



Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
1/5/02	0840	Robbery	17E40	13B	6200	BELLFORT		W
1/26/02	2315	Robbery	17E40	18A	6300	BELLFORT		W
1/9/01	1615	Robbery	17E40	05L	6600	BRAESWOOD		S
1/25/02	0341	Robbery	17E40	18T	6600	BRAESWOOD		S
1/6/02	1930	Robbery	17E40	13R	7600	FONDREN		
1/7/02	0349	Robbery	17E40	18A	7600	AIRPORT		W
1/10/02	0920	Robbery	17E40	210	7700	BELLFORT		W
1/2/02	2325	Robbery	17E40	070	8500	BELLFORT		W
1/7/02	0715	Robbery	17E40	05D	11100	ALBURY		
1/18/02	1135	Robbery	17E40	210	11100	FONDREN		
1/5/02	1900	Robbery	17E40	18G	11200	FONDREN		
1/21/02	1910	Robbery	17E40	13R	11300	FONDREN		
1/31/02	1300	Robbery	17E40	20A	12200	FONDREN		
1/23/02	1645	Robbery	17E40	05L	12300	FONDREN		
1/17/02	1615	Aggravated Assault	17E40	18A	6100	BELLFORT		W
1/28/02	1600	Aggravated Assault	17E40	20A	6200	AIRPORT		W
1/28/02	1600	Aggravated Assault	17E40	20A	6200	AIRPORT		W
1/2/02	2300	Aggravated Assault	17E40	18A	6300	AIRPORT		W
1/2/02	2300	Aggravated Assault	17E40	18A	6300	AIRPORT		W
1/14/02	2300	Aggravated Assault	17E40	18A	6300	BELLFORT		W
1/14/02	2300	Aggravated Assault	17E40	18A	6300	BELLFORT		W
1/14/02	2300	Aggravated Assault	17E40	18A	6300	BELLFORT		W
1/16/02	2054	Aggravated Assault	17E40	13R	6300	DAWNRIDGE	DR	
1/21/02	2115	Aggravated Assault	17E40	20A	6300	AIRPORT		W
1/21/02	2115	Aggravated Assault	17E40	20A	6300	AIRPORT		W
1/4/02	0340	Aggravated Assault	17E40	18C	6600	BELLFORT		W
1/25/02	1350	Aggravated Assault	17E40	22D	6600	SANFORD		
1/16/02	2000	Aggravated Assault	17E40	20R	7700	QUAIL MEADOW	DR	
1/16/02	2000	Aggravated Assault	17E40	20R	7700	QUAIL MEADOW	DR	
1/16/02	2000	Aggravated Assault	17E40	20R	7700	QUAIL MEADOW	DR	
1/20/02	0245	Aggravated Assault	17E40	18A	10400	SANDPIPER		
1/20/02	0245	Aggravated Assault	17E40	18A	10400	SANDPIPER		
1/20/02	2025	Aggravated Assault	17E40	20R	10800	SANDPIPER		

1/8/02	2130	Aggravated Assault	17E40	18A	11300	FONDREN	
1/8/02	2130	Aggravated Assault	17E40	18A	11300	FONDREN	
1/8/02	2010	Aggravated Assault	17E40	20A	11300	FONDREN	
1/12/02	1200	Aggravated Assault	17E40	05B	11300	FONDREN	
1/29/02	2200	Aggravated Assault	17E40	20R	11800	MEADOW PLACE	DR
1/25/02	1915	Aggravated Assault	17E40	18S	12300	FONDREN	
1/29/02	1420	Aggravated Assault	17E40	18A	12300	FONDREN	
1/1/02	2205	Aggravated Assault	17E40	20A	12500	DUNLAP	
1/27/02	1330	Aggravated Assault	17E40	20A	14500	FONMEADOW	
1/7/02	0700	Burglary	17E40	20R	5900	BEAUDRY	
1/14/02	0730	Burglary	17E40	20R	6000	BELLFORT	W
1/2/02	1330	Burglary	17E40	20A	6100	WILLOWBEND	
1/21/02	1800	Burglary	17E40	20A	6100	BELLFORT	W
1/3/02	1330	Burglary	17E40	20A	6200	BELLFORT	W
1/7/02	1100	Burglary	17E40	20A	6200	BELLFORT	W
1/8/02	0800	Burglary	17E40	20C	6200	LUDINGTON	
1/16/02	0300	Burglary	17E40	20A	6200	BELLFORT	W
1/11/01	1230	Burglary	17E40	20A	6300	BELLFORT	W
1/18/02	0800	Burglary	17E40	20R	6300	QUAIL MEADOW	DR
1/22/02	0810	Burglary	17E40	20R	6300	TEAL RUN	DR
1/23/02	1115	Burglary	17E40	20C	6300	CREEKBEND	DR
1/7/02	1000	Burglary	17E40	20A	7600	CREEKBEND	DR
1/19/02	2200	Burglary	17E40	20R	7800	VICKIJOHN	
1/20/02	0130	Burglary	17E40	20A	7800	AIRPORT	W
1/18/02	1430	Burglary	17E40	20A	8000	CREEKBEND	DR
1/10/02	1730	Burglary	17E40	20A	8100	CREEKBEND	DR
1/4/02	0600	Burglary	17E40	20A	8200	BELLFORT	W
1/23/02	2200	Burglary	17E40	24P	8300	BELLFORT	W
1/25/02	0715	Burglary	17E40	20A	8700	VILLAGE OF FONDREN	DR
1/31/02	0850	Burglary	17E40	20A	9800	LARKWOOD	
1/4/02	0900	Burglary	17E40	20A	10300	SANDPIPER	
1/25/02	1000	Burglary	17E40	20A	10300	SANDPIPER	
1/26/02	0900	Burglary	17E40	20A	10900	FONDREN	

1/22/02	1200	Burglary	17E40	20R	11000	BRAES FOREST	
1/1/02	2230	Burglary	17E40	20A	11300	FONDREN	
1/5/02	0530	Burglary	17E40	20A	11300	FONDREN	
1/7/02	1900	Burglary	17E40	20A	11300	FONDREN	
1/11/02	1200	Burglary	17E40	20A	11300	FONDREN	
1/24/02	1730	Burglary	17E40	20A	11300	FONDREN	
1/14/02	0700	Burglary	17E40	20A	12100	FONDREN	
1/16/02	0615	Burglary	17E40	20A	12100	FONDREN	
1/10/02	0530	Burglary	17E40	20A	12200	FONDREN	
1/15/02	0330	Burglary	17E40	20A	12200	FONDREN	
1/3/02	2130	Burglary	17E40	20A	12300	FONDREN	
1/17/02	0430	Burglary	17E40	20R	12400	TRUESDELL	DR
12/5/01	0900	Burglary	17E40	20A	12500	SANDPIPER	
1/2/02	1637	Burglary	17E40	22E	14200	FONMEADOW	
1/4/02	2030	Burglary of a Motor Vehicle	17E40	18A	6100	BELLFORT	W
1/24/02	2100	Burglary of a Motor Vehicle	17E40	20D	6100	PORTAL	
1/10/02	1900	Burglary of a Motor Vehicle	17E40	20D	6200	VICKIJOHN	
1/13/02	2200	Burglary of a Motor Vehicle	17E40	18A	6200	BELLFORT	W
12/30/01	1730	Burglary of a Motor Vehicle	17E40	18O	6300	BELLFORT	W
1/8/02	2000	Burglary of a Motor Vehicle	17E40	18A	6300	BELLFORT	W
1/13/02	2345	Burglary of a Motor Vehicle	17E40	18A	6300	AIRPORT	W
1/15/02	1900	Burglary of a Motor Vehicle	17E40	13R	6300	SOUTHWOOD	CT S
1/15/02	1800	Burglary of a Motor Vehicle	17E40	18A	6300	AIRPORT	W
1/30/02	2130	Burglary of a Motor Vehicle	17E40	18A	6300	AIRPORT	W
1/26/02	1200	Burglary of a Motor Vehicle	17E40	23S	6700	BELLFORT	W
1/18/02	1720	Burglary of a Motor Vehicle	17E40	18O	7700	BELLFORT	W
1/19/02	0930	Burglary of a Motor Vehicle	17E40	18O	7700	BELLFORT	W
1/26/02	1600	Burglary of a Motor Vehicle	17E40	18T	7700	BELLFORT	W
1/27/02	0900	Burglary of a Motor Vehicle	17E40	18A	7700	AIRPORT	W
1/24/02	1700	Burglary of a Motor Vehicle	17E40	18A	7800	AIRPORT	W
1/13/02	0300	Burglary of a Motor Vehicle	17E40	18A	8100	CREEKBEND	DR
1/1/02	0100	Burglary of a Motor Vehicle	17E40	18T	8200	BELLFORT	W
1/7/02	0000	Burglary of a Motor Vehicle	17E40	18A	9800	LARKWOOD	
1/29/02	1715	Burglary of a Motor Vehicle	17E40	18A	9800	LARKWOOD	

1/23/02	2200	Auto Theft	17E40	18A	6400	BELLFORT		W
1/28/02	2200	Auto Theft	17E40	18A	6400	BANKSIDE		
1/30/02	2200	Auto Theft	17E40	18A	6400	BELLFORT		W
1/30/02	1845	Auto Theft	17E40	18O	6500	BELLFORT		W
1/4/02	2000	Auto Theft	17E40	250	6700	BELLFORT		W
12/31/01	0130	Auto Theft	17E40	18A	7700	CREEKBEND	DR	
1/12/02	1540	Auto Theft	17E40	18O	7700	BELLFORT		W
1/11/02	2330	Auto Theft	17E40	18A	8200	BELLFORT		W
1/2/02	1000	Auto Theft	17E40	18A	10300	SANDPIPER		
1/14/02	1400	Auto Theft	17E40	18A	10300	SANDPIPER		
1/15/02	1930	Auto Theft	17E40	18A	10300	SANDPIPER		
1/21/02	1200	Auto Theft	17E40	18A	10300	SANDPIPER		
1/28/02	2100	Auto Theft	17E40	18A	10300	SANDPIPER		
1/18/02	2200	Auto Theft	17E40	13R	10400	SANDPIPER		
1/28/02	1830	Auto Theft	17E40	20G	10600	SANDPIPER		
1/17/02	2340	Auto Theft	17E40	18A	10700	FONDREN		
1/18/02	2100	Auto Theft	17E40	18A	10700	FONDREN		
1/20/02	0030	Auto Theft	17E40	18A	10700	FONDREN		
1/20/02	1930	Auto Theft	17E40	18A	10800	FONDREN		
1/25/02	0100	Auto Theft	17E40	18A	10800	FONDREN		
1/13/02	1830	Auto Theft	17E40	18T	11300	FONDREN		
1/23/02	2100	Auto Theft	17E40	18A	11300	FONDREN		
1/23/02	2130	Auto Theft	17E40	18A	11300	FONDREN		
1/24/02	1930	Auto Theft	17E40	18A	11300	FONDREN		
1/17/02	1030	Auto Theft	17E40	20A	12100	FONDREN		
1/26/02	2300	Auto Theft	17E40	18A	12100	THICKET GREEN		
1/24/02	0500	Auto Theft	17E40	18A	12200	FONDREN		
1/21/02	2230	Auto Theft	17E40	23S	12300	FONDREN		
1/24/02	0000	Auto Theft	17E40	18A	12600	DUNLAP		
1/19/02	0930	Auto Theft	17E40	18A	14500	FONMEADOW		
1/30/02	1045	Auto Theft	17E40	18A	14500	FONMEADOW		
1/9/02	2312	Narcotic Drug Laws	17E40	070	6200	AIRPORT		W
1/29/02	1350	Narcotic Drug Laws	17E40	18A	6300	BELLFORT		W
1/7/01	1617	Narcotic Drug Laws	17E40	18A	6400	BELLFORT		W

1/6/02	0140	Narcotic Drug Laws	17E40	18A	6400	BELLFORT		W
1/11/02	1130	Narcotic Drug Laws	17E40	13R	6400	LUDINGTON		
1/11/02	2020	Narcotic Drug Laws	17E40	18A	6400	BELLFORT		W
1/20/02	0114	Narcotic Drug Laws	17E40	18A	6400	BELLFORT		W
1/29/02	1320	Narcotic Drug Laws	17E40	13R	6400	BELLFORT		W
1/30/02	1340	Narcotic Drug Laws	17E40	18A	6400	BELLFORT		W
1/16/02	1346	Narcotic Drug Laws	17E40	13R	7600	AIRPORT		W
1/31/02	1900	Narcotic Drug Laws	17E40	13R	8000	AIRPORT		W
1/28/02	0305	Narcotic Drug Laws	17E40	13R	8300	AIRPORT		W
1/22/02	1900	Narcotic Drug Laws	17E40	18T	8500	BELLFORT		W
1/27/02	1713	Narcotic Drug Laws	17E40	18A	8600	VILLAGE OF FONDREN	DR	
1/8/02	1225	Narcotic Drug Laws	17E40	20D	8800	WESTPLACE	DR	
1/2/02	1430	Narcotic Drug Laws	17E40	20A	10300	SANDPIPER		
1/3/02	1700	Narcotic Drug Laws	17E40	18C	10300	SANDPIPER		
1/19/02	1930	Narcotic Drug Laws	17E40	18A	10300	SANDPIPER		
1/30/02	2051	Narcotic Drug Laws	17E40	13R	10900	ALBURY		
1/24/02	2012	Narcotic Drug Laws	17E40	13R	11000	ALBURY		
1/25/02	1515	Narcotic Drug Laws	17E40	18P	11100	FONDREN		
1/15/02	1215	Narcotic Drug Laws	17E40	13R	11300	ORMANDY		
1/8/02	1535	Narcotic Drug Laws	17E40	11R	11500	HAVILAND		
1/16/02	1845	Narcotic Drug Laws	17E40	11R	11500	HAVILAND		
1/22/02	1430	Narcotic Drug Laws	17E40	250	11600	HAVILAND		
1/15/02	1140	Narcotic Drug Laws	17E40	18C	12100	FONDREN		
1/8/02	1350	Narcotic Drug Laws	17E40	20A	12200	FONDREN		
1/12/02	1100	Narcotic Drug Laws	17E40	20A	12200	FONDREN		
1/27/02	2320	Narcotic Drug Laws	17E40	20A	12200	FONDREN		
1/30/01	2230	Narcotic Drug Laws	17E40	18A	12300	FONDREN		
1/17/02	1540	Narcotic Drug Laws	17E40	13R	12300	BOB WHITE		
1/30/02	1600	Narcotic Drug Laws	17E40	18A	12300	FONDREN		
1/24/02	0600	Narcotic Drug Laws	17E40	18T	12400	FONDREN		
1/25/02	0053	Driving While Intoxicated	17E40	13R	10300	SANDPIPER		

1/7/02	1640	Burglary of a Motor Vehicle	17E40	18A	10400	SANDPIPER		
1/17/02	1340	Burglary of a Motor Vehicle	17E40	18A	10800	FONDREN		
1/4/01	0000	Burglary of a Motor Vehicle	17E40	18A	12100	FONDREN		
1/19/02	1300	Burglary of a Motor Vehicle	17E40	18A	12100	FONDREN		
12/5/01	1130	Burglary of a Motor Vehicle	17E40	18A	12200	FONDREN		
1/19/02	0130	Burglary of a Motor Vehicle	17E40	18A	12200	FONDREN		
1/27/02	2330	Burglary of a Motor Vehicle	17E40	18A	12200	FONDREN		
1/27/02	0510	Burglary of a Motor Vehicle	17E40	20A	12200	FONDREN		
1/27/02	0000	Burglary of a Motor Vehicle	17E40	18A	12200	FONDREN		
1/28/02	0100	Burglary of a Motor Vehicle	17E40	18A	12200	FONDREN		
1/15/02	2230	Burglary of a Motor Vehicle	17E40	18A	12300	BOB WHITE		
1/10/02	1930	Auto Theft	17E40	18A	6100	BELLFORT		W
1/11/02	1930	Auto Theft	17E40	18A	6100	WILLOWBEND		
1/17/02	2230	Auto Theft	17E40	18A	6100	BELLFORT		W
1/29/02	2330	Auto Theft	17E40	18A	6100	BELLFORT		W
1/6/02	1900	Auto Theft	17E40	18A	6200	BELLFORT		W
1/8/02	1700	Auto Theft	17E40	250	6200	BELLFORT		W
1/8/02	1000	Auto Theft	17E40	18A	6200	BELLFORT		W
1/12/02	2330	Auto Theft	17E40	18A	6200	BELLFORT		W
12/20/01	0000	Auto Theft	17E40	18A	6300	BELLFORT		W
12/31/01	1600	Auto Theft	17E40	18A	6300	SHADOW TREE	DR	
1/5/02	0300	Auto Theft	17E40	18A	6300	BELLFORT		W
1/6/02	0130	Auto Theft	17E40	18A	6300	BELLFORT		W
1/7/02	1439	Auto Theft	17E40	18A	6300	BELLFORT		W
1/9/02	2000	Auto Theft	17E40	18A	6300	BELLFORT		W
1/11/02	2300	Auto Theft	17E40	18A	6300	BELLFORT		W
1/12/02	2300	Auto Theft	17E40	18A	6300	BELLFORT		W
1/14/02	0300	Auto Theft	17E40	18A	6300	BELLFORT		W
1/14/02	0300	Auto Theft	17E40	18A	6300	PEACOCK HILLS	DR	
1/15/02	1800	Auto Theft	17E40	18A	6300	BELLFORT		W
1/28/02	1900	Auto Theft	17E40	18A	6300	BELLFORT		W
1/29/02	1600	Auto Theft	17E40	20D	6300	TEAL RUN	DR	
1/9/01	2000	Auto Theft	17E40	18A	6400	BELLFORT		W
1/13/02	1900	Auto Theft	17E40	18A	6400	BELLFORT		W
1/22/02	2000	Auto Theft	17E40	18A	6400	BELLFORT		W

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
2/20/02	1713	Murder & Nonnegligent Manslaughter	17E40	20A ~	11300	FONDREN		
2/26/02	2300	Murder & Nonnegligent Manslaughter	17E40	20A ~	11300	FONDREN		
2/26/02	1530	Rape	17E40	20R	11100	FONDREN		
2/14/02	0000	Robbery	17E40	18T	6000	BELLFORT		W
2/10/02	1955	Robbery	17E40	18A	6300	DUMFRIES		
2/14/02	1800	Robbery	17E40	18A	6300	DUMFRIES		
2/15/02	2130	Robbery	17E40	18A	6400	BELLFORT		W
2/17/02	1805	Robbery	17E40	18A	6400	BANKSIDE		
2/27/02	1910	Robbery	17E40	20A ~	6400	BELLFORT		W
2/22/02	1250	Robbery	17E40	070	6600	AIRPORT		W
2/26/02	0949	Robbery	17E40	070	6600	BELLFORT		W
2/12/02	0945	Robbery	17E40	20A	8200	BELLFORT		W
2/16/02	1920	Robbery	17E40	13R	8800	VINKINS	RD	
2/17/02	2300	Robbery	17E40	20D	8800	ASPEN PLACE	DR	
2/8/02	2250	Robbery	17E40	18A	10000	LARKWOOD		
2/23/02	0100	Robbery	17E40	13S	10200	SOUTH SAM HOUSTON	PKWY	W
2/12/02	0015	Robbery	17E40	18A	11000	LARKWOOD		
2/2/02	1615	Robbery	17E40	18G	11200	FONDREN		
2/16/02	1845	Robbery	17E40	13R	11300	BOB WHITE		
2/25/02	0750	Robbery	17E40	13R	11300	FONDREN		
2/2/02	2140	Robbery	17E40	20D	11800	ALEX	LN	
2/8/02	0500	Robbery	17E40	13R	11800	FONDREN		
2/25/02	2315	Robbery	17E40	13R	11800	ALEX	LN	
2/18/02	1300	Robbery	17E40	13R	12300	BOB WHITE		
2/13/02	1215	Aggravated Assault	17E40	20R	6300	DELLFERN		
2/14/02	0000	Aggravated Assault	17E40	20A ~	6300	AIRPORT		W
2/16/02	0300	Aggravated Assault	17E40	20A ~	6300	DUMFRIES		
2/19/02	1300	Aggravated Assault	17E40	20A ~	6400	BELLFORT		W
1/6/02	1815	Aggravated Assault	17E40	240	6600	BRAESWOOD		S
2/17/02	1100	Aggravated Assault	17E40	22M	6600	BRAESWOOD		S
2/6/02	1500	Aggravated Assault	17E40	20A ~	7600	CREEKBEND	DR	
2/18/02	0100	Aggravated Assault	17E40	20A ~	7600	AIRPORT		W

2/8/02	0900	Aggravated Assault	17E40	18A	7700	AIRPORT		W
2/9/02	1045	Aggravated Assault	17E40	20A	7700	AIRPORT		W
2/23/02	0245	Aggravated Assault	17E40	13R	7900	BELLFORT		W
2/7/02	1400	Aggravated Assault	17E40	20A -	8000	CREEKBEND	DR	
2/24/02	2200	Aggravated Assault	17E40	20A -	8000	CREEKBEND	DR	
2/25/02	0600	Aggravated Assault	17E40	20A -	8100	CREEKBEND	DR	
2/1/02	1900	Aggravated Assault	17E40	20A -	8200	BELLFORT		W
2/11/01	1230	Aggravated Assault	17E40	20A -	9800	LARKWOOD		
2/18/02	0000	Aggravated Assault	17E40	20D	10700	FONDREN		
2/6/02	0846	Aggravated Assault	17E40	20A -	10900	FONDREN		
2/12/02	1400	Aggravated Assault	17E40	22M	11500	GESSNER		S
2/14/02	1500	Aggravated Assault	17E40	22P	11500	FAIRMONT		
2/9/02	0430	Aggravated Assault	17E40	20A	12200	FONDREN		
2/14/02	1000	Aggravated Assault	17E40	18A	12500	DUNLAP		
2/1/02	2100	Aggravated Assault	17E40	20R	14400	MINETTA		
2/1/02	2100	Aggravated Assault	17E40	20R	14400	MINETTA		
2/28/02	1340	Aggravated Assault	17E40	05O	14400	MINETTA		
1/31/02	2200	Burglary	17E40	20R	6100	HUMMINGBIRD		
2/12/02	0730	Burglary	17E40	20R	6200	LUDINGTON		
2/12/02	1230	Burglary	17E40	20C	6200	LUDINGTON		
1/22/02	1200	Burglary	17E40	20C	6300	CREEKBEND	DR	
2/5/02	2300	Burglary	17E40	20C	6300	CREEKBEND	DR	
2/8/02	1500	Burglary	17E40	20A -	6300	BELLFORT		W
2/10/02	1800	Burglary	17E40	20A -	6300	BELLFORT		W
2/15/02	0700	Burglary	17E40	20A -	6300	AIRPORT		W
2/8/02	0600	Burglary	17E40	20A -	6400	BANKSIDE		
2/8/02	0640	Burglary	17E40	20A -	6400	BELLFORT		W
2/19/02	2215	Burglary	17E40	18A	6400	BELLFORT		W
2/20/02	0900	Burglary	17E40	20A -	6400	BELLFORT		W
2/1/01	0700	Burglary	17E40	20A -	7600	AIRPORT		W
2/10/02	1345	Burglary	17E40	20A -	7600	CREEKBEND	DR	
2/21/02	2300	Burglary	17E40	20G	7600	SECRETARIAT	LN	
2/3/02	0940	Burglary	17E40	22E	7800	PORTAL		
2/22/02	0000	Burglary	17E40	20R	7800	CANDLE	LN	

2/22/02	0720	Burglary	17E40	20A	7800	AIRPORT		W
2/27/02	1800	Burglary	17E40	20A	7900	CREEKBEND	DR	
2/1/02	2100	Burglary	17E40	170	8000	AIRPORT		W
2/1/02	2200	Burglary	17E40	250	8000	AIRPORT		W
2/11/02	0745	Burglary	17E40	20R	8000	DUFFIELD	LN	
2/19/02	1330	Burglary	17E40	20A	8000	CREEKBEND	DR	
2/10/02	0030	Burglary	17E40	070	8500	BELLFORT		W
2/6/02	0000	Burglary	17E40	20A	8700	VICTORIAN VILLAGE	DR	
2/7/02	2020	Burglary	17E40	20A	8700	VICTORIAN VILLAGE	DR	
2/7/02	1200	Burglary	17E40	20A	8700	VILLAGE OF FONDREN	DR	
2/16/02	1500	Burglary	17E40	20A	8700	VILLAGE OF FONDREN	DR	
2/13/02	0030	Burglary	17E40	20A	10300	SANDPIPER		
2/6/02	1800	Burglary	17E40	20G	10700	SANDY SHOALS		
2/15/02	0730	Burglary	17E40	20A	10700	FONDREN		
2/4/02	0220	Burglary	17E40	20A	10800	FONDREN		
2/12/02	1125	Burglary	17E40	20A	10800	BRAES BEND	DR	
2/25/02	1040	Burglary	17E40	20A	10800	FONDREN		
2/15/02	0745	Burglary	17E40	20R	10900	BRAES FOREST		
1/30/02	0700	Burglary	17E40	20A	11300	FONDREN		
2/21/02	0800	Burglary	17E40	20A	11300	FONDREN		
2/24/02	2120	Burglary	17E40	20A	11300	FONDREN		
2/17/02	2130	Burglary	17E40	20A	12100	FONDREN		
2/27/02	0700	Burglary	17E40	20R	12100	SUNSET MEADOW		
2/1/02	1000	Burglary	17E40	20A	12200	FONDREN		
2/27/02	0600	Burglary	17E40	20A	12300	BOB WHITE		
2/13/02	1330	Burglary	17E40	20A	12600	DUNLAP		
1/31/02	2130	Burglary of a Motor Vehicle	17E40	13R	6100	HUMMINGBIRD		
1/31/02	1900	Burglary of a Motor Vehicle	17E40	20R	6100	HUMMINGBIRD		
2/23/02	2200	Burglary of a Motor Vehicle	17E40	18A	6200	BELLFORT		W
2/8/02	1830	Burglary of a Motor Vehicle	17E40	18A	6300	AIRPORT		W
2/8/02	2300	Burglary of a Motor Vehicle	17E40	18A	6300	AIRPORT		W

2/8/02	2245	Burglary of a Motor Vehicle	17E40	18A	6300	AIRPORT		W
2/9/02	0130	Burglary of a Motor Vehicle	17E40	18A	6300	AIRPORT		W
2/9/02	0102	Burglary of a Motor Vehicle	17E40	18A	6300	AIRPORT		W
2/9/02	2245	Burglary of a Motor Vehicle	17E40	20D	6300	PORTAL		
2/9/02	0200	Burglary of a Motor Vehicle	17E40	18A	6300	AIRPORT		W
2/9/02	0245	Burglary of a Motor Vehicle	17E40	18A	6300	AIRPORT		W
2/9/02	0215	Burglary of a Motor Vehicle	17E40	18A	6300	AIRPORT		W
2/9/02	1800	Burglary of a Motor Vehicle	17E40	18A	6300	BELLFORT		W
2/25/02	2145	Burglary of a Motor Vehicle	17E40	20A	6300	BELLFORT		W
2/28/02	0200	Burglary of a Motor Vehicle	17E40	18A	6300	BELLFORT		W
2/23/02	1300	Burglary of a Motor Vehicle	17E40	18A	6400	BELLFORT		W
2/15/02	0000	Burglary of a Motor Vehicle	17E40	250	7600	AIRPORT		W
2/6/02	2100	Burglary of a Motor Vehicle	17E40	20D	7700	BELLFORT		W
2/6/02	0550	Burglary of a Motor Vehicle	17E40	18T	7700	BELLFORT		W
2/11/02	1915	Burglary of a Motor Vehicle	17E40	18O	7700	BELLFORT		W
2/23/02	1800	Burglary of a Motor Vehicle	17E40	20R	7800	SECRETARIAT	LN	
2/13/02	0000	Burglary of a Motor Vehicle	17E40	20D	7900	SECRETARIAT	LN	
2/24/02	1600	Burglary of a Motor Vehicle	17E40	20D	7900	SECRETARIAT	LN	
2/13/02	1930	Burglary of a Motor Vehicle	17E40	18A	8100	AIRPORT		W
2/23/02	1500	Burglary of a Motor Vehicle	17E40	05C	8400	BELLFORT		W
2/26/02	0900	Burglary of a Motor Vehicle	17E40	20D	8800	DEER MEADOW	DR	
2/21/02	1000	Burglary of a Motor Vehicle	17E40	18A	10800	BRAES BEND	DR	
2/27/02	2100	Burglary of a Motor Vehicle	17E40	18A	10800	FONDREN		
2/13/02	2100	Burglary of a Motor Vehicle	17E40	20D	11000	BOB WHITE		
2/14/02	1500	Burglary of a Motor Vehicle	17E40	18A	11000	ALBURY		
2/10/02	0320	Burglary of a Motor Vehicle	17E40	13R	11100	SANDPIPER		
2/7/02	0300	Burglary of a Motor Vehicle	17E40	18A	11300	FONDREN		
2/24/02	1330	Burglary of a Motor Vehicle	17E40	18T	11800	FONDREN		
2/14/02	1915	Burglary of a Motor Vehicle	17E40	20D	12100	SANDPIPER		
2/17/02	1000	Burglary of a Motor Vehicle	17E40	18A	12100	FONDREN		
2/21/02	0955	Burglary of a Motor Vehicle	17E40	13R	12300	BRAESRIDGE	DR	
1/31/02	2300	Burglary of a Motor Vehicle	17E40	18A	14600	FONMEADOW		
2/15/02	0130	Burglary of a Motor Vehicle	17E40	18A	14600	FONMEADOW		
2/10/02	2200	Auto Theft	17E40	18A	6100	WILLOWBEND		

2/17/02	1700	Auto Theft	17E40	18A	6200	BELLFORT		W
2/3/02	2230	Auto Theft	17E40	18A	6300	BELLFORT		W
2/8/02	0000	Auto Theft	17E40	18A	6300	BELLFORT		W
2/16/02	0300	Auto Theft	17E40	18A	6300	BELLFORT		W
2/16/02	1720	Auto Theft	17E40	18A	6300	BELLFORT		W
2/18/02	1600	Auto Theft	17E40	250	6300	BELLFORT		W
2/19/02	1830	Auto Theft	17E40	18A	6300	BELLFORT		W
2/19/02	1720	Auto Theft	17E40	18A	6300	BELLFORT		W
2/20/02	0815	Auto Theft	17E40	18A	6300	BELLFORT		W
2/3/02	0100	Auto Theft	17E40	13R	6400	OLD CHATHAM	LN	
2/12/02	2030	Auto Theft	17E40	18A	6400	BANKSIDE		
2/17/02	2300	Auto Theft	17E40	18A	6400	BELLFORT		W
2/20/02	1400	Auto Theft	17E40	18A	6600	LUDINGTON		
2/20/02	1140	Auto Theft	17E40	18A	7600	AIRPORT		W
2/15/02	0655	Auto Theft	17E40	18A	7800	AIRPORT		W
2/9/02	2300	Auto Theft	17E40	18A	8200	BELLFORT		W
2/23/02	2230	Auto Theft	17E40	13R	8500	CANDLEGREEN	LN	
2/26/02	0820	Auto Theft	17E40	20R	8900	WESTPLACE	DR	
2/17/02	1830	Auto Theft	17E40	180	9800	LARKWOOD		
2/19/01	2130	Auto Theft	17E40	13R	10400	SANDPIPER		
2/23/02	2200	Auto Theft	17E40	18A	10400	SANDPIPER		
2/1/02	0900	Auto Theft	17E40	18A	10800	FONDREN		
2/18/02	0930	Auto Theft	17E40	13R	10900	FONDREN		
2/25/02	1800	Auto Theft	17E40	20D	11000	BELLBROOK	DR	
2/21/02	1700	Auto Theft	17E40	18T	11100	FONDREN		
2/2/02	2230	Auto Theft	17E40	18A	11300	FONDREN		
2/11/02	1700	Auto Theft	17E40	18A	11300	FONDREN		
2/22/02	2000	Auto Theft	17E40	18A	11300	FONDREN		
2/24/02	2000	Auto Theft	17E40	18A	11300	FONDREN		
2/1/02	1700	Auto Theft	17E40	20R	12100	BOB WHITE		
2/22/02	2330	Auto Theft	17E40	18A	12100	FONDREN		
2/4/02	0100	Auto Theft	17E40	18A	12200	FONDREN		
2/10/02	2230	Auto Theft	17E40	18A	12200	FONDREN		
2/1/02	1200	Auto Theft	17E40	18A	12300	FONDREN		

2/17/02	1700	Auto Theft	17E40	18A	6200	BELLFORT		W
2/3/02	2230	Auto Theft	17E40	18A	6300	BELLFORT		W
2/8/02	0000	Auto Theft	17E40	18A	6300	BELLFORT		W
2/16/02	0300	Auto Theft	17E40	18A	6300	BELLFORT		W
2/16/02	1720	Auto Theft	17E40	18A	6300	BELLFORT		W
2/18/02	1600	Auto Theft	17E40	250	6300	BELLFORT		W
2/19/02	1830	Auto Theft	17E40	18A	6300	BELLFORT		W
2/19/02	1720	Auto Theft	17E40	18A	6300	BELLFORT		W
2/20/02	0815	Auto Theft	17E40	18A	6300	BELLFORT		W
2/3/02	0100	Auto Theft	17E40	13R	6400	OLD CHATHAM	LN	
2/12/02	2030	Auto Theft	17E40	18A	6400	BANKSIDE		
2/17/02	2300	Auto Theft	17E40	18A	6400	BELLFORT		W
2/20/02	1400	Auto Theft	17E40	18A	6600	LUDINGTON		
2/20/02	1140	Auto Theft	17E40	18A	7600	AIRPORT		W
2/15/02	0655	Auto Theft	17E40	18A	7800	AIRPORT		W
2/9/02	2300	Auto Theft	17E40	18A	8200	BELLFORT		W
2/23/02	2230	Auto Theft	17E40	13R	8500	CANDLEGREEN	LN	
2/26/02	0820	Auto Theft	17E40	20R	8900	WESTPLACE	DR	
2/17/02	1830	Auto Theft	17E40	18O	9800	LARKWOOD		
2/19/01	2130	Auto Theft	17E40	13R	10400	SANDPIPER		
2/23/02	2200	Auto Theft	17E40	18A	10400	SANDPIPER		
2/1/02	0900	Auto Theft	17E40	18A	10800	FONDREN		
2/18/02	0930	Auto Theft	17E40	13R	10900	FONDREN		
2/25/02	1800	Auto Theft	17E40	20D	11000	BELLBROOK	DR	
2/21/02	1700	Auto Theft	17E40	18T	11100	FONDREN		
2/2/02	2230	Auto Theft	17E40	18A	11300	FONDREN		
2/11/02	1700	Auto Theft	17E40	18A	11300	FONDREN		
2/22/02	2000	Auto Theft	17E40	18A	11300	FONDREN		
2/24/02	2000	Auto Theft	17E40	18A	11300	FONDREN		
2/1/02	1700	Auto Theft	17E40	20R	12100	BOB WHITE		
2/22/02	2330	Auto Theft	17E40	18A	12100	FONDREN		
2/4/02	0100	Auto Theft	17E40	18A	12200	FONDREN		
2/10/02	2230	Auto Theft	17E40	18A	12200	FONDREN		
2/1/02	1200	Auto Theft	17E40	18A	12300	FONDREN		

2/7/02	0205	Driving While Intoxicated	17E40	13S	8600	AIRPORT	W
2/9/02	1940	Driving While Intoxicated	17E40	13R	11300	FONDREN	

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
3/17/02	1905	Murder & Nonnegligent Manslaughter	17E40	18A	6400	BELLFORT		W
3/21/02	0430	Murder & Nonnegligent Manslaughter	17E40	20A ~	11300	FONDREN		
3/26/02	0730	Rape	17E40	20A ~	6300	BELLFORT		W
3/3/02	2200	Rape	17E40	20A ~	6400	BELLFORT		W
3/17/02	0600	Robbery	17E40	18A	6300	DUMFRIES		
3/24/02	2200	Robbery	17E40	18A	6300	DUMFRIES		
3/5/02	1415	Robbery	17E40	18O	6600	AIRPORT		W
3/1/02	0700	Robbery	17E40	18A	8000	AIRPORT		W
3/31/02	2230	Robbery	17E40	20A ~	9800	LARKWOOD		
3/28/02	2300	Robbery	17E40	20R	10800	BRAES FOREST		
3/21/02	2115	Robbery	17E40	18A	11300	FONDREN		
3/28/02	0130	Robbery	17E40	18A	11300	FONDREN		
3/29/02	2130	Robbery	17E40	18O	11300	FONDREN		
3/28/02	2240	Robbery	17E40	13R	11400	FONDREN		
3/16/02	2040	Robbery	17E40	18A	11600	BOB WHITE		
3/17/02	2150	Robbery	17E40	20A ~	12100	FONDREN		
3/16/02	1100	Aggravated Assault	17E40	20A ~	6300	DUMFRIES		
3/2/02	1415	Aggravated Assault	17E40	20A ~	8100	CREEKBEND	DR	
3/6/02	0900	Aggravated Assault	17E40	20A ~	8100	CREEKBEND	DR	
3/14/02	1830	Aggravated Assault	17E40	18A	8100	CREEKBEND	DR	
3/19/02	1830	Aggravated Assault	17E40	20A ~	8200	BELLFORT		W
3/11/02	1400	Aggravated Assault	17E40	18D	9600	FONDREN		
3/18/02	0050	Aggravated Assault	17E40	20A ~	10300	SANDPIPER		
3/18/02	1355	Aggravated Assault	17E40	18R	10500	FONDREN		
3/19/02	1530	Aggravated Assault	17E40	13R	11200	FONDREN		
3/19/02	1530	Aggravated Assault	17E40	13R	11200	FONDREN		
3/5/02	0100	Aggravated Assault	17E40	20A ~	11300	FONDREN		
3/20/02	0230	Aggravated Assault	17E40	20A ~	11300	FONDREN		
3/14/02	1530	Aggravated Assault	17E40	20P	11600	BOB WHITE		
3/15/02	1830	Aggravated Assault	17E40	18A	12100	FONDREN		
3/11/02	2130	Aggravated Assault	17E40	20A ~	12200	FONDREN		
3/24/02	2230	Aggravated Assault	17E40	20A ~	12200	FONDREN		
3/5/02	0753	Aggravated Assault	17E40	20R	12400	TRUESDELL	DR	

3/24/02	1920	Aggravated Assault	17E40	13R	12400	FONDREN	
3/11/02	1230	Aggravated Assault	17E40	20A	12500	DUNLAP	
3/13/02	1015	Aggravated Assault	17E40	20A	12600	DUNLAP	
3/2/02	1900	Burglary	17E40	20G	6100	CLARIDGE	
3/28/02	0830	Burglary	17E40	20A	6200	LUDINGTON	
3/11/02	1647	Burglary	17E40	22M	6300	BRAESWOOD	S
3/15/02	1655	Burglary	17E40	20A	6300	BELLFORT	W
3/18/02	2100	Burglary	17E40	20A	6300	BELLFORT	W
3/28/02	0530	Burglary	17E40	20A	6300	BELLFORT	W
3/1/02	1000	Burglary	17E40	20A	6400	BANKSIDE	
3/1/02	0845	Burglary	17E40	20A	6400	BANKSIDE	
3/10/02	0135	Burglary	17E40	20A	6400	BELLFORT	W
3/1/02	1600	Burglary	17E40	22D	6700	BELLFORT	W
3/7/02	0800	Burglary	17E40	20R	7600	AIRPORT	W
3/29/02	1600	Burglary	17E40	20A	7600	AIRPORT	W
3/14/02	0700	Burglary	17E40	20A	7700	AIRPORT	W
3/19/02	1507	Burglary	17E40	20G	7800	DUFFIELD	LN
3/26/02	0830	Burglary	17E40	250	7800	BELLFORT	W
3/14/02	0000	Burglary	17E40	20A	8000	CREEKBEND	DR
3/15/02	1845	Burglary	17E40	22D	8000	AIRPORT	W
3/13/02	2359	Burglary	17E40	070	8200	BELLFORT	W
3/30/02	2145	Burglary	17E40	20A	8200	BELLFORT	W
3/25/02	1100	Burglary	17E40	20R	8300	SANDY GLEN	
3/22/02	2230	Burglary	17E40	120	11300	FONDREN	
3/25/02	0600	Burglary	17E40	20A	11300	FONDREN	
3/19/02	0040	Burglary	17E40	20R	11600	BOWLAN	LN
2/15/02	0000	Burglary	17E40	250	12000	FONDREN	
3/24/02	1930	Burglary	17E40	05B	12100	FONDREN	
3/4/02	1620	Burglary	17E40	20A	12200	FONDREN	
3/16/02	1500	Burglary	17E40	20A	12200	FONDREN	
3/22/02	1400	Burglary	17E40	20V	12200	SANDPIPER	
3/29/02	0800	Burglary	17E40	20A	12200	FONDREN	
3/7/02	0800	Burglary	17E40	20A	12300	SANDPIPER	
3/23/02	0700	Burglary	17E40	20A	12500	DUNLAP	

3/25/02	0252	Burglary	17E40	20A	12500	SANDPIPER		
3/20/02	0000	Burglary of a Motor Vehicle	17E40	18A	6000	BELLFORT		W
3/6/02	2245	Burglary of a Motor Vehicle	17E40	18A	6100	WILLOWBEND		
3/6/02	2230	Burglary of a Motor Vehicle	17E40	13R	6300	DAWNRIDGE	DR	
3/6/02	1930	Burglary of a Motor Vehicle	17E40	18A	6300	BELLFORT		W
3/11/02	1230	Burglary of a Motor Vehicle	17E40	13R	6400	CAMBRIDGE GLEN	DR	
3/12/02	2100	Burglary of a Motor Vehicle	17E40	18A	6400	BELLFORT		W
3/1/02	1000	Burglary of a Motor Vehicle	17E40	18T	7700	BELLFORT		W
3/9/02	1000	Burglary of a Motor Vehicle	17E40	18O	7700	BELLFORT		W
3/22/02	1930	Burglary of a Motor Vehicle	17E40	20R	7900	AIRPORT		W
3/26/02	2200	Burglary of a Motor Vehicle	17E40	13R	7900	SECRETARIAT	LN	
3/14/02	1400	Burglary of a Motor Vehicle	17E40	18A	8700	RYLANDER	CIR	E
3/7/02	1900	Burglary of a Motor Vehicle	17E40	20D	10800	BOB WHITE		
3/15/02	1400	Burglary of a Motor Vehicle	17E40	18A	10800	FONDREN		
3/14/02	1740	Burglary of a Motor Vehicle	17E40	18A	10900	FONDREN		
3/22/02	1412	Burglary of a Motor Vehicle	17E40	20D	11800	STALLION	LN	
3/17/02	2200	Burglary of a Motor Vehicle	17E40	18A	12200	FONDREN		
3/12/02	1243	Burglary of a Motor Vehicle	17E40	13R	12300	KITTY BROOK	DR	
3/1/02	2245	Burglary of a Motor Vehicle	17E40	18A	12500	SANDPIPER		
3/2/02	0230	Burglary of a Motor Vehicle	17E40	18A	12500	DUNLAP		
3/14/02	1900	Burglary of a Motor Vehicle	17E40	18A	12500	DUNLAP		
3/14/02	1730	Burglary of a Motor Vehicle	17E40	18A	12500	DUNLAP		
3/6/02	0800	Auto Theft	17E40	18A	6100	BELLFORT		W
3/22/02	2045	Auto Theft	17E40	18A	6100	BELLFORT		W
3/5/02	1900	Auto Theft	17E40	18A	6200	BELLFORT		W
3/13/02	2000	Auto Theft	17E40	18A	6200	BELLFORT		W
3/22/02	1800	Auto Theft	17E40	20D	6200	DRYAD		
3/24/02	1900	Auto Theft	17E40	18A	6200	AIRPORT		W
3/1/02	2000	Auto Theft	17E40	18A	6300	BELLFORT		W
3/3/02	1630	Auto Theft	17E40	18A	6300	BELLFORT		W
3/4/02	1425	Auto Theft	17E40	18A	6300	BELLFORT		W
3/7/02	1800	Auto Theft	17E40	18A	6300	BELLFORT		W
3/9/02	2000	Auto Theft	17E40	18A	6300	BELLFORT		W

3/16/02	0400	Auto Theft	17E40	13R	6300	BELLFORT		W
3/3/02	1800	Auto Theft	17E40	18A	6400	CREEKBEND	DR	
3/18/02	0715	Auto Theft	17E40	18A	6400	BELLFORT		W
3/28/02	1830	Auto Theft	17E40	18A	7700	CREEKBEND	DR	
3/30/02	2330	Auto Theft	17E40	13R	7700	CLARIDGE		
3/20/02	0022	Auto Theft	17E40	18A	8100	CREEKBEND	DR	
3/10/02	1900	Auto Theft	17E40	18A	8200	BELLFORT		W
3/9/02	0100	Auto Theft	17E40	20C	8600	VILLAGE OF FONDREN	DR	
3/13/02	2000	Auto Theft	17E40	20D	8900	ASPEN PLACE	DR	
3/9/02	2200	Auto Theft	17E40	20D	10600	ALBURY		
3/16/02	1200	Auto Theft	17E40	20A	10800	FONDREN		
3/17/02	0015	Auto Theft	17E40	18A	10900	FONDREN		
3/7/02	0900	Auto Theft	17E40	18A	11300	FONDREN		
3/25/02	0830	Auto Theft	17E40	22M	11500	GESSNER		S
3/22/02	2145	Auto Theft	17E40	18A	12300	BOB WHITE		
3/4/02	2200	Auto Theft	17E40	18A	12500	DUNLAP		
3/17/02	0300	Auto Theft	17E40	13R	12500	DUNLAP		
3/23/02	2200	Auto Theft	17E40	18A	12500	DUNLAP		
3/5/02	2200	Auto Theft	17E40	18A	12600	DUNLAP		
3/16/02	1800	Auto Theft	17E40	13R	12600	DUNLAP		
3/25/02	2200	Auto Theft	17E40	18A	12600	DUNLAP		
3/26/02	0600	Auto Theft	17E40	18A	12600	DUNLAP		
3/18/02	1600	Narcotic Drug Laws	17E40	18C	6200	AIRPORT		W
3/19/02	1220	Narcotic Drug Laws	17E40	18A	6200	BELLFORT		W
3/19/02	1258	Narcotic Drug Laws	17E40	18A	6200	BELLFORT		W
3/5/02	1315	Narcotic Drug Laws	17E40	18A	6400	BELLFORT		W
3/5/02	1400	Narcotic Drug Laws	17E40	13R	6500	BELLFORT		W
3/6/02	1405	Narcotic Drug Laws	17E40	13R	6600	AIRPORT		W
3/11/02	1520	Narcotic Drug Laws	17E40	13R	6600	LUDINGTON		
3/11/02	1220	Narcotic Drug Laws	17E40	20A	7600	AIRPORT		W
3/15/02	1515	Narcotic Drug Laws	17E40	18A	7600	AIRPORT		W
3/18/02	1515	Narcotic Drug Laws	17E40	18A	7600	AIRPORT		W
3/18/02	1530	Narcotic Drug Laws	17E40	18A	7600	AIRPORT		W

3/21/02	1230	Narcotic Drug Laws	17E40	18A	7600	AIRPORT	W
3/7/02	2347	Narcotic Drug Laws	17E40	13R	7700	BELLFORT	W
3/14/02	1500	Narcotic Drug Laws	17E40	13R	7700	AIRPORT	W
3/7/02	1815	Narcotic Drug Laws	17E40	20C	7800	BELLFORT	W
3/13/02	1325	Narcotic Drug Laws	17E40	13R	7800	AIRPORT	W
3/4/02	1800	Narcotic Drug Laws	17E40	18T	8500	BELLFORT	W
3/11/02	0203	Narcotic Drug Laws	17E40	13R	9800	LARKWOOD	
3/5/02	1600	Narcotic Drug Laws	17E40	13R	10300	SANDPIPER	
3/4/02	1105	Narcotic Drug Laws	17E40	13R	10700	SANDY SHOALS	
3/14/02	1502	Narcotic Drug Laws	17E40	13R	12100	SANDPIPER	
3/20/02	1350	Narcotic Drug Laws	17E40	18A	12200	FONDREN	
3/21/02	1948	Narcotic Drug Laws	17E40	18A	12200	FONDREN	
3/18/02	1610	Narcotic Drug Laws	17E40	18A	12300	BOB WHITE	
3/26/02	1405	Narcotic Drug Laws	17E40	18A	12300	FONDREN	

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
4/10/02	1325	Rape	17E40	05L	11000	LARKWOOD		
4/22/02	1300	Rape	17E40	20A	12200	FONDREN		
4/20/02	2050	Robbery	17E40	18A	6300	BELLFORT		W
4/26/02	1400	Robbery	17E40	13R	6400	BANKSIDE		
4/19/02	1540	Robbery	17E40	18A	6600	LUDINGTON		
4/26/02	1259	Robbery	17E40	18O	6600	BELLFORT		W
4/15/02	1430	Robbery	17E40	20A	7900	CREEKBEND	DR	
4/12/02	0000	Robbery	17E40	13R	10000	LARKWOOD		
4/18/02	0030	Robbery	17E40	18A	10400	SANDPIPER		
4/23/02	1410	Robbery	17E40	18A	11000	LARKWOOD		
4/19/02	0708	Robbery	17E40	18T	11100	FONDREN		
4/24/02	2130	Robbery	17E40	13R	11100	FONDREN		
4/12/02	2315	Robbery	17E40	18T	11300	FONDREN		
4/12/02	2200	Robbery	17E40	18G	11500	HAVILAND		
4/10/02	2255	Robbery	17E40	11R	11600	HAVILAND		
2/11/02	1120	Robbery	17E40	05L	12300	FONDREN		
4/24/02	2301	Robbery	17E40	20A	12500	SANDPIPER		
4/2/02	1313	Robbery	17E40	070	12600	GESSNER		S
4/21/02	0430	Aggravated Assault	17E40	13R	5900	ALVARADO		
4/10/02	1400	Aggravated Assault	17E40	20L	6300	BELLFORT		W
4/20/02	0000	Aggravated Assault	17E40	20A	6300	BELLFORT		W
4/22/02	0215	Aggravated Assault	17E40	20C	6300	PEACOCK HILLS	DR	
4/23/02	0815	Aggravated Assault	17E40	13R	6300	DUMFRIES		
4/25/02	0845	Aggravated Assault	17E40	22M	6300	BRAESWOOD		S
4/14/02	1713	Aggravated Assault	17E40	18T	6500	WILLOWBEND		
4/10/02	1100	Aggravated Assault	17E40	20A	7600	AIRPORT		W
4/21/02	2010	Aggravated Assault	17E40	13R	7900	PORTAL		
4/5/02	0123	Aggravated Assault	17E40	20A	8300	AIRPORT		W
4/22/02	0300	Aggravated Assault	17E40	13R	10700	FONDREN		
4/16/02	1600	Aggravated Assault	17E40	18A	10900	FONDREN		
4/19/02	1630	Aggravated Assault	17E40	13R	11000	KITTY BROOK	DR	
4/13/02	0030	Aggravated Assault	17E40	18A	11300	FONDREN		
4/14/02	1440	Aggravated Assault	17E40	18A	11300	FONDREN		

4/14/02	1440	Aggravated Assault	17E40	18A	11300	FONDREN	
4/21/02	0030	Aggravated Assault	17E40	20A	11300	FONDREN	
4/10/02	1610	Aggravated Assault	17E40	13R	12500	DUNLAP	
4/10/02	1610	Aggravated Assault	17E40	13R	12500	DUNLAP	
4/10/02	1610	Aggravated Assault	17E40	13R	12500	DUNLAP	
4/11/02	1050	Aggravated Assault	17E40	20A	12600	DUNLAP	
4/27/02	2332	Aggravated Assault	17E40	13R	12600	GESSNER	S
4/11/02	1156	Burglary	17E40	20R	6000	LATTIMER	
4/24/02	0700	Burglary	17E40	20A	6100	BELLFORT	W
4/15/02	1530	Burglary	17E40	20C	6200	LUDINGTON	
4/25/02	0107	Burglary	17E40	20C	6200	DRYAD	
4/27/02	0600	Burglary	17E40	20V	6200	DRYAD	
4/27/02	0645	Burglary	17E40	20A	6200	DRYAD	
4/6/02	1549	Burglary	17E40	22M	6300	BRAESWOOD	S
4/17/02	0000	Burglary	17E40	20A	6300	DUMFRIES	
4/17/02	0000	Burglary	17E40	20A	6300	AIRPORT	W
4/23/02	1415	Burglary	17E40	20R	6300	IVYKNOLL	
4/25/02	0750	Burglary	17E40	20A	6300	AIRPORT	W
4/2/02	0700	Burglary	17E40	20R	6400	OLD CHATHAM	LN
4/3/02	0800	Burglary	17E40	20R	6400	CREEKBEND	DR
4/5/02	0600	Burglary	17E40	20A	6400	BELLFORT	W
4/9/02	0730	Burglary	17E40	20R	6400	DELLFERN	
4/2/02	1540	Burglary	17E40	20C	7600	AIRPORT	W
4/23/02	0745	Burglary	17E40	20A	7600	AIRPORT	W
4/22/02	1430	Burglary	17E40	20C	7800	BELLFORT	W
4/10/02	0800	Burglary	17E40	20A	7900	CREEKBEND	DR
3/22/02	1000	Burglary	17E40	20A	8000	CREEKBEND	DR
4/5/02	1200	Burglary	17E40	20A	8100	CREEKBEND	DR
3/28/02	1500	Burglary	17E40	20A	8200	BELLFORT	W
4/17/02	1600	Burglary	17E40	20G	8300	SANDY GLEN	
4/1/02	0730	Burglary	17E40	20G	8500	DAWNRIDGE	DR
4/12/02	1600	Burglary	17E40	18A	8800	WESTPLACE	DR
4/13/02	1500	Burglary	17E40	20A	9800	LARKWOOD	
4/16/02	1413	Burglary	17E40	20A	9800	LARKWOOD	

4/1/02	0630	Burglary	17E40	20A	10300	SANDPIPER		
4/1/02	1023	Burglary	17E40	20A	10400	SANDPIPER		
4/15/02	0530	Burglary	17E40	20R	10700	SANDPIPER		
4/6/02	0100	Burglary	17E40	20A	11100	BRAESRIDGE	DR	
4/24/02	0930	Burglary	17E40	20A	11300	FONDREN		
3/1/02	1400	Burglary	17E40	190	12000	FONDREN		
3/9/02	0000	Burglary	17E40	250	12000	FONDREN		
3/30/02	1000	Burglary	17E40	05Z	12000	FONDREN		
4/3/02	1300	Burglary	17E40	190	12000	FONDREN		
4/17/02	1730	Burglary	17E40	190	12000	FONDREN		
4/26/02	1300	Burglary	17E40	190	12000	FONDREN		
4/21/02	1730	Burglary	17E40	20A	12100	FONDREN		
4/26/02	0850	Burglary	17E40	20A	12100	THICKET GREEN		
4/26/02	0830	Burglary	17E40	20C	12100	SANDPIPER		
3/24/02	0000	Burglary	17E40	20C	12200	SANDPIPER		
4/13/02	0800	Burglary	17E40	20P	12200	SANDPIPER		
4/18/02	0730	Burglary	17E40	20A	12200	FONDREN		
4/26/02	1225	Burglary	17E40	20C	12200	THICKET GREEN		
4/3/02	0740	Burglary	17E40	20A	12300	BOB WHITE		
4/20/02	2230	Burglary	17E40	05Z	12300	FONDREN		
4/22/02	0000	Burglary	17E40	05L	12300	FONDREN		
4/24/02	2030	Burglary	17E40	05L	12300	FONDREN		
4/2/02	0817	Burglary	17E40	18A	12600	DUNLAP		
4/2/02	2300	Burglary of a Motor Vehicle	17E40	18A	6100	BELLFORT		W
4/9/02	2130	Burglary of a Motor Vehicle	17E40	18A	6300	AIRPORT		W
4/11/02	2200	Burglary of a Motor Vehicle	17E40	18A	6300	CREEKBEND	DR	
4/18/02	1830	Burglary of a Motor Vehicle	17E40	18A	6300	AIRPORT		W
4/11/02	1800	Burglary of a Motor Vehicle	17E40	18A	6400	BANKSIDE		
4/12/02	0100	Burglary of a Motor Vehicle	17E40	18A	6400	BANKSIDE		
4/19/02	2100	Burglary of a Motor Vehicle	17E40	23S	6700	BELLFORT		W
4/2/02	0200	Burglary of a Motor Vehicle	17E40	18A	7600	AIRPORT		W
4/26/02	2330	Burglary of a Motor Vehicle	17E40	13R	7600	FAWN TERRACE	DR	
4/27/02	0430	Burglary of a Motor Vehicle	17E40	13R	7600	FAWN TERRACE	DR	
4/5/02	1700	Burglary of a Motor Vehicle	17E40	20R	7700	BELLFORT		W

4/9/02	2200	Burglary of a Motor Vehicle	17E40	20D	7900	CANDLEGREEN	LN	
4/11/02	0400	Burglary of a Motor Vehicle	17E40	20D	8200	TWIN TREE	LN	
4/26/02	1527	Burglary of a Motor Vehicle	17E40	18O	8400	BELLFORT		W
4/26/02	2300	Burglary of a Motor Vehicle	17E40	250	8900	DAWNRIDGE	DR	
4/26/02	1730	Burglary of a Motor Vehicle	17E40	20D	8900	DAWNRIDGE	DR	
4/26/02	2200	Burglary of a Motor Vehicle	17E40	20D	8900	DEER MEADOW	DR	
4/23/02	2100	Burglary of a Motor Vehicle	17E40	18A	9800	LARKWOOD		
4/24/02	2300	Burglary of a Motor Vehicle	17E40	18A	10000	LARKWOOD		
4/10/02	2100	Burglary of a Motor Vehicle	17E40	20D	10800	SANDPIPER		
4/24/02	0945	Burglary of a Motor Vehicle	17E40	18A	11100	BRAESRIDGE	DR	
4/5/02	2100	Burglary of a Motor Vehicle	17E40	13R	12000	WILLOW TRAIL		
4/11/02	2000	Burglary of a Motor Vehicle	17E40	250	12000	MEADOW PLACE	DR	
4/7/02	0100	Burglary of a Motor Vehicle	17E40	18A	12100	FONDREN		
4/22/02	0130	Burglary of a Motor Vehicle	17E40	18A	12100	THICKET GREEN		
4/5/02	1800	Burglary of a Motor Vehicle	17E40	18A	12200	SANDPIPER		
4/8/02	0900	Burglary of a Motor Vehicle	17E40	18A	12200	FONDREN		
4/7/02	2200	Burglary of a Motor Vehicle	17E40	18A	12300	BOB WHITE		
4/10/02	1700	Burglary of a Motor Vehicle	17E40	20D	12400	WINDY WISP	LN	
4/11/02	2322	Burglary of a Motor Vehicle	17E40	20D	12400	SEASWEPT	DR	
4/11/02	0740	Burglary of a Motor Vehicle	17E40	20G	12400	SOUTH GARDEN		
4/2/02	1730	Burglary of a Motor Vehicle	17E40	18O	12500	FONDREN		
4/6/02	1800	Auto Theft	17E40	18A	6100	DRYAD		
4/28/02	0200	Auto Theft	17E40	18A	6200	BELLFORT		W
4/20/02	0000	Auto Theft	17E40	18A	6300	BELLFORT		W
4/21/02	0100	Auto Theft	17E40	18A	6300	DUMFRIES		
4/21/02	0000	Auto Theft	17E40	18A	6300	AIRPORT		W
4/28/02	1430	Auto Theft	17E40	18A	6300	AIRPORT		W
4/2/02	0000	Auto Theft	17E40	18P	6400	BELLFORT		W
4/13/02	1200	Auto Theft	17E40	18O	6400	BELLFORT		W
4/2/02	1015	Auto Theft	17E40	18T	6600	BELLFORT		W
4/26/02	1800	Auto Theft	17E40	20D	7600	HOPEWELL	DR	
4/12/02	0028	Auto Theft	17E40	18A	7800	BELLFORT		W
4/12/02	0842	Auto Theft	17E40	18A	7900	CREEKBEND	DR	
4/10/02	2030	Auto Theft	17E40	20D	8000	DUFFIELD	LN	

4/13/02	1430	Auto Theft	17E40	18A	8200	BELLFORT	W
4/17/02	1800	Auto Theft	17E40	180	8500	BELLFORT	W
4/21/02	1200	Auto Theft	17E40	18A	10400	SANDPIPER	
4/6/02	2200	Auto Theft	17E40	13R	10800	FONDREN	
4/5/02	1200	Auto Theft	17E40	18G	11100	FONDREN	
4/25/02	1830	Auto Theft	17E40	18T	11100	FONDREN	
12/28/01	1350	Auto Theft	17E40	05X	11200	FONDREN	
3/29/02	1930	Auto Theft	17E40	18A	11300	FONDREN	
4/6/02	2300	Auto Theft	17E40	03B	11300	GESSNER	S
4/9/02	1830	Auto Theft	17E40	18A	11300	FONDREN	
4/26/02	2000	Auto Theft	17E40	18A	11700	BOB WHITE	
4/9/02	0000	Auto Theft	17E40	18A	12100	FONDREN	
4/25/02	2300	Auto Theft	17E40	18A	12100	BOB WHITE	
4/19/02	2330	Auto Theft	17E40	18A	12200	FONDREN	
4/20/02	1515	Auto Theft	17E40	18A	12200	FONDREN	
4/20/02	0000	Auto Theft	17E40	18A	12200	FONDREN	
4/25/02	1100	Auto Theft	17E40	18A	12200	FONDREN	
4/29/02	0805	Auto Theft	17E40	18A	14600	FONMEADOW	
4/25/02	1800	Narcotic Drug Laws	17E40	20A	6200	AIRPORT	W
4/12/02	1140	Narcotic Drug Laws	17E40	18A	6300	BELLFORT	W
4/19/02	1352	Narcotic Drug Laws	17E40	18A	6300	BELLFORT	W
4/10/02	1140	Narcotic Drug Laws	17E40	13R	6400	AIRPORT	W
4/24/02	2345	Narcotic Drug Laws	17E40	18A	6400	BELLFORT	W
4/8/02	1445	Narcotic Drug Laws	17E40	13R	7600	AIRPORT	W
4/9/02	1659	Narcotic Drug Laws	17E40	13R	7600	AIRPORT	W
4/17/02	1700	Narcotic Drug Laws	17E40	18A	7600	AIRPORT	W
4/4/02	2339	Narcotic Drug Laws	17E40	070	8200	BELLFORT	W
4/14/02	0139	Narcotic Drug Laws	17E40	18A	8200	BELLFORT	W
4/10/02	1110	Narcotic Drug Laws	17E40	13R	8300	AIRPORT	W
4/5/02	2109	Narcotic Drug Laws	17E40	23S	8500	BELLFORT	W
4/22/02	1536	Narcotic Drug Laws	17E40	18A	10300	SANDPIPER	
4/3/02	1810	Narcotic Drug Laws	17E40	250	10400	SANDPIPER	
4/11/02	0014	Narcotic Drug Laws	17E40	13R	11100	SANDPIPER	
4/10/02	1300	Narcotic Drug Laws	17E40	05D	11600	COACHFIELD	LN

4/4/02	1205	Narcotic Drug Laws	17E40	18A	12100	FONDREN
4/4/02	1200	Narcotic Drug Laws	17E40	13R	12100	FONDREN
4/3/02	1900	Narcotic Drug Laws	17E40	18A	12200	FONDREN
4/30/02	1340	Narcotic Drug Laws	17E40	18A	12300	FONDREN
4/23/02	1030	Narcotic Drug Laws	17E40	20A	12500	DUNLAP

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
5/23/02	0730	Rape	17E40	20A	12100	FONDREN		
5/7/02	2200	Robbery	17E40	18A	6300	BELLFORT		W
5/10/02	1400	Robbery	17E40	18A	6300	BELLFORT		W
5/13/02	1950	Robbery	17E40	20A	6300	BELLFORT		W
5/21/02	0830	Robbery	17E40	13R	6300	BRAESWOOD		S
5/25/02	2300	Robbery	17E40	18A	6300	BELLFORT		W
5/27/02	0030	Robbery	17E40	13R	6400	WILLOWBEND		
5/16/02	1405	Robbery	17E40	080	6600	BELLFORT		W
5/23/02	2239	Robbery	17E40	13B	6600	BELLFORT		W
5/5/02	0700	Robbery	17E40	18A	7600	AIRPORT		W
5/9/02	0100	Robbery	17E40	18A	7600	AIRPORT		W
5/20/02	0045	Robbery	17E40	18A	7600	CREEKBEND	DR	
5/14/02	1730	Robbery	17E40	20A	7700	CREEKBEND	DR	
5/21/02	2300	Robbery	17E40	18A	8000	CREEKBEND	DR	
5/29/02	0140	Robbery	17E40	18A	8000	CREEKBEND	DR	
4/16/02	0000	Robbery	17E40	13R	8500	CREEKBEND	DR	
5/3/02	0915	Robbery	17E40	18A	10300	SANDPIPER		
5/19/02	0010	Robbery	17E40	13R	10600	VALLEY HILLS	DR	
5/10/02	2250	Robbery	17E40	13R	10700	FONDREN		
5/28/02	0002	Robbery	17E40	18A	10700	BRAES BEND	DR	
5/21/02	1035	Robbery	17E40	18A	10900	FONDREN		
5/10/02	1250	Robbery	17E40	070	11100	ALBURY		
5/20/02	1200	Robbery	17E40	13R	11100	BOB WHITE		
5/23/02	0545	Robbery	17E40	180	11600	FAIRMONT		
5/15/02	2153	Robbery	17E40	13R	12200	FONDREN		
5/5/02	2150	Robbery	17E40	18A	12300	FONDREN		
5/9/02	2100	Aggravated Assault	17E40	20A	6300	AIRPORT		W
5/9/02	2300	Aggravated Assault	17E40	18A	6300	AIRPORT		W
5/9/02	2300	Aggravated Assault	17E40	18A	6300	AIRPORT		W
5/20/02	0315	Aggravated Assault	17E40	20A	6300	AIRPORT		W
5/3/02	2300	Aggravated Assault	17E40	20A	6400	BELLFORT		W
5/4/02	1310	Aggravated Assault	17E40	13R	6400	BELLFORT		W
5/17/02	1015	Aggravated Assault	17E40	20A	6400	BELLFORT		W

5/31/02	2130	Aggravated Assault	17E40	13R	6600	AIRPORT		W
5/4/02	0400	Aggravated Assault	17E40	20A	7600	AIRPORT		W
5/22/02	0230	Aggravated Assault	17E40	20A	7600	AIRPORT		W
5/18/02	0030	Aggravated Assault	17E40	18N	8400	BELLFORT		W
5/18/02	0030	Aggravated Assault	17E40	18N	8400	BELLFORT		W
5/4/02	0100	Aggravated Assault	17E40	20A	9800	LARKWOOD		
5/25/02	0412	Aggravated Assault	17E40	20A	10300	SANDPIPER		
5/10/02	1145	Aggravated Assault	17E40	20A	10900	FONDREN		
5/13/02	0930	Aggravated Assault	17E40	20A	11300	FONDREN		
5/31/02	0415	Aggravated Assault	17E40	18A	11300	FONDREN		
5/7/02	2020	Aggravated Assault	17E40	20A	12300	FONDREN		
5/25/02	0000	Aggravated Assault	17E40	190	12400	FONDREN		
5/11/02	1300	Aggravated Assault	17E40	18A	12600	DUNLAP		
5/18/02	0010	Aggravated Assault	17E40	20C	12600	WINDSOR VILLAGE	DR	
5/6/02	0930	Burglary	17E40	20A	6200	BELLFORT		W
5/17/02	0800	Burglary	17E40	20A	6200	BELLFORT		W
5/30/02	0700	Burglary	17E40	20A	6200	BELLFORT		W
5/1/02	0900	Burglary	17E40	20A	6300	AIRPORT		W
5/5/02	1600	Burglary	17E40	20R	6300	CATTAILS	LN	
5/21/02	0800	Burglary	17E40	20R	6300	DELLFERN		
5/31/02	0645	Burglary	17E40	20A	6300	CATTAILS	LN	
5/31/02	0000	Burglary	17E40	20A	6300	AIRPORT		W
5/12/02	0100	Burglary	17E40	250	7700	BELLFORT		W
5/3/02	0900	Burglary	17E40	20G	7800	VICKIJOHN		
5/7/02	2200	Burglary	17E40	20A	8000	CREEKBEND	DR	
5/20/02	0545	Burglary	17E40	20A	8000	AIRPORT		W
5/8/02	1100	Burglary	17E40	20A	8100	CREEKBEND	DR	
5/21/02	0745	Burglary	17E40	20A	8200	BELLFORT		W
5/7/02	1644	Burglary	17E40	20R	8800	VINKINS	RD	
5/25/02	0800	Burglary	17E40	20A	9800	LARKWOOD		
5/15/02	0900	Burglary	17E40	20A	10000	LARKWOOD		
5/2/02	1000	Burglary	17E40	20A	10900	FONDREN		
5/28/02	0700	Burglary	17E40	20A	10900	FONDREN		

5/30/02	1430	Burglary	17E40	20A ~	10900	FONDREN	
5/8/02	1500	Burglary	17E40	20A ~	11300	FONDREN	
5/10/02	2000	Burglary	17E40	20A ~	11300	FONDREN	
5/11/02	1200	Burglary	17E40	20A ~	11300	FONDREN	
5/16/02	2100	Burglary	17E40	20A ~	11300	FONDREN	
5/24/02	0800	Burglary	17E40	20A ~	11300	FONDREN	
5/24/02	0955	Burglary	17E40	20A ~	11300	FONDREN	
5/6/02	0600	Burglary	17E40	20R	11900	FONDREN MEADOW	DR
5/30/02	2336	Burglary	17E40	20C	11900	BOB WHITE	
4/25/02	0900	Burglary	17E40	190	12000	FONDREN	
5/2/02	1200	Burglary	17E40	190	12000	FONDREN	
5/5/02	1530	Burglary	17E40	20C	12100	BOB WHITE	
5/5/02	1040	Burglary	17E40	20P	12100	THICKET GREEN	
5/7/02	0304	Burglary	17E40	20A ~	12100	FONDREN	
5/16/02	2300	Burglary	17E40	20A ~	12100	FONDREN	
5/17/02	2100	Burglary	17E40	20A ~	12100	FONDREN	
5/21/02	0700	Burglary	17E40	20R	12100	FAIRMEADOW	DR
5/21/02	0500	Burglary	17E40	20A ~	12200	BROOKVALLEY	DR
5/23/02	2130	Burglary	17E40	05C	12500	FONDREN	
5/6/02	0615	Burglary	17E40	20C	14500	FONMEADOW	
5/3/02	0300	Burglary of a Motor Vehicle	17E40	20A ~	6300	AIRPORT	W
5/14/02	1030	Burglary of a Motor Vehicle	17E40	18B	6600	BELLFORT	W
5/29/02	1150	Burglary of a Motor Vehicle	17E40	18C	6600	AIRPORT	W
3/12/02	1300	Burglary of a Motor Vehicle	17E40	18A	7700	CREEKBEND	DR
5/20/02	1800	Burglary of a Motor Vehicle	17E40	18A	8000	AIRPORT	W
5/21/02	0030	Burglary of a Motor Vehicle	17E40	18A	8000	AIRPORT	W
5/5/02	1600	Burglary of a Motor Vehicle	17E40	18A	8100	CREEKBEND	DR
5/22/02	1500	Burglary of a Motor Vehicle	17E40	22E	8500	CREEKBEND	DR
5/29/02	2100	Burglary of a Motor Vehicle	17E40	20R	8500	TRIPLE CROWN	DR
5/8/02	1800	Burglary of a Motor Vehicle	17E40	18A	9800	LARKWOOD	
5/15/02	1900	Burglary of a Motor Vehicle	17E40	18A	9800	LARKWOOD	
5/22/02	1500	Burglary of a Motor Vehicle	17E40	18G	11100	FONDREN	
4/30/02	2230	Burglary of a Motor Vehicle	17E40	18A	11300	FONDREN	

5/8/02	0000	Burglary of a Motor Vehicle	17E40	18A	11300	FONDREN		
5/11/02	2200	Burglary of a Motor Vehicle	17E40	18A	11300	FONDREN		
4/30/02	1930	Burglary of a Motor Vehicle	17E40	13R	12000	FONDREN BEND	DR	
5/1/02	1230	Burglary of a Motor Vehicle	17E40	18A	12100	FONDREN		
5/17/02	1530	Burglary of a Motor Vehicle	17E40	18A	12100	FONDREN		
4/11/02	2100	Auto Theft	17E40	18A	6300	DUMFRIES		
5/13/02	2100	Auto Theft	17E40	18A	6300	BELLFORT		W
5/22/02	0100	Auto Theft	17E40	20D	6300	SOUTHWOOD	CT	S
5/22/02	0656	Auto Theft	17E40	20R	6300	TEAL RUN	DR	
5/17/02	0900	Auto Theft	17E40	18A	6400	BANKSIDE		
5/21/02	2300	Auto Theft	17E40	13R	6400	COACHWOOD	DR	
5/3/02	1500	Auto Theft	17E40	18A	7700	CREEKBEND	DR	
5/20/02	0930	Auto Theft	17E40	18A	8000	CREEKBEND	DR	
5/31/02	0535	Auto Theft	17E40	18O	8000	AIRPORT		W
5/3/02	0230	Auto Theft	17E40	18A	8200	BELLFORT		W
5/8/02	2200	Auto Theft	17E40	18A	8200	BELLFORT		W
5/24/02	0100	Auto Theft	17E40	20D	8300	AIRPORT		W
5/26/02	1245	Auto Theft	17E40	140	8600	AIRPORT		W
5/12/02	0000	Auto Theft	17E40	18A	10300	SANDPIPER		
4/26/02	1700	Auto Theft	17E40	13R	10600	SANDPIPER		
5/25/02	0000	Auto Theft	17E40	18O	10800	FONDREN		
5/1/02	0600	Auto Theft	17E40	18A	10900	FONDREN		
5/29/02	0900	Auto Theft	17E40	13R	10900	BOB WHITE		
5/31/02	1200	Auto Theft	17E40	13R	11400	FONDREN		
2/20/02	2200	Auto Theft	17E40	18A	12100	FONDREN		
5/21/02	0745	Auto Theft	17E40	20R	12100	FAIRMEADOW	DR	
5/13/02	1730	Auto Theft	17E40	18A	12200	FONDREN MEADOW	DR	
5/14/02	2200	Auto Theft	17E40	18A	12200	FONDREN		
5/21/02	2330	Auto Theft	17E40	18A	12200	FONDREN		
5/28/02	2100	Auto Theft	17E40	18A	12200	FONDREN		
5/2/02	2300	Auto Theft	17E40	18R	12300	FONDREN		
5/27/02	2200	Auto Theft	17E40	18G	12300	FONDREN		
5/8/02	1830	Auto Theft	17E40	05E	12400	FONDREN		

5/8/02	0830	Auto Theft	17E40	20D	12400	ATLAW	DR	
5/29/02	0800	Auto Theft	17E40	18A	12500	DUNLAP		
5/6/02	1605	Narcotic Drug Laws	17E40	18A	6300	DUMFRIES		
5/14/02	1530	Narcotic Drug Laws	17E40	18A	6400	BELLFORT		W
5/24/02	1957	Narcotic Drug Laws	17E40	20A	6400	BELLFORT		W
5/7/02	1130	Narcotic Drug Laws	17E40	18A	7600	AIRPORT		W
5/7/02	1150	Narcotic Drug Laws	17E40	13R	7600	CANDLEGREEN	LN	
5/8/02	1415	Narcotic Drug Laws	17E40	20A	7600	AIRPORT		W
5/29/02	1140	Narcotic Drug Laws	17E40	13R	7600	AIRPORT		W
5/14/02	1505	Narcotic Drug Laws	17E40	18A	7700	AIRPORT		W
5/6/02	1545	Narcotic Drug Laws	17E40	18A	8100	CREEKBEND	DR	
5/8/02	1848	Narcotic Drug Laws	17E40	18C	8200	BELLFORT		W
5/7/02	1520	Narcotic Drug Laws	17E40	18A	10300	SANDPIPER		
5/9/02	1912	Narcotic Drug Laws	17E40	13R	10300	SANDPIPER		
5/4/02	1730	Narcotic Drug Laws	17E40	13R	10700	SANDPIPER		
5/21/02	1255	Narcotic Drug Laws	17E40	13R	10700	FONDREN		
5/2/02	1658	Narcotic Drug Laws	17E40	13R	12000	FONDREN MEADOW	DR	
5/1/02	1050	Narcotic Drug Laws	17E40	18T	12100	FONDREN		
5/2/02	1550	Narcotic Drug Laws	17E40	13R	12300	SPLIT RAIL	LN	
5/3/02	0740	Narcotic Drug Laws	17E40	250	12500	DUNLAP		
5/14/02	2107	Narcotic Drug Laws	17E40	20A	12500	SANDPIPER		
5/29/02	1030	Narcotic Drug Laws	17E40	20A	12600	WINDSOR VILLAGE	DR	
5/29/02	1600	Narcotic Drug Laws	17E40	20A	12600	WINDSOR VILLAGE	DR	
5/31/02	1210	Narcotic Drug Laws	17E40	20C	12600	WINDSOR VILLAGE	DR	
5/24/02	1257	Narcotic Drug Laws	17E40	18O	12900	FONDREN		

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
6/30/02	2005	Murder & Nonnegligent Manslaughter	17E40	18A	6100	WILLOWBEND		
6/23/02	1630	Murder & Nonnegligent Manslaughter	17E40	20A	12200	FONDREN		
6/1/02	1500	Rape	17E40	20W	6700	BELLFORT		W
6/3/02	0000	Robbery	17E40	18A	6300	BELLFORT		W
6/4/02	0230	Robbery	17E40	18A	6300	BELLFORT		W
6/14/02	1340	Robbery	17E40	20A	6300	BELLFORT		W
6/13/02	2100	Robbery	17E40	18C	6600	AIRPORT		W
6/25/02	2303	Robbery	17E40	070	6600	BELLFORT		W
6/2/02	0540	Robbery	17E40	13R	7500	BELLFORT		W
6/8/02	0330	Robbery	17E40	20A	7600	AIRPORT		W
6/14/02	0008	Robbery	17E40	18A	8000	CREEKBEND	DR	
6/17/02	0250	Robbery	17E40	20A	8000	CREEKBEND	DR	
6/20/02	1710	Robbery	17E40	20A	8100	CREEKBEND	DR	
3/15/02	2150	Robbery	17E40	13R	8200	BELLFORT		W
6/19/02	2247	Robbery	17E40	18A	8600	VILLAGE OF FONDREN	DR	
6/1/02	0155	Robbery	17E40	18A	9700	LARKWOOD		
6/21/02	2220	Robbery	17E40	18A	12100	SANDPIPER		
6/20/02	0040	Robbery	17E40	18A	12200	FONDREN		
6/5/02	2140	Aggravated Assault	17E40	20A	6200	BELLFORT		W
6/27/02	1230	Aggravated Assault	17E40	18A	6200	AIRPORT		W
6/27/02	1230	Aggravated Assault	17E40	18A	6200	AIRPORT		W
6/15/02	1840	Aggravated Assault	17E40	20A	6300	AIRPORT		W
6/23/02	1900	Aggravated Assault	17E40	20A	6300	BELLFORT		W
6/23/02	0110	Aggravated Assault	17E40	20A	6300	BELLFORT		W
6/6/02	1540	Aggravated Assault	17E40	20D	6400	BELLFORT		W
6/18/02	1930	Aggravated Assault	17E40	18A	7600	AIRPORT		W
6/1/02	1250	Aggravated Assault	17E40	20A	7900	CREEKBEND	DR	
6/22/02	1745	Aggravated Assault	17E40	250	8200	BELLFORT		W
6/30/02	1230	Aggravated Assault	17E40	13R	8500	OLD BROOK	DR	
6/13/02	1530	Aggravated Assault	17E40	20A	8600	VICTORIAN VILLAGE	DR	
6/27/02	0900	Aggravated Assault	17E40	20A	8700	VILLAGE OF FONDREN	DR	

6/2/02	1230	Aggravated Assault	17E40	18A	9800	LARKWOOD		
6/3/02	0630	Aggravated Assault	17E40	20A	10300	SANDPIPER		
6/24/02	1800	Aggravated Assault	17E40	20A	10300	SANDPIPER		
6/1/02	1640	Aggravated Assault	17E40	20A	10400	SANDPIPER		
6/18/02	0200	Aggravated Assault	17E40	20A	11300	FONDREN		
6/3/02	2305	Aggravated Assault	17E40	20A	12200	FONDREN		
6/14/02	1700	Aggravated Assault	17E40	20A	12200	FONDREN		
6/25/02	1000	Aggravated Assault	17E40	20A	12200	FONDREN		
6/9/02	1030	Aggravated Assault	17E40	20A	12500	DUNLAP		
6/30/02	0102	Aggravated Assault	17E40	20L	12500	DUNLAP		
6/19/02	0720	Aggravated Assault	17E40	18O	14400	FONMEADOW		
6/12/02	0700	Burglary	17E40	20A	6200	BELLFORT		W
6/24/02	1130	Burglary	17E40	20A	6200	BELLFORT		W
6/26/02	1430	Burglary	17E40	20A	6200	LUDINGTON		
6/22/02	1400	Burglary	17E40	20A	6300	BELLFORT		W
6/22/02	0745	Burglary	17E40	20A	6300	BELLFORT		W
6/24/02	0700	Burglary	17E40	22M	6300	BRAESWOOD		S
6/26/02	1230	Burglary	17E40	20A	6300	AIRPORT		W
6/27/02	0700	Burglary	17E40	20A	6300	BELLFORT		W
6/4/02	0715	Burglary	17E40	20A	6400	BANKSIDE		
6/29/02	2340	Burglary	17E40	20A	6400	BELLFORT		W
6/5/02	2205	Burglary	17E40	05L	6500	WILLOWBEND		
6/30/02	0330	Burglary	17E40	070	6500	WILLOWBEND		
6/9/02	1200	Burglary	17E40	20A	6600	LUDINGTON		
6/15/02	1630	Burglary	17E40	20A	6600	LUDINGTON		
2/2/02	1700	Burglary	17E40	20A	7600	AIRPORT		W
6/11/02	1000	Burglary	17E40	20A	7600	CREEKBEND	DR	
6/17/02	2000	Burglary	17E40	080	7700	BELLFORT		W
6/1/02	2230	Burglary	17E40	20A	7800	AIRPORT		W
6/5/02	1600	Burglary	17E40	20C	7900	CREEKBEND	DR	
6/3/02	0900	Burglary	17E40	170	8000	AIRPORT		W
6/4/02	2000	Burglary	17E40	20A	8000	CREEKBEND	DR	
6/16/02	0000	Burglary	17E40	20A	8000	CREEKBEND	DR	
5/31/02	2000	Burglary	17E40	250	8600	AIRPORT		W

6/22/02	0645	Burglary	17E40	20A -	8600	VICTORIAN VILLAGE	DR	
6/23/02	1100	Burglary	17E40	20A -	8600	VILLAGE OF FONDREN	DR	
6/24/02	1215	Burglary	17E40	20R	8900	DEER MEADOW	DR	N
6/5/02	2330	Burglary	17E40	20A -	10300	SANDPIPER		
5/30/02	1730	Burglary	17E40	20A -	11300	FONDREN		
6/1/02	1230	Burglary	17E40	20A -	11300	FONDREN		
6/7/02	1200	Burglary	17E40	20A -	11300	FONDREN		
6/9/02	1100	Burglary	17E40	20A -	11300	FONDREN		
6/9/02	2000	Burglary	17E40	20A -	11300	FONDREN		
6/12/02	0800	Burglary	17E40	20A -	11300	FONDREN		
6/14/02	1221	Burglary	17E40	20A -	11300	FONDREN		
6/14/02	0800	Burglary	17E40	20A -	11300	FONDREN		
6/16/02	0730	Burglary	17E40	20A -	11300	FONDREN		
6/16/02	2030	Burglary	17E40	20A -	11300	FONDREN		
6/18/02	0740	Burglary	17E40	20A -	11300	FONDREN		
6/7/02	1400	Burglary	17E40	20R	11700	BOB WHITE		
6/12/02	1000	Burglary	17E40	190	12000	FONDREN		
6/12/02	1000	Burglary	17E40	190	12000	FONDREN		
6/16/02	1000	Burglary	17E40	190	12000	FONDREN		
6/24/02	1830	Burglary	17E40	20R	12000	VALLEY HILLS	DR	
6/11/02	0830	Burglary	17E40	20C	12200	SUNSET MEADOW		
6/20/02	0645	Burglary	17E40	20A -	12200	FONDREN		
6/28/02	0930	Burglary	17E40	20A -	12300	BOB WHITE		
6/3/02	1200	Burglary	17E40	20A -	12500	DUNLAP		
6/23/02	0045	Burglary	17E40	20A -	12500	DUNLAP		
6/27/02	1900	Burglary	17E40	060	12500	GESSNER		S
6/28/02	1648	Burglary	17E40	20A -	12500	DUNLAP		
6/28/02	1830	Burglary of a Motor Vehicle	17E40	20D	6100	LUDINGTON		
6/8/02	2330	Burglary of a Motor Vehicle	17E40	18A	6300	AIRPORT		W
6/29/02	0130	Burglary of a Motor Vehicle	17E40	18A	6300	DUMFRIES		
6/13/02	0000	Burglary of a Motor Vehicle	17E40	20R	6400	BANKSIDE		
6/19/02	1500	Burglary of a Motor Vehicle	17E40	180	6400	BANKSIDE		

6/27/02	2030	Burglary of a Motor Vehicle	17E40	20D	6400	DAWNRIDGE	DR	
6/19/02	1200	Burglary of a Motor Vehicle	17E40	18A	6500	BELLFORT		W
6/23/02	0000	Burglary of a Motor Vehicle	17E40	18G	6700	BELLFORT		W
5/31/02	1200	Burglary of a Motor Vehicle	17E40	18A	7800	AIRPORT		W
6/6/02	1900	Burglary of a Motor Vehicle	17E40	18A	7900	CREEKBEND	DR	
6/6/02	0000	Burglary of a Motor Vehicle	17E40	18A	8000	CREEKBEND	DR	
6/6/02	2300	Burglary of a Motor Vehicle	17E40	18A	8100	CREEKBEND	DR	
6/2/02	0046	Burglary of a Motor Vehicle	17E40	18O	8300	BELLFORT		W
6/7/02	2000	Burglary of a Motor Vehicle	17E40	18A	9800	LARKWOOD		
6/1/02	1700	Burglary of a Motor Vehicle	17E40	18A	10900	FONDREN		
6/9/02	1900	Burglary of a Motor Vehicle	17E40	20D	10900	FONDREN		
6/20/02	1645	Burglary of a Motor Vehicle	17E40	18G	11200	FONDREN		
6/14/02	1430	Burglary of a Motor Vehicle	17E40	18A	11300	FONDREN		
6/20/02	1900	Burglary of a Motor Vehicle	17E40	18A	11300	FONDREN		
6/7/02	1700	Burglary of a Motor Vehicle	17E40	18A	12100	FONDREN		
6/26/02	0001	Burglary of a Motor Vehicle	17E40	18A	12200	FONDREN		
6/14/02	1030	Burglary of a Motor Vehicle	17E40	20A	12500	DUNLAP		
6/25/02	1930	Burglary of a Motor Vehicle	17E40	250	14200	MINETTA		
6/26/02	1735	Burglary of a Motor Vehicle	17E40	18O	14200	MINETTA		
6/3/02	2130	Auto Theft	17E40	18A	6100	WILLOWBEND		
6/14/02	2200	Auto Theft	17E40	18A	6100	BELLFORT		W
6/3/02	2350	Auto Theft	17E40	250	6300	BELLFORT		W
6/8/02	2100	Auto Theft	17E40	18A	6300	BELLFORT		W
6/19/02	2300	Auto Theft	17E40	18A	6300	AIRPORT		W
6/23/02	2300	Auto Theft	17E40	18A	6300	DUMFRIES		
6/27/02	2330	Auto Theft	17E40	18A	6300	AIRPORT		W
6/5/02	1800	Auto Theft	17E40	18A	6400	BELLFORT		W
6/25/02	0100	Auto Theft	17E40	18A	6400	BELLFORT		W
6/3/02	2030	Auto Theft	17E40	18A	7600	CREEKBEND	DR	
6/14/02	0200	Auto Theft	17E40	250	7600	CREEKBEND	DR	
6/21/02	0400	Auto Theft	17E40	18A	7600	AIRPORT		W
6/4/02	0530	Auto Theft	17E40	18A	7700	CREEKBEND	DR	
6/21/02	2030	Auto Theft	17E40	20D	7900	CREEKBEND	DR	
6/1/02	1400	Auto Theft	17E40	18O	8500	BELLFORT		W

6/5/02	2200	Auto Theft	17E40	20D	8600	VINKINS	RD	
6/8/02	1300	Auto Theft	17E40	18A	10400	SANDPIPER		
6/29/02	0015	Auto Theft	17E40	18O	10600	BRAES BEND	DR	
6/3/02	2000	Auto Theft	17E40	18A	10700	FONDREN		
6/17/02	2200	Auto Theft	17E40	18A	10900	FONDREN		
6/5/02	1300	Auto Theft	17E40	120	11200	FONDREN		
6/8/02	1730	Auto Theft	17E40	18A	11300	FONDREN		
6/16/02	2000	Auto Theft	17E40	13R	11300	HAVILAND		
6/4/02	0000	Auto Theft	17E40	13R	11400	HAVILAND		
6/17/02	2200	Auto Theft	17E40	13R	11800	SANDPIPER		
6/29/02	1430	Auto Theft	17E40	18A	12200	FONDREN		
6/6/02	0030	Auto Theft	17E40	18A	12300	BOB WHITE		
6/3/02	2100	Auto Theft	17E40	18A	12500	SANDPIPER		
6/6/02	0000	Auto Theft	17E40	18A	12500	DUNLAP		
6/13/02	0430	Auto Theft	17E40	18A	12500	DUNLAP		
6/16/02	2200	Auto Theft	17E40	250	12500	DUNLAP		
6/24/02	1100	Auto Theft	17E40	18A	12500	DUNLAP		
6/25/02	0730	Auto Theft	17E40	18A	12600	DUNLAP		
6/10/02	1715	Narcotic Drug Laws	17E40	20A	6200	AIRPORT		W
6/10/02	1625	Narcotic Drug Laws	17E40	18A	6200	AIRPORT		W
6/21/02	1252	Narcotic Drug Laws	17E40	20A	6300	BELLFORT		W
6/4/02	1315	Narcotic Drug Laws	17E40	13R	6400	BELLFORT		W
6/13/02	2050	Narcotic Drug Laws	17E40	20D	6400	BELLFORT		W
6/4/02	1210	Narcotic Drug Laws	17E40	18O	6600	AIRPORT		W
6/7/02	1040	Narcotic Drug Laws	17E40	18C	6600	BELLFORT		W
6/21/02	1822	Narcotic Drug Laws	17E40	13R	7400	SANFORD		
6/10/02	1200	Narcotic Drug Laws	17E40	13R	7600	AIRPORT		W
6/18/02	1330	Narcotic Drug Laws	17E40	13R	7600	AIRPORT		W
6/24/02	1200	Narcotic Drug Laws	17E40	20A	7600	AIRPORT		W
6/27/02	1050	Narcotic Drug Laws	17E40	18C	8000	AIRPORT		W
6/12/02	1140	Narcotic Drug Laws	17E40	18A	8100	CREEKBEND	DR	
6/24/02	1425	Narcotic Drug Laws	17E40	18A	8100	CREEKBEND	DR	
6/4/02	2129	Narcotic Drug Laws	17E40	070	8200	BELLFORT		W
6/5/02	2312	Narcotic Drug Laws	17E40	13R	10300	SANDPIPER		

6/10/02	1408	Narcotic Drug Laws	17E40	13R	10300	SANDPIPER
6/22/02	0044	Narcotic Drug Laws	17E40	18A	10300	SANDPIPER
6/18/02	2000	Narcotic Drug Laws	17E40	13R	10600	BRAES FOREST
6/5/02	1135	Narcotic Drug Laws	17E40	18A	11300	FONDREN
6/10/02	1700	Narcotic Drug Laws	17E40	11R	11800	HAVILAND
6/5/02	1205	Narcotic Drug Laws	17E40	18A	12100	FONDREN
6/21/02	1517	Narcotic Drug Laws	17E40	13R	12100	FONDREN
6/13/02	1105	Narcotic Drug Laws	17E40	20A	12200	FONDREN
6/13/02	2120	Narcotic Drug Laws	17E40	18A	12200	FONDREN
6/17/02	1440	Narcotic Drug Laws	17E40	13R	12300	FONDREN
6/13/02	1530	Narcotic Drug Laws	17E40	20A	12500	SANDPIPER
6/16/02	0352	Driving While Intoxicated	17E40	13R	6700	BELLFORT

W

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
7/12/02	0900	Murder & Nonnegligent Manslaughter	17E40	20A	11300	FONDREN		
7/3/02	0000	Rape	17E40	20R	6300	DAWNRIDGE	DR	
7/15/02	0400	Rape	17E40	20A	7700	AIRPORT		W
7/17/02	1700	Rape	17E40	13R	11300	FONDREN		
7/20/02	1500	Robbery	17E40	18O	6000	BELLFORT		W
7/10/02	2330	Robbery	17E40	18A	6100	BELLFORT		W
7/12/02	1500	Robbery	17E40	18A	6200	BELLFORT		W
7/26/02	2215	Robbery	17E40	18A	6200	BELLFORT		W
7/8/02	2050	Robbery	17E40	18A	6300	BELLFORT		W
7/10/02	1340	Robbery	17E40	18A	6300	BELLFORT		W
7/13/02	1445	Robbery	17E40	13R	6300	IVYKNOLL		
7/21/02	0315	Robbery	17E40	20A	6300	BELLFORT		W
7/26/02	2340	Robbery	17E40	18A	6300	BELLFORT		W
7/10/02	1500	Robbery	17E40	20G	6400	CAMBRIDGE GLEN	DR	
7/12/02	1550	Robbery	17E40	13R	6400	LUDINGTON		
7/21/02	2130	Robbery	17E40	18A	6400	BELLFORT		W
7/23/02	1500	Robbery	17E40	18A	6400	BANKSIDE		
7/29/02	2135	Robbery	17E40	18A	6400	BELLFORT		W
7/30/02	1815	Robbery	17E40	20A	6400	BELLFORT		W
7/11/02	0938	Robbery	17E40	210	7700	BELLFORT		W
7/26/02	2100	Robbery	17E40	20A	8000	CREEKBEND	DR	
7/12/02	0245	Robbery	17E40	18A	8300	AIRPORT		W
7/21/02	0300	Robbery	17E40	210	8500	BELLFORT		W
7/12/02	2230	Robbery	17E40	20R	8900	PECAN PLACE	DR	
7/6/02	0740	Robbery	17E40	20A	10300	SANDPIPER		
7/23/02	1500	Robbery	17E40	18A	10700	FONDREN		
7/15/02	0100	Robbery	17E40	18A	10900	FONDREN		
7/24/02	0100	Robbery	17E40	18C	11100	FONDREN		
7/7/02	2200	Robbery	17E40	18A	11300	FONDREN		
7/14/02	1000	Robbery	17E40	20A	11300	FONDREN		
7/6/02	0328	Robbery	17E40	18A	12100	FONDREN		
7/13/02	2200	Robbery	17E40	18A	12200	FONDREN		

7/16/02	0325	Robbery	17E40	18A	12200	FONDREN	
7/18/02	2140	Robbery	17E40	20A	12200	FONDREN	
7/29/02	0130	Robbery	17E40	18O	12400	GESSNER	S
7/26/02	2113	Aggravated Assault	17E40	18A	6100	BELLFORT	W
7/30/02	1500	Aggravated Assault	17E40	13R	6100	BELLFORT	W
7/7/02	0030	Aggravated Assault	17E40	20R	6300	SANFORD	
7/7/02	0030	Aggravated Assault	17E40	20R	6300	SANFORD	
7/14/02	2115	Aggravated Assault	17E40	20A	6300	DUMFRIES	
7/22/02	0005	Aggravated Assault	17E40	20A	6300	DUMFRIES	
7/22/02	1800	Aggravated Assault	17E40	20A	6300	BELLFORT	W
7/31/02	0200	Aggravated Assault	17E40	20A	6300	AIRPORT	W
7/11/02	1200	Aggravated Assault	17E40	20A	7600	CREEKBEND	DR
7/25/02	1000	Aggravated Assault	17E40	13R	7600	CREEKBEND	DR
7/12/02	1915	Aggravated Assault	17E40	20R	7700	APACHE PLUME	DR
7/24/02	1300	Aggravated Assault	17E40	20D	7700	CREEKBEND	DR
7/27/02	0545	Aggravated Assault	17E40	20A	7900	CREEKBEND	DR
7/1/02	1200	Aggravated Assault	17E40	20R	8200	MISTY RIDGE	LN
7/24/02	0920	Aggravated Assault	17E40	20D	8600	DAWN RIDGE	DR
7/21/02	0247	Aggravated Assault	17E40	18O	8700	VILLAGE OF FONDREN	DR
7/7/02	0830	Aggravated Assault	17E40	20A	10400	SANDPIPER	
7/24/02	2000	Aggravated Assault	17E40	20A	10700	FONDREN	
7/15/02	1919	Aggravated Assault	17E40	05C	11200	LARKWOOD	
7/15/02	1919	Aggravated Assault	17E40	05C	11200	LARKWOOD	
7/15/02	1919	Aggravated Assault	17E40	05C	11200	LARKWOOD	
7/14/02	1745	Aggravated Assault	17E40	18A	11300	FONDREN	
7/21/02	1330	Aggravated Assault	17E40	18A	11300	FONDREN	
7/15/02	2150	Aggravated Assault	17E40	13R	11900	BRAES PARK	DR
7/6/02	2015	Aggravated Assault	17E40	20A	12200	FONDREN	
7/28/02	2215	Aggravated Assault	17E40	20A	12200	FONDREN	
7/24/02	2100	Aggravated Assault	17E40	120	12300	FONDREN	
7/3/02	0110	Aggravated Assault	17E40	20A	12500	DUNLAP	
7/10/02	1030	Aggravated Assault	17E40	18A	12500	DUNLAP	
7/5/02	0200	Aggravated Assault	17E40	13R	13000	FONDREN	

7/6/02	0105	Aggravated Assault	17E40	13R	13100	FONDREN		
7/3/02	0900	Burglary	17E40	20A	6100	BELLFORT		W
7/15/02	1030	Burglary	17E40	20A	6300	AIRPORT		W
7/18/02	0900	Burglary	17E40	20A	6300	BELLFORT		W
6/27/02	2100	Burglary	17E40	20A	6400	BANKSIDE		
7/15/02	1100	Burglary	17E40	20A	6600	LUDINGTON		
6/5/02	1400	Burglary	17E40	20A	7600	CREEKBEND	DR	
7/5/02	1130	Burglary	17E40	20A	7600	CREEKBEND	DR	
7/6/02	1000	Burglary	17E40	20R	7600	CANDLEGREEN	LN	
7/2/02	0000	Burglary	17E40	20R	7900	DAWNRIDGE	DR	
7/5/02	1501	Burglary	17E40	20A	7900	CREEKBEND	DR	
7/8/02	2330	Burglary	17E40	20A	8000	AIRPORT		W
7/4/02	1356	Burglary	17E40	20A	8100	CREEKBEND	DR	
7/5/02	1530	Burglary	17E40	20G	8100	FURLONG	LN	
7/11/02	0825	Burglary	17E40	20A	8100	CREEKBEND	DR	
7/7/02	1700	Burglary	17E40		8200	BELLFORT		W
7/31/02	0800	Burglary	17E40	20A	8200	BELLFORT		W
7/15/02	0800	Burglary	17E40	20R	8600	VINKINS	RD	
7/17/02	1600	Burglary	17E40	20A	8600	VICTORIAN VILLAGE	DR	
7/28/02	1830	Burglary	17E40	060	8600	AIRPORT		W
7/31/02	0730	Burglary	17E40	20A	9800	LARKWOOD		
7/18/02	0600	Burglary	17E40	20A	10300	SANDPIPER		
7/23/02	0600	Burglary	17E40	20A	10400	SANDPIPER		
7/31/02	0800	Burglary	17E40	20A	10400	SANDPIPER		
6/30/02	2300	Burglary	17E40	20A	10800	FONDREN		
7/4/02	0323	Burglary	17E40	20A	10800	FONDREN		
7/18/02	1618	Burglary	17E40	20A	10800	FONDREN		
7/1/02	0645	Burglary	17E40	20A	10900	FONDREN		
7/1/02	1815	Burglary	17E40	20A	11200	BRAESRIDGE	DR	
7/15/02	1500	Burglary	17E40	20A	11300	FONDREN		
7/21/02	1400	Burglary	17E40	20A	11300	FONDREN		
7/31/02	1030	Burglary	17E40	20A	11300	FONDREN		
7/7/02	0056	Burglary	17E40	22M	11500	GESSNER		S

7/15/02	0800	Burglary	17E40	20R	11900	BOB WHITE	
7/12/02	0715	Burglary	17E40	20C	12100	SANDPIPER	
7/16/02	0800	Burglary	17E40	20A	12100	FONDREN	
6/18/02	1700	Burglary	17E40	20A	12200	FONDREN	
7/3/02	1020	Burglary	17E40	20C	12200	SUNSET MEADOW	
7/13/02	1000	Burglary	17E40	20A	12200	FONDREN	
7/16/02	0630	Burglary	17E40	20A	12200	FONDREN	
7/31/02	0730	Burglary	17E40	20A	12200	FONDREN	
7/11/02	1600	Burglary	17E40	20A	12300	FONDREN	
7/18/02	1730	Burglary	17E40	20A	12300	BOB WHITE	
7/29/02	2100	Burglary	17E40	250	12300	FONDREN	
7/5/02	1600	Burglary	17E40	060	12500	GESSNER	S
7/5/02	1530	Burglary	17E40	060	12500	GESSNER	S
7/12/02	1841	Burglary	17E40	22E	14200	FONMEADOW	
7/3/02	1200	Burglary of a Motor Vehicle	17E40	18O	6100	DRYAD	
7/8/02	1500	Burglary of a Motor Vehicle	17E40	18A	6100	PORTAL	
7/4/02	2130	Burglary of a Motor Vehicle	17E40	18C	6200	AIRPORT	W
7/8/02	0100	Burglary of a Motor Vehicle	17E40	20A	6300	BELLFORT	W
7/23/02	2030	Burglary of a Motor Vehicle	17E40	18A	6300	BELLFORT	W
7/26/02	1130	Burglary of a Motor Vehicle	17E40	18C	6300	DUMFRIES	
7/31/02	0400	Burglary of a Motor Vehicle	17E40	18A	6300	AIRPORT	W
7/14/02	2330	Burglary of a Motor Vehicle	17E40	18A	7600	CREEKBEND	DR
7/14/02	2300	Burglary of a Motor Vehicle	17E40	18A	7600	CREEKBEND	DR
7/2/02	1200	Burglary of a Motor Vehicle	17E40	13R	7800	ALBIN	LN
7/12/02	2100	Burglary of a Motor Vehicle	17E40	18A	7800	AIRPORT	W
7/14/02	2130	Burglary of a Motor Vehicle	17E40	18A	9800	LARKWOOD	
7/15/02	1000	Burglary of a Motor Vehicle	17E40	18A	9800	LARKWOOD	
7/15/02	1030	Burglary of a Motor Vehicle	17E40	18A	9800	LARKWOOD	
7/15/02	0424	Burglary of a Motor Vehicle	17E40	18A	9800	LARKWOOD	
7/13/02	1835	Burglary of a Motor Vehicle	17E40	18A	10400	SANDPIPER	
7/26/02	1500	Burglary of a Motor Vehicle	17E40	18A	10400	SANDPIPER	
7/10/02	0130	Burglary of a Motor Vehicle	17E40	18A	10700	FONDREN	
7/26/02	0130	Burglary of a Motor Vehicle	17E40	18A	10800	FONDREN	

7/29/02	0045	Burglary of a Motor Vehicle	17E40	18A	11000	BOB WHITE	
6/30/02	1700	Burglary of a Motor Vehicle	17E40	18A	11200	BRAESRIDGE	DR
7/3/02	0000	Burglary of a Motor Vehicle	17E40	18A	11300	FONDREN	
7/10/02	0500	Burglary of a Motor Vehicle	17E40	18A	11300	FONDREN	
7/10/02	2000	Burglary of a Motor Vehicle	17E40	18A	11300	FONDREN	
7/13/02	0015	Burglary of a Motor Vehicle	17E40	18A	11300	FONDREN	
7/21/02	1700	Burglary of a Motor Vehicle	17E40	18A	11300	FONDREN	
7/25/02	0820	Burglary of a Motor Vehicle	17E40	18A	11300	FONDREN	
7/5/02	2315	Burglary of a Motor Vehicle	17E40	18O	12200	SUNSET MEADOW	
7/22/02	2200	Auto Theft	17E40	18A	6100	BELLFORT	W
7/23/02	1700	Auto Theft	17E40	18A	6200	BELLFORT	W
7/27/02	0100	Auto Theft	17E40	18A	6200	BELLFORT	W
7/29/02	2300	Auto Theft	17E40	18A	6200	BELLFORT	W
7/16/02	2100	Auto Theft	17E40	18A	6300	BELLFORT	W
7/18/02	2100	Auto Theft	17E40	18A	6300	BELLFORT	W
7/24/02	0830	Auto Theft	17E40	18A	6300	BELLFORT	W
7/25/02	1900	Auto Theft	17E40	18A	6300	BELLFORT	W
7/31/02	0230	Auto Theft	17E40	18A	6300	BELLFORT	W
7/5/02	2100	Auto Theft	17E40	18A	6400	BELLFORT	W
7/21/02	2000	Auto Theft	17E40	20D	6400	IVYKNOLL	
7/16/02	0805	Auto Theft	17E40	18O	6500	WILLOWBEND	
7/4/02	1200	Auto Theft	17E40	18A	6700	BELLFORT	W
7/12/02	1600	Auto Theft	17E40	18A	7500	AIRPORT	W
7/10/02	2145	Auto Theft	17E40	18A	7700	AIRPORT	W
7/20/02	1330	Auto Theft	17E40	20A	8000	CREEKBEND	DR
7/28/02	1900	Auto Theft	17E40	18A	8000	CREEKBEND	DR
1/21/02	0130	Auto Theft	17E40	18A	10900	FONDREN	
7/2/02	2200	Auto Theft	17E40	18A	10900	FONDREN	
7/18/02	1600	Auto Theft	17E40	18A	10900	FONDREN	
7/23/02	1900	Auto Theft	17E40	18A	11300	FONDREN	
7/1/02	2100	Auto Theft	17E40	13R	11800	SANDPIPER	
7/9/02	0645	Auto Theft	17E40	13R	11900	BRAES PARK	DR
7/15/02	0900	Auto Theft	17E40	18A	12200	FONDREN	

7/16/02	2300	Auto Theft	17E40	18A	12200	FONDREN	
7/18/02	1730	Auto Theft	17E40	18A	12200	FONDREN	
7/20/02	2330	Auto Theft	17E40	18A	12200	THICKET GREEN	
7/21/02	0015	Auto Theft	17E40	18A	12200	FONDREN	
7/22/02	1320	Auto Theft	17E40	18A	12200	FONDREN	
7/28/02	2200	Auto Theft	17E40	18A	12200	FONDREN	
7/23/02	2200	Auto Theft	17E40	13R	12400	SEA BISCUIT	LN
7/22/02	2050	Auto Theft	17E40	18A	12500	DUNLAP	
7/8/02	2000	Auto Theft	17E40	18A	12600	DUNLAP	
7/21/02	0000	Auto Theft	17E40	13R	14600	FONMEADOW	
7/10/02	2315	Narcotic Drug Laws	17E40	20D	6200	AIRPORT	W
7/22/02	1830	Narcotic Drug Laws	17E40	070	6200	AIRPORT	W
7/1/02	1520	Narcotic Drug Laws	17E40	18T	6300	DUMFRIES	
7/10/02	2131	Narcotic Drug Laws	17E40	20A	6400	BELLFORT	W
7/10/02	1430	Narcotic Drug Laws	17E40	18C	6600	BELLFORT	W
7/8/02	2055	Narcotic Drug Laws	17E40	18A	7600	AIRPORT	W
7/10/02	1950	Narcotic Drug Laws	17E40	18A	7600	AIRPORT	W
7/16/02	1030	Narcotic Drug Laws	17E40	20A	7600	AIRPORT	W
7/16/02	0915	Narcotic Drug Laws	17E40	18A	7600	AIRPORT	W
7/16/02	0800	Narcotic Drug Laws	17E40	18A	7600	AIRPORT	W
7/17/02	1430	Narcotic Drug Laws	17E40	20A	7600	AIRPORT	W
7/26/02	1845	Narcotic Drug Laws	17E40		7600	AIRPORT	W
7/26/02	1800	Narcotic Drug Laws	17E40	20C	7600	AIRPORT	W
7/26/02	0720	Narcotic Drug Laws	17E40	20A	7600	AIRPORT	W
7/26/02	0720	Narcotic Drug Laws	17E40	20A	7600	AIRPORT	W
7/11/02	1225	Narcotic Drug Laws	17E40	20A	10300	SANDPIPER	
7/19/02	2030	Narcotic Drug Laws	17E40	11R	11600	HAVILAND	
7/18/02	0130	Narcotic Drug Laws	17E40	18A	12200	FONDREN	
7/10/02	1055	Narcotic Drug Laws	17E40	20A	12300	FONDREN	
7/25/02	1300	Narcotic Drug Laws	17E40	20A	12500	DUNLAP	
7/30/02	1400	Narcotic Drug Laws	17E40	20W	12500	DUNLAP	
7/12/02	2300	Driving While Intoxicated	17E40	13R	6100	WILLOWBEND	
7/13/02	2345	Driving While Intoxicated	17E40	13R	6100	BELLFORT	W
7/15/02	1230	Driving While Intoxicated	17E40	13R	7600	BELLFORT	W

7/2/02	2355	Driving While Intoxicated	17E40	13R	10200	SOUTH SAM HOUSTON	PKWY	W
7/27/02	1615	Driving While Intoxicated	17E40	13R	12900	FONDREN		

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
7/26/02	2000	Rape	17E40	20A -	6300	AIRPORT		W
7/14/02	0000	Rape	17E40	20A -	10300	SANDPIPER		
8/16/02	2000	Rape	17E40	140	11100	FONDREN		
8/5/02	2330	Robbery	17E40	18A	6100	BELLFORT		W
8/11/02	2230	Robbery	17E40	18A	6100	BELLFORT		W
8/2/02	0041	Robbery	17E40	18A	6300	BELLFORT		W
8/10/02	1315	Robbery	17E40	18A	6300	BELLFORT		W
8/12/02	1948	Robbery	17E40	18A	6300	BELLFORT		W
8/17/02	1810	Robbery	17E40	18A	6300	BELLFORT		W
8/23/02	0930	Robbery	17E40	20A -	6300	BELLFORT		W
8/6/02	2215	Robbery	17E40	18A	6400	BANKSIDE		
8/11/02	0350	Robbery	17E40	13R	6400	BELLFORT		W
8/13/02	1340	Robbery	17E40	18A	6400	BELLFORT		W
8/30/02	1330	Robbery	17E40	18A	6400	BELLFORT		W
8/13/02	2225	Robbery	17E40	070	6600	AIRPORT		W
8/6/02	0530	Robbery	17E40	20A -	7600	AIRPORT		W
8/15/02	1430	Robbery	17E40	250	7700	BELLFORT		W
8/21/02	1244	Robbery	17E40	210	7700	BELLFORT		W
8/3/02	0420	Robbery	17E40	18A	10000	LARKWOOD		
8/12/02	1910	Robbery	17E40	20A -	10300	SANDPIPER		
8/6/02	2215	Robbery	17E40	13R	10700	SANDPIPER		
8/1/02	1500	Robbery	17E40	13R	11100	ALBURY		
8/11/02	1829	Robbery	17E40	13R	11200	BRAESRIDGE	DR	
8/12/02	1045	Robbery	17E40	05L	11300	FONDREN		
8/18/02	1900	Robbery	17E40	20R	12100	BOB WHITE		
8/28/02	2300	Robbery	17E40	20A -	12200	FONDREN		
8/12/02	2215	Robbery	17E40	23S	12300	FONDREN		
8/10/02	0650	Robbery	17E40	18A	12500	SANDPIPER		
8/18/02	2250	Aggravated Assault	17E40	20A -	6100	BELLFORT		W
8/8/02	0220	Aggravated Assault	17E40	20A -	6200	BELLFORT		W
8/9/02	2000	Aggravated Assault	17E40	20A -	6200	BELLFORT		W
8/23/02	0010	Aggravated Assault	17E40	20A -	6300	BELLFORT		W
8/24/02	2000	Aggravated Assault	17E40	20C	6300	CATTAILS	LN	

8/17/02	0158	Aggravated Assault	17E40	13R	6400	DAWN RIDGE	DR	
8/24/02	0520	Aggravated Assault	17E40	20A -	6400	BELLFORT		W
8/24/02	0520	Aggravated Assault	17E40	20A -	6400	BELLFORT		W
8/28/02	0300	Aggravated Assault	17E40	18A	6400	BELLFORT		W
8/26/02	0300	Aggravated Assault	17E40	18A	6400	BELLFORT		W
8/28/02	1428	Aggravated Assault	17E40	20A -	6400	BANKSIDE		
8/7/02	1600	Aggravated Assault	17E40	13A	7700	CREEKBEND	DR	
8/30/02	2330	Aggravated Assault	17E40	13R	7900	DEER MEADOW	DR	
8/7/02	0000	Aggravated Assault	17E40	20C	8100	CREEKBEND	DR	
8/28/02	1500	Aggravated Assault	17E40	18A	8100	CREEKBEND	DR	
2/27/02	1949	Aggravated Assault	17E40	18C	8200	BELLFORT		W
8/10/02	1400	Aggravated Assault	17E40	20A -	8200	BELLFORT		W
8/25/02	0200	Aggravated Assault	17E40	03B	8200	BELLFORT		W
8/13/02	2030	Aggravated Assault	17E40	20R	8500	OLD BROOK	DR	
8/20/02	1140	Aggravated Assault	17E40	250	10200	SOUTH SAM HOUSTON	PKWY	W
8/4/02	1425	Aggravated Assault	17E40	20A -	10300	SANDPIPER		
8/23/02	0800	Aggravated Assault	17E40	20A -	10300	SANDPIPER		
8/20/02	2225	Aggravated Assault	17E40	20A -	10800	FONDREN		
8/22/02	0212	Aggravated Assault	17E40	13R	10800	FONDREN		
8/24/02	2000	Aggravated Assault	17E40	18G	11200	FONDREN		
8/15/02	0440	Aggravated Assault	17E40	20A -	11300	FONDREN		
8/17/02	0045	Aggravated Assault	17E40	05F	11800	CANEMONT		
8/30/02	1400	Aggravated Assault	17E40	250	12000	BOB WHITE		
8/22/02	2145	Aggravated Assault	17E40	20R	12000	FONDREN PLACE	DR	
8/13/02	2200	Aggravated Assault	17E40	18A	12200	FONDREN		
8/1/02	2315	Aggravated Assault	17E40	20A -	12600	DUNLAP		
8/3/02	2130	Aggravated Assault	17E40	20A -	12600	DUNLAP		
8/12/02	1300	Burglary	17E40	20A -	6200	BELLFORT		W
8/22/02	1230	Burglary	17E40	20A -	6200	BELLFORT		W
8/4/02	2100	Burglary	17E40	20A -	6300	AIRPORT		W
8/10/02	1800	Burglary	17E40	20A -	6300	DUMFRIES		
8/10/02	0410	Burglary	17E40	20A -	6300	DUMFRIES		
8/13/02	0800	Burglary	17E40	20A -	6300	BELLFORT		W

8/16/02	0840	Burglary	17E40	20R	6300	CREEKBEND	DR	
8/23/02	0900	Burglary	17E40	20A ~	6300	BELLFORT		W
8/30/02	0200	Burglary	17E40	22M	6300	BRAESWOOD		S
8/3/02	2035	Burglary	17E40	20A ~	6400	BANKSIDE		
8/11/02	1800	Burglary	17E40	20R	6400	DELLFERN		
8/14/02	1700	Burglary	17E40	20A ~	6400	BELLFORT		W
8/24/02	2300	Burglary	17E40	20A ~	6400	BELLFORT		W
8/26/02	0800	Burglary	17E40	20C	6400	PEACOCK HILLS	DR	
8/26/02	0600	Burglary	17E40	20A ~	6400	PEACOCK HILLS	DR	
8/16/02	0418	Burglary	17E40	240	6500	BELLFORT		W
8/9/02	2200	Burglary	17E40	20A ~	6600	AIRPORT		W
8/18/02	2215	Burglary	17E40	070	7500	CREEKBEND	DR	
7/31/02	1830	Burglary	17E40	250	7700	BELLFORT		W
8/7/02	1000	Burglary	17E40	18A	7700	AIRPORT		W
8/14/02	0630	Burglary	17E40	20C	7700	CREEKBEND	DR	
8/17/02	1430	Burglary	17E40	20A ~	7700	CREEKBEND	DR	
8/22/02	2200	Burglary	17E40	210	7700	BELLFORT		W
8/26/02	0630	Burglary	17E40	20R	7700	CREEKBEND	DR	
8/29/02	1730	Burglary	17E40	20A ~	7700	SOUTHMEADOW	DR	
8/22/02	0800	Burglary	17E40	20R	7800	DUFFIELD	LN	
8/10/02	0949	Burglary	17E40	20R ~	7900	SOUTHMEADOW	DR	
8/16/02	1730	Burglary	17E40	05R	8100	AIRPORT		W
8/19/02	0945	Burglary	17E40	20A ~	8100	CREEKBEND	DR	
8/5/02	1500	Burglary	17E40	20A ~	8200	BELLFORT		W
8/8/02	0005	Burglary	17E40	070	8200	BELLFORT		W
8/28/02	2200	Burglary	17E40	20A ~	8200	BELLFORT		W
8/24/02	1700	Burglary	17E40	250	8500	BELLFORT		W
8/28/02	1045	Burglary	17E40	20C	8700	VILLAGE OF FONDREN	DR	
8/2/02	1200	Burglary	17E40	20A ~	9800	LARKWOOD		
8/5/02	0730	Burglary	17E40	20A ~	9800	LARKWOOD		
8/2/02	2100	Burglary	17E40	20A ~	10300	SANDPIPER		
8/2/02	1645	Burglary	17E40	20A ~	10300	SANDPIPER		
8/27/02	0030	Burglary	17E40	20A ~	10300	SANDPIPER		

8/11/02	1300	Burglary	17E40	20A --	10700	FONDREN	
8/20/02	1100	Burglary	17E40	20A --	10900	FONDREN	
8/22/02	0745	Burglary	17E40	210	11100	FONDREN	
8/11/02	0800	Burglary	17E40	20A --	11200	BRAESRIDGE	DR
8/8/02	0100	Burglary	17E40	20A --	11300	FONDREN	
8/23/02	0200	Burglary	17E40	070	11300	FONDREN	
8/17/02	1200	Burglary	17E40	04V	11500	GESSNER	S
8/25/02	1400	Burglary	17E40	190	12000	FONDREN	
8/5/02	0730	Burglary	17E40	20A --	12100	FONDREN	
8/12/02	0800	Burglary	17E40	20A --	12100	FONDREN	
8/20/02	0700	Burglary	17E40	250	12100	FONDREN	
8/22/02	0730	Burglary	17E40	20A --	12100	FONDREN	
8/26/02	0835	Burglary	17E40	20C	12100	SANDPIPER	
8/9/02	1345	Burglary	17E40	20A --	12200	FONDREN	
8/12/02	2230	Burglary	17E40	20A --	12300	SANDPIPER	
8/23/02	0600	Burglary	17E40	20A --	12300	BOB WHITE	
8/24/02	0900	Burglary	17E40	20C	12300	FONDREN	
8/27/02	0605	Burglary	17E40	20A --	12300	BOB WHITE	
8/30/02	1300	Burglary	17E40	20A --	12300	BOB WHITE	
8/11/02	1100	Burglary	17E40	05E	12400	FONDREN	
8/10/02	1900	Burglary of a Motor Vehicle	17E40	18A	6200	BELLFORT	W
8/26/02	0000	Burglary of a Motor Vehicle	17E40	18A	6200	BELLFORT	W
8/29/02	2200	Burglary of a Motor Vehicle	17E40	18A	6200	BELLFORT	W
7/31/02	2330	Burglary of a Motor Vehicle	17E40	18A	6400	BANKSIDE	
8/12/02	2100	Burglary of a Motor Vehicle	17E40	18A	6400	BANKSIDE	
8/18/02	0130	Burglary of a Motor Vehicle	17E40	18A	6400	BELLFORT	W
8/19/02	1200	Burglary of a Motor Vehicle	17E40	20A	7600	CREEKBEND	DR
8/28/02	2100	Burglary of a Motor Vehicle	17E40	18A	7900	CREEKBEND	DR
8/7/02	1700	Burglary of a Motor Vehicle	17E40	18A	8600	VILLAGE OF FONDREN	DR
8/17/02	0030	Burglary of a Motor Vehicle	17E40	18A	10700	FONDREN	
8/7/02	0000	Burglary of a Motor Vehicle	17E40	18G	11200	FONDREN	
8/18/02	2200	Burglary of a Motor Vehicle	17E40	20D	11400	WOODKNOLL	LN
8/15/02	1240	Burglary of a Motor Vehicle	17E40	18A	12100	FONDREN	

8/13/02	2300	Burglary of a Motor Vehicle	17E40	18A	12200	FONDREN	
8/17/02	1500	Burglary of a Motor Vehicle	17E40	18A	12200	FONDREN	
8/17/02	2030	Burglary of a Motor Vehicle	17E40	18A	12200	FONDREN	
8/11/02	1400	Burglary of a Motor Vehicle	17E40	18G	12300	FONDREN	
8/7/02	1100	Burglary of a Motor Vehicle	17E40	18A	12500	DUNLAP	
8/18/02	2130	Burglary of a Motor Vehicle	17E40	18A	12500	DUNLAP	
8/21/02	2100	Auto Theft	17E40	20A	6200	BELLFORT	W
8/3/02	1800	Auto Theft	17E40	18A	6300	BELLFORT	W
8/3/02	0049	Auto Theft	17E40	13R	6300	BELLFORT	W
8/8/02	0800	Auto Theft	17E40	18A	6300	DUMFRIES	
8/23/02	1500	Auto Theft	17E40	13R	6300	DRYAD	
8/8/02	0100	Auto Theft	17E40	18A	6400	BANKSIDE	
8/12/02	1800	Auto Theft	17E40	18A	6400	BANKSIDE	
8/9/02	1900	Auto Theft	17E40	18O	6600	BRAESWOOD	S
8/2/02	0200	Auto Theft	17E40	18A	7700	AIRPORT	W
7/31/02	0100	Auto Theft	17E40	18O	7900	AIRPORT	W
8/3/02	2300	Auto Theft	17E40	18A	8000	AIRPORT	W
8/27/02	2220	Auto Theft	17E40	13R	8000	CREEKBEND	DR
8/8/02	2000	Auto Theft	17E40	18A	8100	CREEKBEND	DR
8/13/02	1800	Auto Theft	17E40	18A	8100	CREEKBEND	DR
8/2/02	2100	Auto Theft	17E40	18A	9800	LARKWOOD	
8/10/02	1100	Auto Theft	17E40	18A	10300	SANDPIPER	
8/18/02	1930	Auto Theft	17E40	20A	10600	ALBURY	
8/17/02	2130	Auto Theft	17E40	18A	10800	FONDREN	
8/13/02	1400	Auto Theft	17E40	18G	11200	FONDREN	
8/3/02	0130	Auto Theft	17E40	18A	11300	FONDREN	
8/20/02	2000	Auto Theft	17E40	13R	11700	BERRY MEADOW	DR
8/21/02	2200	Auto Theft	17E40	13R	11700	BOWLAN	LN
8/31/02	2242	Auto Theft	17E40	18G	12100	FONDREN	
8/12/02	2130	Auto Theft	17E40	18A	12200	FONDREN	
8/26/02	2300	Auto Theft	17E40	18A	12200	FONDREN	
8/4/02	2200	Auto Theft	17E40	18A	12300	BOB WHITE	
8/22/02	2300	Auto Theft	17E40	18A	12500	SANDPIPER	

8/5/02	0937	Narcotic Drug Laws	17E40	20A -	6100	BELLFORT	W
8/15/02	0129	Narcotic Drug Laws	17E40	20A -	6200	BELLFORT	W
8/16/02	1430	Narcotic Drug Laws	17E40	18C	6200	AIRPORT	W
8/10/02	1227	Narcotic Drug Laws	17E40	18A	6300	AIRPORT	W
8/20/02	1450	Narcotic Drug Laws	17E40	13R	6300	AIRPORT	W
8/8/02	1740	Narcotic Drug Laws	17E40	13R	8300	BELLFORT	W
8/12/02	0715	Narcotic Drug Laws	17E40	180	8400	BELLFORT	W
8/5/02	1330	Narcotic Drug Laws	17E40	13R	10800	FONDREN	
8/25/02	2320	Narcotic Drug Laws	17E40	18A	12200	FONDREN	
8/29/02	1410	Narcotic Drug Laws	17E40	13R	12200	FONDREN	
8/6/02	1312	Narcotic Drug Laws	17E40	13R	12300	FONDREN	
8/14/02	1500	Narcotic Drug Laws	17E40	13R	12300	BOB WHITE	
12/22/01	0323	Driving While Intoxicated	17E40	13R	7500	COACHWOOD	DR

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
9/8/02	0030	Murder & Nonnegligent Manslaughter	17E40	20A	12500	DUNLAP		
9/2/02	0630	Rape	17E40	20A	6300	BELLFORT		W
9/5/02	0300	Rape	17E40	13B	12200	FONDREN		
9/29/02	0000	Rape	17E40	18A	12200	FONDREN		
8/31/02	2300	Robbery	17E40	070	6000	BELLFORT		W
9/11/02	1625	Robbery	17E40	18A	6100	WILLOWBEND		
9/14/02	1345	Robbery	17E40	20A	6100	BELLFORT		W
9/1/02	0100	Robbery	17E40	18A	6200	BELLFORT		W
9/5/02	1800	Robbery	17E40	18A	6300	BELLFORT		W
9/8/02	2132	Robbery	17E40	20A	6400	BELLFORT		W
9/9/02	0250	Robbery	17E40	20A	6400	BELLFORT		W
9/16/02	2120	Robbery	17E40	23S	6600	BRAESWOOD		S
9/7/02	2300	Robbery	17E40	18T	7600	BELLFORT		W
9/15/02	1330	Robbery	17E40	18R	7700	BELLFORT		W
9/18/02	1119	Robbery	17E40	20R	7700	QUAIL MEADOW	DR	
9/20/02	0400	Robbery	17E40	13R	7700	AIRPORT		W
9/22/02	0300	Robbery	17E40	13R	8300	AIRPORT		W
9/30/02	2015	Robbery	17E40	210	8400	BELLFORT		W
9/16/02	2100	Robbery	17E40	18T	8500	BELLFORT		W
9/22/02	0030	Robbery	17E40	13R	10300	BRAES FOREST		
9/18/02	0020	Robbery	17E40	20A	10800	FONDREN		
9/29/02	2300	Robbery	17E40	18A	11300	FONDREN		
9/17/02	0450	Robbery	17E40	13R	12000	SANDPIPER		
9/25/02	1545	Robbery	17E40	250	12300	FONDREN		
9/16/02	0210	Robbery	17E40	18O	12400	GESSNER		S
9/8/02	0138	Robbery	17E40	20A	12500	DUNLAP		
9/14/02	0725	Robbery	17E40	18C	12600	GESSNER		S
9/13/02	2100	Aggravated Assault	17E40	13R	6200	BELLFORT		W
9/28/02	2045	Aggravated Assault	17E40	18A	6200	BELLFORT		W
8/30/02	2100	Aggravated Assault	17E40	20A	6300	BELLFORT		W
9/1/02	2330	Aggravated Assault	17E40	20A	6300	BELLFORT		W
9/8/02	1740	Aggravated Assault	17E40	20A	6300	BELLFORT		W
9/17/02	0100	Aggravated Assault	17E40	20A	6300	AIRPORT		W

9/17/02	0100	Aggravated Assault	17E40	20A -	6300	AIRPORT		W
9/19/02	1610	Aggravated Assault	17E40	22M	6300	BRAESWOOD		S
9/5/02	2140	Aggravated Assault	17E40	250	6400	BELLFORT		W
9/2/02	2300	Aggravated Assault	17E40	13R	7800	AIRPORT		W
9/16/02	0000	Aggravated Assault	17E40	250	7800	BELLFORT		W
9/24/02	1910	Aggravated Assault	17E40	20R	8000	ALBIN	LN	
9/24/02	2200	Aggravated Assault	17E40	18T	8200	BELLFORT		W
9/25/02	0000	Aggravated Assault	17E40	250	8200	BELLFORT		W
9/2/02	1520	Aggravated Assault	17E40	20R	8700	VILLAGE OF FONDREN	DR	
9/2/02	1520	Aggravated Assault	17E40	20R	8700	VILLAGE OF FONDREN	DR	
9/15/02	1000	Aggravated Assault	17E40	20A -	8700	VICTORIAN VILLAGE	DR	
9/29/02	2120	Aggravated Assault	17E40	18O	8700	VILLAGE OF FONDREN	DR	
8/14/02	0010	Aggravated Assault	17E40	24A	10300	SANDPIPER		
9/3/02	1600	Aggravated Assault	17E40	18A	11300	FONDREN		
9/30/02	1810	Aggravated Assault	17E40	20A -	11300	FONDREN		
9/17/02	1800	Aggravated Assault	17E40	05Z	12100	FONDREN		
9/8/02	1530	Aggravated Assault	17E40	20R	12200	SANDPIPER		
9/14/02	2300	Aggravated Assault	17E40	20A -	12200	FONDREN		
9/18/02	1630	Aggravated Assault	17E40	20A -	12300	FONDREN		
9/6/02	2030	Aggravated Assault	17E40	13R	12400	GESSNER		S
9/6/02	0150	Aggravated Assault	17E40	20A -	12500	SANDPIPER		
9/6/02	0150	Aggravated Assault	17E40	20A -	12500	SANDPIPER		
9/21/02	1000	Burglary	17E40	20A -	6100	LUDINGTON		
9/1/02	1030	Burglary	17E40	20A -	6200	BELLFORT		W
9/1/02	1100	Burglary	17E40	20A -	6200	BELLFORT		W
9/5/02	0700	Burglary	17E40	20A -	6200	BELLFORT		W
9/5/02	0810	Burglary	17E40	20R	6200	LUDINGTON		
9/13/02	1200	Burglary	17E40	20A -	6200	BELLFORT		W
9/19/02	0800	Burglary	17E40	20A -	6200	BELLFORT		W
9/3/02	1700	Burglary	17E40	20A -	6300	BELLFORT		W
9/7/02	2330	Burglary	17E40	20A -	6300	AIRPORT		W

9/12/02	0900	Burglary	17E40	20C	6300	CAMBRIDGE GLEN	DR	
9/12/02	0700	Burglary	17E40	20A	6300	AIRPORT		W
9/13/02	0845	Burglary	17E40	20A	6300	CREEKBEND	DR	
9/16/02	1300	Burglary	17E40	20A	6300	BELLFORT		W
9/20/02	1430	Burglary	17E40	22M	6300	BRAESWOOD		S
9/21/02	1000	Burglary	17E40	20A	6300	BELLFORT		W
9/27/02	0900	Burglary	17E40	20R	6300	PORTAL		
9/28/02	0003	Burglary	17E40	22M	6300	BRAESWOOD		S
9/6/02	0000	Burglary	17E40	20A	6400	BELLFORT		W
9/12/02	1230	Burglary	17E40	20A	6400	BANKSIDE		
9/15/02	0030	Burglary	17E40	20A	6400	BELLFORT		W
9/6/02	1800	Burglary	17E40	20V	7800	CANDLEGREEN	LN	
9/16/02	0700	Burglary	17E40	20A	7800	AIRPORT		W
9/2/02	1700	Burglary	17E40	20R	7900	CREEKBEND	DR	
9/20/02	2345	Burglary	17E40	20A	7900	CREEKBEND	DR	
9/29/02	0115	Burglary	17E40	20A	8100	CREEKBEND	DR	
9/9/02	0800	Burglary	17E40	20C	8200	CREEKBEND	DR	
9/9/02	0800	Burglary	17E40	20C	8200	CREEKBEND	DR	
9/16/02	1700	Burglary	17E40	20A	8200	BELLFORT		W
8/18/02	1200	Burglary	17E40	20R	8300	FURLONG	LN	
9/24/02	1030	Burglary	17E40	20A	8300	AIRPORT		W
9/5/02	1700	Burglary	17E40	20G	8600	RACHLIN	CIR	E
9/16/02	2100	Burglary	17E40	20A	10300	SANDPIPER		
9/17/02	1130	Burglary	17E40	20A	10700	FONDREN		
9/7/02	1900	Burglary	17E40	20A	10800	FONDREN		
9/19/02	0600	Burglary	17E40	20A	10800	FONDREN		
9/21/02	2200	Burglary	17E40	20A	10900	FONDREN		
9/8/02	0546	Burglary	17E40	20A	11200	BRAESRIDGE	DR	
9/26/02	2300	Burglary	17E40	05C	11600	FAIRMONT		
9/10/02	1200	Burglary	17E40	20R	12100	BRAESRIDGE	DR	
9/17/01	0845	Burglary	17E40	20A	12200	FONDREN		
9/6/02	0800	Burglary	17E40	20A	12200	FONDREN		
9/7/02	0600	Burglary	17E40	20A	12200	FONDREN		

9/9/02	0700	Burglary	17E40	20A	12200	FONDREN	
9/9/02	2300	Burglary	17E40	20L	12200	FONDREN	
9/11/02	2130	Burglary	17E40	20L	12200	FONDREN	
9/18/02	2200	Burglary	17E40	05L	12200	FONDREN	
9/20/02	0800	Burglary	17E40	20A	12200	FONDREN	
9/28/02	2200	Burglary	17E40	20V	12200	SANDPIPER	
9/7/02	1500	Burglary	17E40	190	12400	FONDREN	
9/21/02	1035	Burglary	17E40	20G	12400	ATLAW	DR
9/28/02	1500	Burglary	17E40	190	12400	FONDREN	
9/14/02	0900	Burglary	17E40	20A	12500	SANDPIPER	
9/11/02	0715	Burglary	17E40	20A	14500	FONMEADOW	
9/3/02	2230	Burglary	17E40	20A	14600	FONMEADOW	
9/3/02	0100	Burglary of a Motor Vehicle	17E40	20A	6300	AIRPORT	W
9/15/02	2100	Burglary of a Motor Vehicle	17E40	18A	6300	DUMFRIES	
9/21/02	2000	Burglary of a Motor Vehicle	17E40	18A	6300	DUMFRIES	
9/26/02	2330	Burglary of a Motor Vehicle	17E40	13R	6300	QUAIL MEADOW	DR
9/7/02	2015	Burglary of a Motor Vehicle	17E40	18A	6400	BANKSIDE	
9/13/02	2100	Burglary of a Motor Vehicle	17E40	18A	6400	BELLFORT	W
9/1/02	1650	Burglary of a Motor Vehicle	17E40	180	6800	BELLFORT	W
9/12/02	1800	Burglary of a Motor Vehicle	17E40	18A	6600	LUDINGTON	
9/26/02	1330	Burglary of a Motor Vehicle	17E40	18C	6700	BELLFORT	W
9/19/02	1600	Burglary of a Motor Vehicle	17E40	18A	7600	CREEKBEND	DR
9/15/02	0100	Burglary of a Motor Vehicle	17E40	18A	7800	BELLFORT	W
9/15/02	0030	Burglary of a Motor Vehicle	17E40	18A	7800	BELLFORT	W
5/8/02	2000	Burglary of a Motor Vehicle	17E40	180	7900	AIRPORT	W
8/31/02	1740	Burglary of a Motor Vehicle	17E40	18A	8100	CREEKBEND	DR
9/12/02	1515	Burglary of a Motor Vehicle	17E40	180	8300	AIRPORT	W
9/12/02	1400	Burglary of a Motor Vehicle	17E40	20D	8300	FURLONG	LN
9/1/02	0430	Burglary of a Motor Vehicle	17E40	20R	8900	SAGE PLACE	DR
9/26/02	1250	Burglary of a Motor Vehicle	17E40	18A	10000	LARKWOOD	
9/15/02	0630	Burglary of a Motor Vehicle	17E40	18A	10300	SANDPIPER	
9/11/02	2100	Burglary of a Motor Vehicle	17E40	20A	10800	FONDREN	
9/4/02	0710	Burglary of a Motor Vehicle	17E40	180	10900	SANDPIPER	
9/12/02	1030	Burglary of a Motor Vehicle	17E40	13R	11200	ALBURY	

9/15/02	0300	Burglary of a Motor Vehicle	17E40	20D	11900	FONDREN	
9/13/02	0100	Burglary of a Motor Vehicle	17E40	250	12100	FONDREN	
9/23/02	0200	Burglary of a Motor Vehicle	17E40	18A	12100	FONDREN	
9/28/02	2200	Burglary of a Motor Vehicle	17E40	18A	12100	FONDREN	
9/6/02	0900	Burglary of a Motor Vehicle	17E40	18A	12200	COPPERTREE	LN
9/5/02	2300	Burglary of a Motor Vehicle	17E40	20D	12300	KITTY BROOK	DR
9/6/02	1700	Burglary of a Motor Vehicle	17E40	18O	12400	TRUESDELL	DR
9/20/02	2215	Burglary of a Motor Vehicle	17E40	18A	12500	DUNLAP	
8/31/02	2200	Burglary of a Motor Vehicle	17E40	20A	12600	DUNLAP	
9/11/02	2300	Burglary of a Motor Vehicle	17E40	13R	14600	FONMEADOW	
9/9/02	0900	Auto Theft	17E40	05E	6100	BELLFORT	W
9/15/02	2000	Auto Theft	17E40	20A	6100	BELLFORT	W
9/2/02	2315	Auto Theft	17E40	18A	6300	AIRPORT	W
9/4/02	1755	Auto Theft	17E40	18C	6300	DUMFRIES	
9/5/02	2200	Auto Theft	17E40	18A	6300	AIRPORT	W
9/7/02	2200	Auto Theft	17E40	18A	6300	BELLFORT	W
9/15/02	0300	Auto Theft	17E40	13R	6300	BELLFORT	W
9/19/02	1800	Auto Theft	17E40	18A	6300	AIRPORT	W
9/20/02	1900	Auto Theft	17E40	18A	6300	AIRPORT	W
9/18/02	2130	Auto Theft	17E40	18A	6400	BELLFORT	W
9/6/02	1830	Auto Theft	17E40	18A	7600	CREEKBEND	DR
9/27/02	0333	Auto Theft	17E40	18A	7600	CREEKBEND	DR
9/29/02	0100	Auto Theft	17E40	20A	7800	AIRPORT	W
9/15/02	0100	Auto Theft	17E40	18A	7900	CREEKBEND	DR
9/28/02	2130	Auto Theft	17E40	18A	8000	AIRPORT	W
9/25/02	2300	Auto Theft	17E40	18A	9800	LARKWOOD	
9/5/02	1800	Auto Theft	17E40	18A	10300	SANDPIPER	
9/7/02	1330	Auto Theft	17E40	13R	10700	SHAWNBROOK	
9/23/02	2130	Auto Theft	17E40	20A	10800	FONDREN	
9/25/02	0100	Auto Theft	17E40	18A	11300	FONDREN	
9/20/02	2300	Auto Theft	17E40	18A	12100	FONDREN	
9/15/02	1200	Auto Theft	17E40	18A	12300	BOB WHITE	
9/2/02	1930	Auto Theft	17E40	20D	12400	VINKINS	CT
9/8/02	1530	Auto Theft	17E40	05E	12400	FONDREN	

9/2/02	2140	Auto Theft	17E40	18A	12500	DUNLAP	
9/5/02	1000	Auto Theft	17E40	18A	12500	DUNLAP	
9/24/02	0715	Auto Theft	17E40	18O	12500	FONDREN	
9/9/02	1740	Narcotic Drug Laws	17E40	250	6200	AIRPORT	W
9/3/02	2040	Narcotic Drug Laws	17E40	070	6300	DUMFRIES	
9/10/02	1140	Narcotic Drug Laws	17E40	13R	6400	BELLFORT	W
9/26/02	1530	Narcotic Drug Laws	17E40	18A	6400	BELLFORT	W
9/27/02	1030	Narcotic Drug Laws	17E40	18A	6400	BELLFORT	W
9/12/02	1115	Narcotic Drug Laws	17E40	13R	7800	BELLFORT	W
9/25/02	1115	Narcotic Drug Laws	17E40	13R	8100	CREEKBEND	DR
9/25/02	2000	Narcotic Drug Laws	17E40	18A	8600	VICTORIAN VILLAGE	DR
9/19/02	1025	Narcotic Drug Laws	17E40	13R	10300	SANDPIPER	
9/11/02	1405	Narcotic Drug Laws	17E40	18A	10700	FONDREN	
9/3/02	1525	Narcotic Drug Laws	17E40	13R	11300	FAIRMONT	
9/11/02	1155	Narcotic Drug Laws	17E40	18A	12300	FONDREN	
9/14/02	1920	Narcotic Drug Laws	17E40	13R	12300	BOB WHITE	
9/16/02	1350	Narcotic Drug Laws	17E40	20A	12300	BOB WHITE	
9/30/02	0610	Narcotic Drug Laws	17E40	18A	12500	DUNLAP	
9/1/02	0253	Driving While Intoxicated	17E40	13R	6600	BELLFORT	W

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
10/20/02	0530	Murder & Nonnegligent Manslaughter	17E40	20A ~	8100	CREEKBEND	DR	
10/17/02	0430	Robbery	17E40	20A ~	6100	BELLFORT		W
10/27/02	2130	Robbery	17E40	18A	6100	WILLOWBEND		
10/9/02	2120	Robbery	17E40	18C	6200	AIRPORT		W
10/19/02	0300	Robbery	17E40	18C	6200	WILLOWBEND		
10/25/02	2300	Robbery	17E40	18A	6200	BELLFORT		W
10/15/02	2025	Robbery	17E40	20A ~	6300	BELLFORT		W
10/15/02	2100	Robbery	17E40	18A	6300	BELLFORT		W
10/17/02	2045	Robbery	17E40	20A ~	6400	BANKSIDE		
10/25/02	0255	Robbery	17E40	18A	6400	BELLFORT		W
10/14/02	0847	Robbery	17E40	05L	6500	WILLOWBEND		
10/13/02	0330	Robbery	17E40	250	7900	BELLFORT		W
10/14/02	0030	Robbery	17E40	18A	8000	CREEKBEND	DR	
10/9/02	2100	Robbery	17E40	20R	8100	FURLONG	LN	
10/14/02	2315	Robbery	17E40	18O	8500	BELLFORT		W
10/21/02	1435	Robbery	17E40	080	8500	BELLFORT		W
10/4/02	2330	Robbery	17E40	13R	9800	LARKWOOD		
10/31/02	0200	Robbery	17E40	18A	9800	LARKWOOD		
10/19/02	0500	Robbery	17E40	18A	10000	LARKWOOD		
10/16/02	1820	Robbery	17E40	20R	10400	SANDPIPER		
10/24/02	2115	Robbery	17E40	18A	10800	FONDREN		
10/15/02	2250	Robbery	17E40	18A	11300	FONDREN		
10/26/02	1915	Robbery	17E40	18T	11300	FONDREN		
10/10/02	0050	Robbery	17E40	13H	12200	SANDPIPER		
10/13/02	2300	Robbery	17E40	20A ~	12200	FONDREN		
10/21/02	0800	Robbery	17E40	20C	12200	LEMON RIDGE		
10/17/02	0145	Aggravated Assault	17E40	20A ~	6200	BELLFORT		W
10/10/02	0745	Aggravated Assault	17E40	20A ~	6300	BELLFORT		W
10/25/02	0800	Aggravated Assault	17E40	13R	7500	CREEKBEND	DR	
10/27/02	1330	Aggravated Assault	17E40	18A	8000	CREEKBEND	DR	
10/7/02	0830	Aggravated Assault	17E40	20A ~	8700	VILLAGE OF FONDREN	DR	
9/28/02	1700	Aggravated Assault	17E40	05X	10300	SANDPIPER		

10/4/02	1700	Aggravated Assault	17E40	20A -	10400	SANDPIPER		
10/25/02	2045	Aggravated Assault	17E40	20A -	10800	FONDREN		
10/21/02	1720	Aggravated Assault	17E40	070	11100	ALBURY		
10/21/02	1715	Aggravated Assault	17E40	13R	11300	SANDPIPER		
10/21/02	1715	Aggravated Assault	17E40	13R	11300	SANDPIPER		
10/29/02	0000	Aggravated Assault	17E40	22M	11500	GESSNER		S
10/3/02	1930	Aggravated Assault	17E40	13R	11600	BOB WHITE		
10/27/02	0800	Aggravated Assault	17E40	250	12200	FONDREN		
10/6/02	1520	Aggravated Assault	17E40	20A -	12300	FONDREN		
10/19/02	2355	Aggravated Assault	17E40	18T	12300	FONDREN		
10/10/02	1030	Burglary	17E40	20R	6100	DRYAD		
10/22/02	0830	Burglary	17E40	20R	6100	HUMMINGBIRD		
10/17/02	0915	Burglary	17E40	20R	6200	PORTAL		
10/21/02	0925	Burglary	17E40	20R	6200	ROLLINGBROOK	DR	
10/6/02	0630	Burglary	17E40	20A -	6300	AIRPORT		W
10/10/02	0830	Burglary	17E40	20A -	6300	AIRPORT		W
10/10/02	0820	Burglary	17E40	20A -	6300	AIRPORT		W
10/10/02	0730	Burglary	17E40	20A -	6300	AIRPORT		W
10/17/02	1400	Burglary	17E40	20P	6300	CREEKBEND	DR	
10/18/02	0630	Burglary	17E40	20R	6300	IVYKNOLL		
10/18/02	1800	Burglary	17E40	22M	6300	BRAESWOOD		S
10/18/02	1300	Burglary	17E40	20A -	6300	BELLFORT		W
10/4/02	0800	Burglary	17E40	20A -	6600	AIRPORT		W
10/14/02	0900	Burglary	17E40	20A -	6600	AIRPORT		W
10/2/02	0800	Burglary	17E40	20R	7700	BRAESRIDGE	CT	
10/13/02	1400	Burglary	17E40	20A -	7800	BELLFORT		W
10/5/02	0600	Burglary	17E40	20A -	8000	CREEKBEND	DR	
10/1/02	0700	Burglary	17E40	20A -	8200	BELLFORT		W
10/22/02	2300	Burglary	17E40	070	8200	BELLFORT		W
10/31/02	0100	Burglary	17E40	20A -	8200	BELLFORT		W
10/17/02	2100	Burglary	17E40	250	8300	BELLFORT		W
10/30/02	0800	Burglary	17E40	20A -	8300	AIRPORT		W
10/18/02	1530	Burglary	17E40	20R	8500	FAWN TERRACE	DR	
10/25/02	2345	Burglary	17E40	20A -	8700	VICTORIAN	DR	

					VILLAGE		
10/8/02	1900	Burglary	17E40	20A	10300	SANDPIPER	
10/1/02	0720	Burglary	17E40	20A	10700	FONDREN	
10/21/02	1100	Burglary	17E40	20A	10700	FONDREN	
10/19/02	1945	Burglary	17E40	20A	10800	FONDREN	
10/23/02	0840	Burglary	17E40	20R	10800	FONDREN	
10/6/02	1600	Burglary	17E40	05L	10900	FONDREN	
10/16/02	0640	Burglary	17E40	20C	11200	PEMBRIDGE	DR
8/21/02	0800	Burglary	17E40	20A	11300	FONDREN	
10/16/02	1930	Burglary	17E40	20A	11300	FONDREN	
10/22/02	1830	Burglary	17E40	20A	11300	FONDREN	
10/11/02	0730	Burglary	17E40	20R	11700	BOWLAN	LN
10/4/02	0530	Burglary	17E40	20A	12100	FONDREN	
10/19/02	1500	Burglary	17E40	20A	12100	FONDREN	
10/1/02	1000	Burglary	17E40	20A	12200	FONDREN	
10/6/02	0900	Burglary	17E40	20L	12200	FONDREN	
10/12/02	2300	Burglary	17E40	20A	12200	FONDREN	
10/9/02	0645	Burglary	17E40	20A	12300	BOB WHITE	
10/13/02	1730	Burglary	17E40	190	12300	FONDREN	
10/24/02	0720	Burglary	17E40	20A	12300	BOB WHITE	
10/24/02	1030	Burglary	17E40	20A	12300	BOB WHITE	
9/1/02	1630	Burglary	17E40	190	12400	FONDREN	
9/25/02	1500	Burglary	17E40	190	12400	FONDREN	
9/27/02	1530	Burglary	17E40	190	12400	FONDREN	
10/5/02	1930	Burglary	17E40	190	12400	FONDREN	
10/6/02	0000	Burglary	17E40	190	12400	FONDREN	
10/7/02	1830	Burglary	17E40	190	12400	FONDREN	
10/7/02	0900	Burglary	17E40	190	12400	FONDREN	
10/7/02	2100	Burglary	17E40	190	12400	FONDREN	
10/13/02	1713	Burglary	17E40	22E	12500	GESSNER	S
10/18/02	0750	Burglary	17E40	20A	12500	SANDPIPER	
10/20/02	1500	Burglary	17E40	20A	12500	DUNLAP	
9/28/02	1300	Burglary of a Motor Vehicle	17E40	18A	6200	LUDINGTON	
10/4/02	1100	Burglary of a Motor Vehicle	17E40	20R	6200	LUDINGTON	

10/28/02	0200	Burglary of a Motor Vehicle	17E40	13R	6200	QUAIL MEADOW	DR	
10/16/02	0035	Burglary of a Motor Vehicle	17E40	18A	6300	BELLFORT		W
10/16/02	1700	Burglary of a Motor Vehicle	17E40	18A	6300	AIRPORT		W
9/30/02	2200	Burglary of a Motor Vehicle	17E40	20R	6400	IVYKNOLL		
10/29/02	2300	Burglary of a Motor Vehicle	17E40	18A	6400	BELLFORT		W
10/23/02	1815	Burglary of a Motor Vehicle	17E40	18R	7700	BELLFORT		W
10/23/02	1915	Burglary of a Motor Vehicle	17E40	18R	7700	BELLFORT		W
10/9/02	2010	Burglary of a Motor Vehicle	17E40	18A	7800	BELLFORT		W
10/23/02	2100	Burglary of a Motor Vehicle	17E40	18A	8100	AIRPORT		W
10/11/02	2200	Burglary of a Motor Vehicle	17E40	18A	8200	BELLFORT		W
10/8/02	1900	Burglary of a Motor Vehicle	17E40	18A	10800	FONDREN		
10/6/02	2130	Burglary of a Motor Vehicle	17E40	18A	10900	FONDREN		
10/7/02	1630	Burglary of a Motor Vehicle	17E40	18A	10900	FONDREN		
10/6/02	1130	Burglary of a Motor Vehicle	17E40	20R	11000	SOUTHWOLD	LN	
10/20/02	1630	Burglary of a Motor Vehicle	17E40	18A	11300	FONDREN		
10/5/02	1130	Burglary of a Motor Vehicle	17E40	13R	11700	BERRY MEADOW	DR	
9/30/02	2200	Burglary of a Motor Vehicle	17E40	18A	12000	BOB WHITE		
10/24/02	1630	Burglary of a Motor Vehicle	17E40	18G	12300	FONDREN		
10/20/02	2345	Burglary of a Motor Vehicle	17E40	18A	12500	SANDPIPER		
10/2/02	0030	Auto Theft	17E40	18A	6300	BELLFORT		W
10/15/02	1300	Auto Theft	17E40	13R	6300	CAMBRIDGE GLEN	DR	
10/26/02	0400	Auto Theft	17E40	18A	6300	AIRPORT		W
10/27/02	1730	Auto Theft	17E40	18A	6300	BELLFORT		W
10/31/02	0000	Auto Theft	17E40	18A	6300	DUMFRIES		
10/7/02	0130	Auto Theft	17E40	18A	6400	BANKSIDE		
9/30/02	2230	Auto Theft	17E40	18A	6800	LUDINGTON		
9/28/02	2000	Auto Theft	17E40	18O	7500	BELLFORT		W
10/25/02	2130	Auto Theft	17E40	18A	7600	CREEKBEND	DR	
10/26/02	2000	Auto Theft	17E40	18A	7600	CREEKBEND	DR	
10/1/02	0900	Auto Theft	17E40	18A	7700	CREEKBEND	DR	
10/22/02	1930	Auto Theft	17E40	18A	7700	CREEKBEND	DR	
10/23/02	0100	Auto Theft	17E40	20A	7700	CREEKBEND	DR	
10/9/02	2200	Auto Theft	17E40	18A	7900	CREEKBEND	DR	

10/2/02	2000	Auto Theft	17E40	18A	8000	CREEKBEND	DR	
10/18/02	0800	Auto Theft	17E40	18A	8000	CREEKBEND	DR	
10/27/02	2100	Auto Theft	17E40	18A	8000	AIRPORT		W
10/1/02	2030	Auto Theft	17E40	18A	8100	AIRPORT		W
10/8/02	2200	Auto Theft	17E40	18O	8100	CREEKBEND	DR	
10/30/02	1915	Auto Theft	17E40	18A	8100	AIRPORT		W
10/29/02	2030	Auto Theft	17E40	20A	8200	BELLFORT		W
10/29/02	1830	Auto Theft	17E40	18A	8200	BELLFORT		W
2/5/02	1200	Auto Theft	17E40	20D	8500	SOUTHMEADOW	DR	
10/7/02	0319	Auto Theft	17E40	13R	8500	BELLFORT		W
10/4/02	2000	Auto Theft	17E40	18A	9800	LARKWOOD		
10/19/02	1900	Auto Theft	17E40	250	9800	LARKWOOD		
10/10/02	2130	Auto Theft	17E40	18A	10400	SANDPIPER		
10/29/02	2130	Auto Theft	17E40	18A	10400	SANDPIPER		
10/3/02	1615	Auto Theft	17E40	18R	11300	FONDREN		
10/21/02	1400	Auto Theft	17E40	18A	12100	FONDREN		
10/21/02	1500	Auto Theft	17E40	23S	12300	FONDREN		
10/15/02	2000	Auto Theft	17E40	13R	12500	SANDPIPER		
10/16/02	0030	Auto Theft	17E40	18A	12500	SANDPIPER		
10/30/02	0200	Auto Theft	17E40	18A	12500	SANDPIPER		
10/3/02	1255	Narcotic Drug Laws	17E40	13R	6200	BELLFORT		W
10/20/02	1944	Narcotic Drug Laws	17E40	070	6200	AIRPORT		W
10/6/02	2200	Narcotic Drug Laws	17E40	18A	6300	AIRPORT		W
10/4/02	1119	Narcotic Drug Laws	17E40	18A	6400	BELLFORT		W
10/7/02	2330	Narcotic Drug Laws	17E40	05D	6400	WILLOWBEND		
10/7/02	2340	Narcotic Drug Laws	17E40	13R	6400	WILLOWBEND		
10/17/02	1145	Narcotic Drug Laws	17E40	18A	6400	BELLFORT		W
10/4/02	2324	Narcotic Drug Laws	17E40	18C	6600	BELLFORT		W
10/7/02	1445	Narcotic Drug Laws	17E40	18A	8000	CREEKBEND	DR	
10/23/02	1800	Narcotic Drug Laws	17E40	13R	8200	BELLFORT		W
10/25/02	2000	Narcotic Drug Laws	17E40	18O	8500	BELLFORT		W
10/29/02	1440	Narcotic Drug Laws	17E40	13R	10400	SANDPIPER		
10/15/02	1040	Narcotic Drug Laws	17E40	13R	10600	BRAES FOREST		
10/10/02	1353	Narcotic Drug Laws	17E40	13R	10900	FONDREN		

10/16/02	1320	Narcotic Drug Laws	17E40	13R	11300	FONDREN
10/20/02	1050	Narcotic Drug Laws	17E40	20A	11300	FONDREN
10/31/02	2200	Narcotic Drug Laws	17E40	18C	12100	FONDREN
10/8/02	1200	Narcotic Drug Laws	17E40	18D	12200	FONDREN
10/1/02	1150	Narcotic Drug Laws	17E40	13R	12300	BOB WHITE
10/21/02	0030	Narcotic Drug Laws	17E40	18A	12300	FONDREN
10/5/02	0050	Narcotic Drug Laws	17E40	03B	13000	FONDREN
10/19/02	2205	Driving While Intoxicated	17E40	13R	6700	BELLFORT
10/20/02	0320	Driving While Intoxicated	17E40	13R	12100	FONDREN

W

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
11/9/02	0500	Rape	17E40	20A	6300	AIRPORT		W
11/26/02	1300	Rape	17E40	250	6300	BRAESWOOD		S
11/9/02	0430	Rape	17E40	18P	12300	FONDREN		
11/4/02	0655	Robbery	17E40	13B	6000	BELLFORT		W
11/9/02	1240	Robbery	17E40	20A	6100	BELLFORT		W
11/19/02	0100	Robbery	17E40	18A	6100	WILLOWBEND		
11/23/02	0005	Robbery	17E40	18A	6100	WILLOWBEND		
11/30/02	2045	Robbery	17E40	20A	6200	BELLFORT		W
11/1/02	2301	Robbery	17E40	18A	6300	BELLFORT		W
11/10/02	2200	Robbery	17E40	20A	6300	BELLFORT		W
11/10/02	1800	Robbery	17E40	18A	6300	BELLFORT		W
11/23/02	0430	Robbery	17E40	18A	6300	BELLFORT		W
11/29/02	0012	Robbery	17E40	20A	6300	BELLFORT		W
11/1/02	0310	Robbery	17E40	18A	6400	PEACOCK HILLS	DR	
11/24/02	2100	Robbery	17E40	18A	6400	BELLFORT		W
11/22/02	1835	Robbery	17E40	13B	7700	BELLFORT		W
11/14/02	0600	Robbery	17E40	18A	7800	AIRPORT		W
11/11/02	1045	Robbery	17E40	20A	10300	SANDPIPER		
11/2/02	0300	Robbery	17E40	13R	10700	FONDREN		
11/5/02	0300	Robbery	17E40	13R	10900	FONDREN		
11/20/02	2350	Robbery	17E40	18C	11100	ALBURY		
11/2/02	1030	Robbery	17E40	080	11200	FONDREN		
11/22/02	2240	Robbery	17E40	18A	11300	FONDREN		
11/24/02	2100	Robbery	17E40	13R	11300	FONDREN		
11/23/02	1400	Robbery	17E40	20A	12200	FONDREN		
11/23/02	2325	Aggravated Assault	17E40	20R	6300	SOUTHWOOD	CT	N
11/23/02	2300	Aggravated Assault	17E40	20R	6300	SOUTHWOOD	CT	N
11/25/02	0330	Aggravated Assault	17E40	13R	6300	DUMFRIES		
11/8/02	1038	Aggravated Assault	17E40	13R	6600	LUDINGTON		
11/3/02	1605	Aggravated Assault	17E40	20A	7700	CREEKBEND	DR	
11/27/02	1915	Aggravated Assault	17E40	170	7700	BELLFORT		W
11/9/02	0120	Aggravated Assault	17E40	20A	8000	CREEKBEND	DR	
11/29/02	2250	Aggravated Assault	17E40	18A	10400	SANDPIPER		

11/19/02	1958	Aggravated Assault	17E40	18A	10800	FONDREN	
11/9/02	0150	Aggravated Assault	17E40	18A	11000	LARKWOOD	
11/1/02	0020	Aggravated Assault	17E40	20A	11300	BELLFORT	W
11/11/02	2200	Aggravated Assault	17E40	20A	11300	FONDREN	
11/15/02	1030	Aggravated Assault	17E40	18A	11300	FONDREN	
11/22/02	2100	Aggravated Assault	17E40	20R	12300	FAIRMEADOW	DR
11/1/02	1015	Aggravated Assault	17E40	18A	12600	DUNLAP	
11/3/02	0201	Aggravated Assault	17E40	20A	14600	FONMEADOW	
11/23/02	1400	Burglary	17E40	250	6100	DRYAD	
11/20/02	0740	Burglary	17E40	20A	6200	BELLFORT	W
11/8/02	0835	Burglary	17E40	20A	6400	CREEKBEND	DR
11/12/02	0900	Burglary	17E40	20A	6400	BELLFORT	W
11/19/02	1700	Burglary	17E40	20R	6400	CHATHAM ISLAND	LN
11/21/02	0750	Burglary	17E40	20R	6400	OLD CHATHAM	LN
11/21/02	1030	Burglary	17E40	20C	6400	DRYAD	
11/25/02	1800	Burglary	17E40	20A	6400	BELLFORT	W
11/19/02	2300	Burglary	17E40	23S	6600	BRAESWOOD	S
11/20/02	0630	Burglary	17E40	20A	7800	AIRPORT	W
11/1/02	1245	Burglary	17E40	20A	7900	CREEKBEND	DR
11/3/02	0700	Burglary	17E40	20A	8100	CREEKBEND	DR
11/15/02	0930	Burglary	17E40	20P	8600	VILLAGE OF FONDREN	DR
11/15/02	0830	Burglary	17E40	250	8700	VILLAGE OF FONDREN	DR
11/28/02	1930	Burglary	17E40	20A	8700	VICTORIAN VILLAGE	DR
11/5/02	0630	Burglary	17E40	20A	10300	SANDPIPER	
11/9/02	2100	Burglary	17E40	18A	10300	SANDPIPER	
11/19/02	0815	Burglary	17E40	20A	10300	SANDPIPER	
11/13/02	0130	Burglary	17E40	20A	10800	FONDREN	
11/24/02	1230	Burglary	17E40	20A	10800	BRAES BEND	DR
11/1/02	0900	Burglary	17E40	20A	11300	FONDREN	
11/7/02	0730	Burglary	17E40	20A	11300	FONDREN	
11/24/02	0930	Burglary	17E40	20A	11300	FONDREN	

11/26/02	0600	Burglary	17E40	20A	11300	FONDREN	
11/4/02	1800	Burglary	17E40	250	12000	FONDREN	
11/25/02	1910	Burglary	17E40	05E	12000	FONDREN	
11/4/02	1201	Burglary	17E40	20R	12100	KITTY BROOK	DR
11/7/02	1900	Burglary	17E40	05O	12100	FONDREN	
11/15/02	0700	Burglary	17E40	20A	12100	FONDREN	
11/17/02	1955	Burglary	17E40	20A	12100	FONDREN	
11/2/02	1700	Burglary	17E40	20W	12200	LEMON RIDGE	
11/5/02	0800	Burglary	17E40	20R	12200	BROOKVALLEY	DR
11/15/02	0330	Burglary	17E40	20A	12300	BOB WHITE	
11/25/02	1830	Burglary	17E40	22E	12500	GESSNER	S
11/22/02	1430	Burglary	17E40	18A	12600	DUNLAP	
10/31/02	2330	Burglary of a Motor Vehicle	17E40	18A	6100	BELLFORT	W
11/19/02	2130	Burglary of a Motor Vehicle	17E40	18A	6200	BELLFORT	W
10/31/02	1300	Burglary of a Motor Vehicle	17E40	18A	6300	AIRPORT	W
11/18/02	2100	Burglary of a Motor Vehicle	17E40	13R	6300	DRYAD	
11/7/02	0900	Burglary of a Motor Vehicle	17E40	18R	7700	BELLFORT	W
11/25/02	1815	Burglary of a Motor Vehicle	17E40	18T	7700	BELLFORT	W
11/22/02	1930	Burglary of a Motor Vehicle	17E40	18A	8100	CREEKBEND	DR
11/13/02	2300	Burglary of a Motor Vehicle	17E40	18A	8200	BELLFORT	W
11/29/02	0215	Burglary of a Motor Vehicle	17E40	18N	8200	BELLFORT	W
11/7/02	1215	Burglary of a Motor Vehicle	17E40	13R	8900	PECAN PLACE	DR
11/9/02	2200	Burglary of a Motor Vehicle	17E40	18A	9800	LARKWOOD	
11/10/02	0100	Burglary of a Motor Vehicle	17E40	18A	9800	LARKWOOD	
11/11/02	1700	Burglary of a Motor Vehicle	17E40	13R	11800	DANDELION	DR
10/31/02	2230	Burglary of a Motor Vehicle	17E40	18A	12200	FONDREN	
11/20/02	2330	Burglary of a Motor Vehicle	17E40	18A	12200	FONDREN	
11/23/02	1930	Burglary of a Motor Vehicle	17E40	18A	12200	FONDREN	
11/25/02	2000	Burglary of a Motor Vehicle	17E40	20A	12200	FONDREN	
11/16/02	2100	Burglary of a Motor Vehicle	17E40	18A	12500	SANDPIPER	
11/26/02	0000	Burglary of a Motor Vehicle	17E40	18O	12500	DUNLAP	
11/23/02	2000	Burglary of a Motor Vehicle	17E40	18O	14200	MINETTA	
11/17/02	2330	Burglary of a Motor Vehicle	17E40	18A	14500	FONMEADOW	
11/17/02	2000	Burglary of a Motor Vehicle	17E40	18A	14500	FONMEADOW	

11/1/02	2200	Auto Theft	17E40	18A	6200	BELLFORT		W
11/2/02	2100	Auto Theft	17E40	18A	6200	BELLFORT		W
11/9/02	1000	Auto Theft	17E40	18A	6200	BELLFORT		W
11/19/02	0130	Auto Theft	17E40	18A	6300	AIRPORT		W
11/22/02	1900	Auto Theft	17E40	18A	6300	BELLFORT		W
11/5/02	0900	Auto Theft	17E40	20D	6400	TEAL RUN	DR	
11/9/02	2030	Auto Theft	17E40	18A	6600	LUDINGTON		
11/17/02	2330	Auto Theft	17E40	18A	7600	CREEKBEND	DR	
11/27/02	1800	Auto Theft	17E40	18A	7900	CREEKBEND	DR	
11/23/02	2100	Auto Theft	17E40	18A	8100	AIRPORT		W
11/29/02	0400	Auto Theft	17E40	18A	8200	BELLFORT		W
11/27/02	1700	Auto Theft	17E40	18A	8300	AIRPORT		W
11/10/02	0030	Auto Theft	17E40	18A	9800	LARKWOOD		
11/30/02	1900	Auto Theft	17E40	18A	9800	LARKWOOD		
11/20/02	2100	Auto Theft	17E40	18A	10200	BELLFORT		W
11/27/02	1930	Auto Theft	17E40	20A	10400	SANDPIPER		
11/27/02	2130	Auto Theft	17E40	18A	10700	FONDREN		
11/19/02	2000	Auto Theft	17E40	18A	10800	FONDREN		
11/6/02	1515	Auto Theft	17E40	18O	11300	FONDREN		
11/8/02	0200	Auto Theft	17E40	18A	11300	FONDREN		
11/8/02	0200	Auto Theft	17E40	18A	11300	FONDREN		
11/19/02	1300	Auto Theft	17E40	18A	11300	FONDREN		
11/4/02	2100	Auto Theft	17E40	18A	12100	FONDREN		
11/6/02	0450	Auto Theft	17E40	18A	12100	FONDREN		
11/7/02	2301	Auto Theft	17E40	18A	12100	FONDREN		
11/20/02	1930	Auto Theft	17E40	18A	12200	FONDREN		
11/16/02	2315	Auto Theft	17E40	18A	12300	BOB WHITE		
11/26/02	1600	Auto Theft	17E40	18O	12300	FONDREN		
11/12/02	1910	Auto Theft	17E40	20A	14500	FONMEADOW		
11/23/02	2000	Narcotic Drug Laws	17E40	13R	6000	AIRPORT		W
11/6/02	2217	Narcotic Drug Laws	17E40	20A	6400	BELLFORT		W
11/7/02	1850	Narcotic Drug Laws	17E40	13R	6400	BELLFORT		W
11/12/02	1155	Narcotic Drug Laws	17E40	18A	6400	BELLFORT		W
11/14/02	1125	Narcotic Drug Laws	17E40	18A	6400	BELLFORT		W

11/19/02	1148	Narcotic Drug Laws	17E40	18A	6400	BELFORT		W
11/14/02	1644	Narcotic Drug Laws	17E40	13H	6500	BELFORT		W
11/25/02	2000	Narcotic Drug Laws	17E40	18C	6600	BELFORT		W
11/1/02	1945	Narcotic Drug Laws	17E40	250	8200	BELFORT		W
11/20/02	1300	Narcotic Drug Laws	17E40	13R	8200	BELFORT		W
11/25/02	1425	Narcotic Drug Laws	17E40	13R	8700	VICTORIAN VILLAGE	DR	
11/4/02	1217	Narcotic Drug Laws	17E40	18A	10300	SANDPIPER		
11/7/02	1500	Narcotic Drug Laws	17E40	13R	10300	SANDPIPER		
11/1/02	2230	Narcotic Drug Laws	17E40	18A	12200	FONDREN		
11/14/02	1440	Narcotic Drug Laws	17E40	23S	12300	FONDREN		
11/14/02	1815	Narcotic Drug Laws	17E40	18G	12300	FONDREN		
11/15/02	2015	Narcotic Drug Laws	17E40	20A	12300	FONDREN		
11/25/02	1510	Narcotic Drug Laws	17E40	13R	12300	BOB WHITE		
11/21/02	1430	Narcotic Drug Laws	17E40	18T	12500	FONDREN		
11/23/02	2345	Driving While Intoxicated	17E40	13R	12700	FONDREN		

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
12/29/02	1730	Murder & Nonnegligent Manslaughter	17E40	18A	11300	FONDREN		
12/2/02	2010	Robbery	17E40	13R	6000	BELLFORT		W
12/6/02	2300	Robbery	17E40	18A	6100	WILLOWBEND		
12/23/02	0035	Robbery	17E40	18A	6200	BELLFORT		W
12/28/02	0410	Robbery	17E40	18A	6200	BELLFORT		W
12/7/02	2047	Robbery	17E40	13R	6300	BELLFORT		W
12/15/02	0145	Robbery	17E40	13R	6300	BELLFORT		W
12/31/02	0415	Robbery	17E40	20A	6300	BELLFORT		W
12/13/02	1915	Robbery	17E40	080	6500	BELLFORT		W
12/23/02	1750	Robbery	17E40	13R	6600	BELLFORT		W
12/24/02	1100	Robbery	17E40	18T	7500	BELLFORT		W
12/14/02	2000	Robbery	17E40	080	8500	BELLFORT		W
12/14/02	0925	Robbery	17E40	13B	8500	CREEKBEND	DR	
12/19/02	1130	Robbery	17E40	18C	8500	BELLFORT		W
12/19/02	0315	Robbery	17E40	18O	8500	AIRPORT		W
12/6/02	1820	Robbery	17E40	18A	10900	FONDREN		
12/3/02	0005	Robbery	17E40	18A	11200	PEMBRIDGE	DR	
12/31/02	1600	Robbery	17E40	13B	11200	SANDPIPER		
12/27/02	2214	Robbery	17E40	070	11300	FONDREN		
12/4/02	1845	Robbery	17E40	20A	12200	FONDREN		
12/11/02	1250	Robbery	17E40	210	12300	FONDREN		
12/21/02	1800	Robbery	17E40	18G	12300	FONDREN		
12/20/02	1945	Robbery	17E40	18O	12400	GESSNER		S
12/13/02	1330	Aggravated Assault	17E40	20A	6200	BELLFORT		W
12/27/02	2300	Aggravated Assault	17E40	20A	6300	DUMFRIES		
12/27/02	1545	Aggravated Assault	17E40	20A	6300	BELLFORT		W
12/27/02	1545	Aggravated Assault	17E40	20A	6300	BELLFORT		W
12/27/02	1300	Aggravated Assault	17E40	20A	6300	BELLFORT		W
12/13/02	1930	Aggravated Assault	17E40	20A	6400	BELLFORT		W
12/26/02	1230	Aggravated Assault	17E40	20A	6400	BELLFORT		W
12/7/02	1630	Aggravated Assault	17E40	20A	6600	LUDINGTON		
12/29/02	0300	Aggravated Assault	17E40	20A	6600	LUDINGTON		
12/21/02	1925	Aggravated Assault	17E40	20A	8200	BELLFORT		W

12/29/02	0349	Aggravated Assault	17E40	210	8200	BELLFORT		W
12/1/02	0345	Aggravated Assault	17E40	20R	8900	WESTPLACE	DR	
12/30/02	1715	Aggravated Assault	17E40	20A ~	10300	SANDPIPER		
12/31/02	1640	Aggravated Assault	17E40	18A	10300	SANDPIPER		
12/3/02	1535	Aggravated Assault	17E40	13R	10700	BRAES FOREST		
12/12/02	1810	Aggravated Assault	17E40	23S	11100	FONDREN		
12/12/02	1230	Aggravated Assault	17E40	210	11100	FONDREN		
12/30/02	1820	Aggravated Assault	17E40	05L	11100	FONDREN		
12/6/02	0130	Aggravated Assault	17E40	18A	11300	FONDREN		
12/14/02	1550	Aggravated Assault	17E40	18A	11300	FONDREN		
12/18/02	0730	Aggravated Assault	17E40	20A ~	11300	FONDREN		
12/19/02	1400	Aggravated Assault	17E40	20A ~	11300	FONDREN		
12/15/02	1145	Aggravated Assault	17E40	20A ~	12200	FONDREN		
12/26/02	2055	Aggravated Assault	17E40	20V	12200	LEMON RIDGE		
12/16/02	1154	Aggravated Assault	17E40	250	12300	FONDREN		
12/13/02	0000	Burglary	17E40	250	6100	BELLFORT		W
12/8/02	2001	Burglary	17E40	20A ~	6200	BELLFORT		W
12/26/02	1330	Burglary	17E40	20A ~	6200	BELLFORT		W
12/19/02	2308	Burglary	17E40	20A ~	6300	BELLFORT		W
12/24/02	2157	Burglary	17E40	22M	6300	BRAESWOOD		S
12/25/02	0500	Burglary	17E40	22M	6300	BRAESWOOD		S
12/2/02	0055	Burglary	17E40	250	6400	SPELLMAN		
12/3/02	1030	Burglary	17E40	20A ~	6400	BANKSIDE		
12/20/02	1200	Burglary	17E40	20A ~	6400	BANKSIDE		
12/27/02	1200	Burglary	17E40	20R	6400	DRYAD		
12/30/02	0000	Burglary	17E40	20C	6400	CREEKBEND	DR	
12/24/02	2100	Burglary	17E40	250	6600	BRAESWOOD		S
12/31/02	0304	Burglary	17E40	23S	6600	BRAESWOOD		S
12/19/02	1506	Burglary	17E40	20A ~	7600	CREEKBEND	DR	
12/19/02	0700	Burglary	17E40	20A ~	7600	CREEKBEND	DR	
12/13/02	0730	Burglary	17E40	20A ~	7800	BELLFORT		W
12/14/02	0800	Burglary	17E40	20R	7800	DUFFIELD	LN	
12/16/02	1030	Burglary	17E40	20R	7900	DEER MEADOW	DR	
12/3/02	1400	Burglary	17E40	20A ~	8000	AIRPORT		W

12/12/02	0215	Burglary	17E40	20R	8000	DUFFIELD	LN	
12/24/02	1915	Burglary	17E40	20A -	8000	AIRPORT		W
12/25/02	2100	Burglary	17E40	250	8000	CREEKBEND	DR	
12/3/02	1600	Burglary	17E40	20A -	8100	BELLFORT		W
12/10/02	1115	Burglary	17E40	20A -	8200	BELLFORT		W
12/16/02	2145	Burglary	17E40	20A -	8200	BELLFORT		W
12/17/02	2230	Burglary	17E40	20A -	8200	BELLFORT		W
12/25/02	2000	Burglary	17E40	20A -	8200	BELLFORT		W
12/18/02	1400	Burglary	17E40	20R	8300	FURLONG	LN	
12/2/02	1900	Burglary	17E40	20C	8700	VILLAGE OF FONDREN	DR	
12/4/02	1505	Burglary	17E40	20R	8900	ASPEN PLACE	DR	
12/23/02	1600	Burglary	17E40	20A -	10700	FONDREN		
12/3/02	0800	Burglary	17E40	20R	10800	BRAES FOREST		
12/5/02	2359	Burglary	17E40	20A -	10800	FONDREN		
11/15/02	0000	Burglary	17E40	20A -	10900	FONDREN		
12/11/02	0815	Burglary	17E40	20A -	10900	FONDREN		
12/8/02	1821	Burglary	17E40	09R	11000	FONDREN		
12/21/02	0030	Burglary	17E40	240	11100	ALBURY		
12/6/02	0715	Burglary	17E40	20A -	11300	FONDREN		
12/12/02	1525	Burglary	17E40	20A -	11300	FONDREN		
12/13/02	2230	Burglary	17E40	20A -	11300	FONDREN		
12/16/02	0600	Burglary	17E40	20A -	11300	FONDREN		
12/18/02	1800	Burglary	17E40	20A -	11300	FONDREN		
12/9/02	0700	Burglary	17E40	20R	11500	BOB WHITE		
12/2/02	1040	Burglary	17E40	20R	11800	ALEX	LN	
12/14/02	0900	Burglary	17E40	20A -	12100	FONDREN		
12/19/02	1100	Burglary	17E40	250	12100	BOB WHITE		
12/20/02	1415	Burglary	17E40	20A -	12100	FONDREN		
12/25/02	1600	Burglary	17E40	20R	12100	BRAESRIDGE	DR	
12/4/02	0705	Burglary	17E40	20A -	12300	BOB WHITE		
9/9/02	1400	Burglary	17E40	190	12400	FONDREN		
12/17/02	2145	Burglary of a Motor Vehicle	17E40	13R	6000	LATTIMER		
12/9/02	0730	Burglary of a Motor Vehicle	17E40	18A	6100	WILLOWBEND		

12/29/02	2200	Burglary of a Motor Vehicle	17E40	18A	6200	BELLFORT		W
12/30/02	0348	Burglary of a Motor Vehicle	17E40	18A	6200	BELLFORT		W
11/28/02	0000	Burglary of a Motor Vehicle	17E40	18A	6300	BELLFORT		W
12/8/02	1830	Burglary of a Motor Vehicle	17E40	18A	6400	BANKSIDE		
12/9/02	1800	Burglary of a Motor Vehicle	17E40	18A	6400	BANKSIDE		
12/12/02	2000	Burglary of a Motor Vehicle	17E40	18O	6400	PEACOCK HILLS	DR	
12/3/02	1230	Burglary of a Motor Vehicle	17E40	18O	6700	BELLFORT		W
12/13/02	0030	Burglary of a Motor Vehicle	17E40	18A	7700	AIRPORT		W
12/22/02	2015	Burglary of a Motor Vehicle	17E40	18O	7700	BELLFORT		W
12/15/02	0000	Burglary of a Motor Vehicle	17E40	20D	7900	DEER MEADOW	DR	
12/23/02	1800	Burglary of a Motor Vehicle	17E40	18A	8100	CREEKBEND	DR	
12/23/02	0350	Burglary of a Motor Vehicle	17E40	18A	10700	FONDREN		
12/13/02	1245	Burglary of a Motor Vehicle	17E40	18G	11200	FONDREN		
12/19/02	1300	Burglary of a Motor Vehicle	17E40	120	11200	FONDREN		
12/1/02	2025	Burglary of a Motor Vehicle	17E40	18O	11800	PEPPERDINE	LN	
12/9/02	0800	Burglary of a Motor Vehicle	17E40	18A	12100	FONDREN		
12/1/02	0930	Burglary of a Motor Vehicle	17E40	18A	12200	FONDREN		
12/1/02	1700	Burglary of a Motor Vehicle	17E40	20D	12300	BRAESRIDGE	DR	
12/4/02	1900	Burglary of a Motor Vehicle	17E40	20D	12300	BRAESRIDGE	DR	
12/5/02	0000	Burglary of a Motor Vehicle	17E40	13R	12300	BOB WHITE		
12/4/02	1800	Burglary of a Motor Vehicle	17E40	18A	12500	DUNLAP		
12/3/02	1530	Burglary of a Motor Vehicle	17E40	18P	12600	GESSNER		S
12/30/02	2030	Burglary of a Motor Vehicle	17E40	13R	14500	FONMEADOW		
12/9/02	1930	Auto Theft	17E40	18A	6100	BELLFORT		W
12/19/02	2330	Auto Theft	17E40	18O	6100	WILLOWBEND		
12/16/02	1800	Auto Theft	17E40	18A	6200	LUDINGTON		
12/13/02	1000	Auto Theft	17E40	18A	6300	DUMFRIES		
12/15/02	0700	Auto Theft	17E40	18A	6300	BELLFORT		W
12/18/02	0800	Auto Theft	17E40	18A	6300	BELLFORT		W
12/19/02	1800	Auto Theft	17E40	18A	6300	AIRPORT		W
12/22/02	2200	Auto Theft	17E40	250	6300	DUMFRIES		
12/25/02	2230	Auto Theft	17E40	18A	6300	BELLFORT		W
12/21/02	2000	Auto Theft	17E40	18A	7700	AIRPORT		W
12/27/02	0800	Auto Theft	17E40	18A	7800	AIRPORT		W

LN	12/1/02	0200	Auto Theft	17E40	13R	8000	CANDLE	
DR	12/12/02	0830	Auto Theft	17E40	18A	8000	CREEKBEND	
LN	12/24/02	2030	Auto Theft	17E40	20D	8200	FURLONG	
W	12/7/02	2330	Auto Theft	17E40	13R	8400	BELLFORT	
W	12/10/02	0000	Auto Theft	17E40	05E	8500	BELLFORT	
	12/20/02	1900	Auto Theft	17E40	18A	10400	SANDPIPER	
	12/15/02	1800	Auto Theft	17E40	18A	10800	FONDREN	
	12/29/02	1800	Auto Theft	17E40	18A	10800	FONDREN	
LN	12/13/02	1900	Auto Theft	17E40	20D	11000	WAINFLEET	
	11/26/02	2030	Auto Theft	17E40	18A	11300	FONDREN	
	12/11/02	1800	Auto Theft	17E40	18A	11300	FONDREN	
	12/16/02	0115	Auto Theft	17E40	20D	11600	BOB WHITE	
	12/31/02	1945	Auto Theft	17E40	18A	12100	FONDREN	
	11/30/02	1600	Auto Theft	17E40	18A	12200	FONDREN	
	12/13/02	0010	Auto Theft	17E40	18A	12200	FONDREN	
	12/20/02	1626	Auto Theft	17E40	18A	12200	FONDREN	
	12/21/02	1800	Auto Theft	17E40	18A	12200	FONDREN	
	12/29/02	1515	Auto Theft	17E40	18A	12200	FONDREN	
	12/17/02	1500	Auto Theft	17E40	13R	12300	BOB WHITE	
	12/11/02	2000	Auto Theft	17E40	18A	12500	DUNLAP	
	12/3/02	2130	Auto Theft	17E40	18A	12500	DUNLAP	
	12/26/02	0202	Auto Theft	17E40	13R	14700	FONMEADOW	
	12/10/02	0203	Narcotic Drug Laws	17E40	13R	6000	BELLFORT	
W	12/2/02	1410	Narcotic Drug Laws	17E40	18A	6200	BELLFORT	
W	12/3/02	1120	Narcotic Drug Laws	17E40	13R	6200	BELLFORT	
W	12/6/02	1545	Narcotic Drug Laws	17E40	18A	6300	BELLFORT	
W	12/18/02	1125	Narcotic Drug Laws	17E40	070	6600	BELLFORT	
W	12/10/02	1100	Narcotic Drug Laws	17E40	13R	7500	CREEKBEND	
DR	12/19/02	1510	Narcotic Drug Laws	17E40	13R	8000	CREEKBEND	
DR	12/17/02	1410	Narcotic Drug Laws	17E40	18A	8700	VILLAGE OF FONDREN	
DR	12/21/02	0237	Narcotic Drug Laws	17E40	13B	10500	SANDPIPER	
DR	12/3/02	1440	Narcotic Drug Laws	17E40	20R	10700	KITTY BROOK	
	12/6/02	1100	Narcotic Drug Laws	17E40	18A	11300	FONDREN	

12/11/02	1110	Narcotic Drug Laws	17E40	18A	11300	FONDREN	
12/2/02	1550	Narcotic Drug Laws	17E40	18O	11600	HAVILAND	
12/18/02	2030	Narcotic Drug Laws	17E40	20A ←	12300	FONDREN	
12/19/02	1115	Narcotic Drug Laws	17E40	18C	12300	FONDREN	
12/28/02	1745	Narcotic Drug Laws	17E40	18A	12300	FONDREN	
12/19/02	0345	Driving While Intoxicated	17E40	13R	11000	FONDREN	
12/1/02	0410	Driving While Intoxicated	17E40	13R	12100	RIPPLE GLEN	DR



Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
1/3/03	0130	Robbery	17E40	13R	6100	WILLOWBEND		
1/26/03	0820	Robbery	17E40	18A	6200	BELLFORT		W
1/1/03	1915	Robbery	17E40	18A	6300	AIRPORT		W
1/29/03	1120	Robbery	17E40	18A	6300	BELLFORT		W
1/9/03	1645	Robbery	17E40	13R	6400	LUDINGTON		
1/21/03	0820	Robbery	17E40	13R	6400	LUDINGTON		
1/23/03	0630	Robbery	17E40	18A	6400	BELLFORT		W
1/27/03	1142	Robbery	17E40	20A	6400	BELLFORT		W
1/26/03	1740	Robbery	17E40	170	6600	BELLFORT		W
1/27/03	2100	Robbery	17E40	13R	7600	SOUTHMEADOW	DR	
1/25/03	0430	Robbery	17E40	18A	8000	CREEKBEND	DR	
1/11/03	0605	Robbery	17E40	180	8200	BELLFORT		W
1/29/03	1145	Robbery	17E40	20A	8300	AIRPORT		W
1/25/03	2135	Robbery	17E40	18A	9800	LARKWOOD		
1/3/02	2334	Robbery	17E40	18A	10000	LARKWOOD		
1/4/03	1950	Robbery	17E40	13R	10900	FONDREN		
1/1/03	2015	Robbery	17E40	13R	11300	SANDPIPER		
1/2/03	2305	Robbery	17E40	18A	11300	FONDREN		
1/12/03	1200	Robbery	17E40	13B	11300	FONDREN		
1/21/03	0330	Robbery	17E40	20A	11300	FONDREN		
1/24/03	0005	Robbery	17E40	18A	11300	FONDREN		
1/28/03	1400	Robbery	17E40	18A	11300	FONDREN		
1/21/03	0030	Robbery	17E40	18A	12100	FONDREN		
1/26/03	2331	Robbery	17E40	13R	12300	FONDREN		
1/19/03	2040	Aggravated Assault	17E40	20A	6100	BELLFORT		W
1/13/02	1550	Aggravated Assault	17E40	22M	6300	BRAESWOOD		S
1/3/03	1755	Aggravated Assault	17E40	20A	6300	BELLFORT		W
1/14/03	1400	Aggravated Assault	17E40	22M	6300	BRAESWOOD		S
1/22/03	2000	Aggravated Assault	17E40	070	6300	DUMFRIES		
1/25/03	2030	Aggravated Assault	17E40	18A	6300	DUMFRIES		
1/27/03	1455	Aggravated Assault	17E40	22M	6300	BRAESWOOD		S
1/29/03	1100	Aggravated Assault	17E40	22M	6300	BRAESWOOD		S
1/12/03	0052	Aggravated Assault	17E40	20A	6400	BELLFORT		W

1/5/03	0815	Aggravated Assault	17E40	20A -	6600	AIRPORT		W
1/5/03	0200	Aggravated Assault	17E40	20R	7600	FAWN TERRACE	DR	
1/5/03	0200	Aggravated Assault	17E40	20R	7600	FAWN TERRACE	DR	
1/27/03	1740	Aggravated Assault	17E40	13R	8500	NORTHERN		
1/25/03	0020	Aggravated Assault	17E40	18A	10300	SANDPIPER		
1/16/03	2252	Aggravated Assault	17E40	20A -	10800	FONDREN		
1/10/03	2035	Aggravated Assault	17E40	20A -	11000	ALBURY		
1/16/03	2000	Aggravated Assault	17E40	13R	11500	GESSNER		S
1/24/03	0130	Aggravated Assault	17E40	20A -	11800	FONDREN		
1/20/03	2134	Aggravated Assault	17E40	20A -	12100	FONDREN		
1/16/03	1200	Aggravated Assault	17E40	20A -	12300	FONDREN		
1/19/03	1000	Aggravated Assault	17E40	18A	12300	FONDREN		
1/14/03	1800	Aggravated Assault	17E40	18C	12700	FONDREN		
1/1/03	1500	Burglary	17E40	20A -	6100	BELLFORT		W
1/27/03	2300	Burglary	17E40	20A -	6100	WILLOWBEND		
1/2/03	0000	Burglary	17E40	20A -	6200			

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
2/7/03	2300	Murder & Nonnegligent Manslaughter	17E40	20A -	12300	FONDREN		
12/2/01	1530	Rape	17E40	20A -	6400	DUMFRIES		
2/6/03	2020	Rape	17E40	20C	7800	BELLFORT		W
2/14/03	1430	Rape	17E40	20A ✓	10700	FONDREN		
4/1/02	0000	Rape	17E40	20R	12200	SUNSET MEADOW		
2/22/03	2232	Robbery	17E40	20R	5900	LATTIMER		
2/14/02	2315	Robbery	17E40	20A ✓	6200	BELLFORT		W
2/16/03	0030	Robbery	17E40	18A	6200	BELLFORT		W
2/24/03	0500	Robbery	17E40	13B	6200	BELLFORT		W
2/4/03	2200	Robbery	17E40	18A	6300	BELLFORT		W
2/17/03	0100	Robbery	17E40	20A ✓	6300	BELLFORT		W
2/24/03	0010	Robbery	17E40	18A	6300	BELLFORT		W
2/2/03	1815	Robbery	17E40	18A	6400	BANKSIDE		
2/3/03	2250	Robbery	17E40	18A	6400	BELLFORT		W
2/13/03	1350	Robbery	17E40	13R	6500	LUDINGTON		
2/4/03	2325	Robbery	17E40	18A	6600	LUDINGTON		
2/3/03	0654	Robbery	17E40	20A -	7700	CREEKBEND	DR	
2/1/03	2320	Robbery	17E40	20A -	9800	LARKWOOD		
2/16/03	1940	Robbery	17E40	18A	10300	SANDPIPER		
2/15/03	2025	Robbery	17E40	20A -	12500	DUNLAP		
2/26/03	0210	Aggravated Assault	17E40	20A ✓	6200	BELLFORT		W
2/4/03	1605	Aggravated Assault	17E40	22M	6300	BRAESWOOD		S
2/23/03	1920	Aggravated Assault	17E40	20R	7700	CREEKBEND	DR	
2/8/03	0900	Aggravated Assault	17E40	18A	8000	CREEKBEND	DR	
2/9/03	1330	Aggravated Assault	17E40	20A -	8000	CREEKBEND	DR	
2/15/03	1700	Aggravated Assault	17E40	18C	8200	BELLFORT		W
2/15/03	2330	Aggravated Assault	17E40	20A -	10000	LARKWOOD		
2/23/02	2315	Aggravated Assault	17E40	20A -	10300	SANDPIPER		
2/9/03	0530	Aggravated Assault	17E40	20C	10700	BRAES BEND	DR	
2/18/03	1200	Aggravated Assault	17E40	18A	10800	FONDREN		
2/17/03	1830	Aggravated Assault	17E40	210	11100	FONDREN		
2/4/03	2333	Aggravated Assault	17E40	18A	11300	FONDREN		

1/30/03	1100	Aggravated Assault	17E40	22M	11500	GESSNER		S
2/4/03	0130	Aggravated Assault	17E40	20R	11800	LELDA	LN	
2/4/03	0130	Aggravated Assault	17E40	20R	11800	LELDA	LN	
2/16/03	2245	Aggravated Assault	17E40	20A -	12300	BOB WHITE		
2/22/03	2030	Burglary	17E40	20A -	6200	BELLFORT		W
2/3/03	1020	Burglary	17E40	20A -	6300	DUMFRIES		
2/16/03	0227	Burglary	17E40	20A -	6300	AIRPORT		W
2/18/03	2350	Burglary	17E40	20R	6300	DAWNRIDGE	DR	
2/20/03	1700	Burglary	17E40	20C	6300	DRYAD		
2/21/03	0830	Burglary	17E40	20A	6300	AIRPORT		W
2/25/03	0730	Burglary	17E40	20R	6300	BANKSIDE		
2/3/03	1025	Burglary	17E40	20A -	6400	BELLFORT		W
2/4/03	0700	Burglary	17E40	250	7600	CREEKBEND	DR	
2/10/03	0800	Burglary	17E40	20A -	7600	CREEKBEND	DR	
2/10/03	2200	Burglary	17E40	20C	7700	CREEKBEND	DR	
2/3/03	1213	Burglary	17E40	20R	7900	CANDLEGREEN	LN	
2/21/03	1015	Burglary	17E40	20R	8100	ASHLEY CIRCLE	DR	S
2/14/03	1200	Burglary	17E40	20A -	8200	BELLFORT		W
2/4/03	1735	Burglary	17E40	20R	8900	DAWNRIDGE	DR	
2/22/03	1500	Burglary	17E40	20A -	10300	SANDPIPER		
2/24/03	0930	Burglary	17E40	20P	10600	SANDPIPER		
2/20/03	2030	Burglary	17E40	20R	10700	SHAWNBROOK		
2/7/03	0700	Burglary	17E40	20A -	10800	FONDREN		
2/18/03	0720	Burglary	17E40	20R	10800	VILLA LEA	LN	
2/28/03	0115	Burglary	17E40	20A -	10800	FONDREN		
2/28/03	0745	Burglary	17E40	20R	10800	SANDPIPER		
1/20/03	0900	Burglary	17E40	20A -	11100	BRAESRIDGE	DR	
2/18/03	0700	Burglary	17E40	250	11100	KITTY BROOK	DR	
2/18/03	1800	Burglary	17E40	20A -	11300	FONDREN		
2/20/03	0700	Burglary	17E40	20A -	11300	FONDREN		
2/13/03	0730	Burglary	17E40	20R	11700	BIRCH MEADOW	DR	
2/8/03	2330	Burglary	17E40	20A -	12100	FONDREN		
2/26/03	0715	Burglary	17E40	20A -	12100	FONDREN		
2/7/03	0750	Burglary	17E40	20A -	12200	FONDREN		

2/28/03	1500	Burglary	17E40	20W	12200	FONDREN		
2/3/03	1215	Burglary	17E40	20A	12300	FONDREN		
2/21/03	1300	Burglary	17E40	20A	12300	FONDREN		
2/28/03	0930	Burglary	17E40	20R	12300	SECRETARIAT	CT	
2/20/02	0225	Burglary	17E40	22D	12500	FONDREN		
1/1/03	1400	Burglary	17E40	20A	12500	DUNLAP		
2/20/03	1500	Burglary	17E40	05Z	14400	MINETTA		
2/4/03	1500	Burglary	17E40	20C	14500	FONMEADOW		
1/29/03	0230	Burglary of a Motor Vehicle	17E40	070	6000	BELLFORT		W
2/20/03	0330	Burglary of a Motor Vehicle	17E40	18A	6100	WILLOWBEND		
2/24/03	2130	Burglary of a Motor Vehicle	17E40	18A	6300	BELLFORT		W
2/1/03	2130	Burglary of a Motor Vehicle	17E40	13R	6400	CAMBRIDGE GLEN	DR	
2/14/03	0000	Burglary of a Motor Vehicle	17E40	20D	6400	COACHWOOD	DR	
2/24/03	2015	Burglary of a Motor Vehicle	17E40	20A	6600	AIRPORT		W
2/24/03	1800	Burglary of a Motor Vehicle	17E40	18A	6600	AIRPORT		W
2/3/03	0735	Burglary of a Motor Vehicle	17E40	20R	7600	FAWN TERRACE	DR	
1/27/03	1700	Burglary of a Motor Vehicle	17E40	180	7700	BELLFORT		W
2/25/03	1740	Burglary of a Motor Vehicle	17E40	250	8300	AIRPORT		W
2/25/03	2145	Burglary of a Motor Vehicle	17E40	18A	9800	LARKWOOD		
2/6/03	2000	Burglary of a Motor Vehicle	17E40	18A	10000	LARKWOOD		
1/31/02	1800	Burglary of a Motor Vehicle	17E40	20D	10900	FONDREN		
2/1/03	2030	Burglary of a Motor Vehicle	17E40	18A	12200	FONDREN		
2/3/03	1100	Burglary of a Motor Vehicle	17E40	20D	12200	BROOKVALLEY	DR	
2/6/03	0008	Burglary of a Motor Vehicle	17E40	20A	12200	FONDREN		
2/27/03	1000	Burglary of a Motor Vehicle	17E40	20D	12300	FAIRMEADOW	DR	
1/27/03	1200	Burglary of a Motor Vehicle	17E40	20D	12400	WINDY WISP	LN	
1/31/03	1500	Burglary of a Motor Vehicle	17E40	13R	12500	DUNLAP		
2/14/03	2200	Burglary of a Motor Vehicle	17E40	18A	12500	DUNLAP		
2/24/03	2240	Burglary of a Motor Vehicle	17E40	18A	12500	SANDPIPER		
2/26/03	1630	Burglary of a Motor Vehicle	17E40	180	14500	MINETTA		
2/23/03	0130	Burglary of a Motor Vehicle	17E40	13R	15500	BARBARA	CIR	W
2/15/03	1900	Auto Theft	17E40	18A	6200	BELLFORT		W
2/20/03	2100	Auto Theft	17E40	18A	6200	BELLFORT		W

2/26/03	2100	Auto Theft	17E40	18A	6200	LUDINGTON		
2/21/03	2300	Auto Theft	17E40	18A	6300	AIRPORT		W
2/8/03	2130	Auto Theft	17E40	18A	6400	BANKSIDE		
2/12/03	2300	Auto Theft	17E40	18A	6400	BELLFORT		W
2/16/03	0001	Auto Theft	17E40	18A	6700	BELLFORT		W
2/21/03	0000	Auto Theft	17E40	13R	7500	AIRPORT		W
2/6/03	1830	Auto Theft	17E40	18A	8000	CREEKBEND	DR	
2/15/03	2200	Auto Theft	17E40	18A	8100	AIRPORT		W
2/1/03	0930	Auto Theft	17E40	18A	8200	BELLFORT		W
2/2/03	0245	Auto Theft	17E40	20A ✓	8200	BELLFORT		W
2/3/03	1900	Auto Theft	17E40	18A	10600	BRAES BEND	DR	
2/9/03	2300	Auto Theft	17E40	18A	10700	FONDREN		
2/3/03	2130	Auto Theft	17E40	20D				

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
3/21/03	0915	Murder & Nonnegligent Manslaughter	17E40	20A ✓	10700	FONDREN		
3/27/03	0120	Rape	17E40	20R	6400	CHATHAM ISLAND	LN	
2/6/03	1200	Rape	17E40	20A ~	12500	DUNLAP		
3/31/03	2005	Robbery	17E40	20A ✓	6100	BELLFORT		W
3/17/03	2340	Robbery	17E40	18A	6200	BELLFORT		W
3/12/03	2130	Robbery	17E40	20R	6300	CAMBRIDGE GLEN	DR	
3/23/03	1700	Robbery	17E40	18A	6300	AIRPORT		W
3/26/03	1006	Robbery	17E40	13R	6600	BRAESWOOD		S
3/18/03	2333	Robbery	17E40	20D	8100	CREEKBEND	DR	
3/8/03	2320	Robbery	17E40	20R	8300	SANDY GLEN		
3/18/03	2230	Robbery	17E40	20A ✓	8300	AIRPORT		W
3/26/03	1920	Robbery	17E40	20D	8600	CANDLEGREEN	LN	
3/3/03	1745	Robbery	17E40	13R	11400	SANDPIPER		
3/15/03	2015	Robbery	17E40	18G	12300	FONDREN		
3/19/03	1230	Aggravated Assault	17E40	13R	6200	BELLFORT		W
3/20/03	1900	Aggravated Assault	17E40	18A	6200	AIRPORT		W
3/21/03	0211	Aggravated Assault	17E40	20A ~	6200	BELLFORT		W
3/28/03	2120	Aggravated Assault	17E40	18A	6200	BELLFORT		W
3/3/03	0130	Aggravated Assault	17E40	18A	6300	BELLFORT		W
3/18/03	2115	Aggravated Assault	17E40	13R	6300	BRAESWOOD		S
3/12/03	2145	Aggravated Assault	17E40	05G	7700	BELLFORT		W
3/25/03	1930	Aggravated Assault	17E40	20R	8100	SANDY GLEN		
3/23/03	0130	Aggravated Assault	17E40	20A ✓	8200	BELLFORT		W
3/21/03	1000	Aggravated Assault	17E40	20R	8500	NORTHERN		
3/13/03	1825	Aggravated Assault	17E40	18A	8600	VICTORIAN VILLAGE	DR	
3/9/03	0500	Aggravated Assault	17E40	20R	8900	PECAN PLACE	DR	
3/14/03	0255	Aggravated Assault	17E40	20A ✓	10300	SANDPIPER		
3/14/03	0255	Aggravated Assault	17E40	20A ✓	10300	SANDPIPER		
3/14/03	0255	Aggravated Assault	17E40	20A ~	10300	SANDPIPER		
3/2/03	0930	Aggravated Assault	17E40	20A ~	10900	FONDREN		
3/20/03	2235	Aggravated Assault	17E40	18C	11200	FONDREN		

3/23/03	1410	Aggravated Assault	17E40	13R	11800	FONDREN	
3/11/03	0030	Aggravated Assault	17E40	20V	12100	SANDPIPER	
3/31/03	1925	Aggravated Assault	17E40	18A	12100	FONDREN	
3/6/03	1100	Burglary	17E40	20R	6000	BELLFORT	W
3/20/03	1900	Burglary	17E40	20A	6100	BELLFORT	W
3/2/03	0300	Burglary	17E40	20V	6200	LUDINGTON	
3/3/03	1050	Burglary	17E40	20A	6200	BELLFORT	W
3/13/03	1900	Burglary	17E40	20A	6200	BELLFORT	W
3/16/03	0200	Burglary	17E40	20G	6200	ROLLINGBROOK	DR
3/16/03	2230	Burglary	17E40	20A	6200	AIRPORT	W
3/24/03	0830	Burglary	17E40	20P	6200	LUDINGTON	
3/30/03	0800	Burglary	17E40	20A	6200	BELLFORT	W
3/27/02	0400	Burglary	17E40	20C	6300	DRYAD	
3/14/03	1500	Burglary	17E40	20A	6300	DUMFRIES	
3/16/03	1600	Burglary	17E40	20A	7600	CREEKBEND	DR
3/17/03	1530	Burglary	17E40	20R	7600	FAWN TERRACE	DR
3/18/03	0700	Burglary	17E40	20R	7600	VICKIJOHN	
3/3/03	0830	Burglary	17E40	20R	7800	WOLFELD	LN
3/29/03	1900	Burglary	17E40	19V	7800	BELLFORT	W
3/26/03	1120	Burglary	17E40	20G	7900	DUFFIELD	LN
3/29/03	0900	Burglary	17E40	20A	7900	CREEKBEND	DR
3/10/03	0830	Burglary	17E40	20A	8000	BELLFORT	W
3/28/03	2230	Burglary	17E40	20A	8000	CREEKBEND	DR
3/31/03	0025	Burglary	17E40	20A	8000	CREEKBEND	DR
3/19/03	0300	Burglary	17E40	24C	8200	BELLFORT	W
3/15/03	2100	Burglary	17E40	170	8400	BELLFORT	W
3/4/03	0800	Burglary	17E40	20A	8700	VILLAGE OF FONDREN	DR
3/21/03	1930	Burglary	17E40	20C	8700	VILLAGE OF FONDREN	DR
3/27/03	0605	Burglary	17E40	20A	9800	LARKWOOD	
3/27/03	1201	Burglary	17E40	20A	9800	LARKWOOD	
3/10/03	0645	Burglary	17E40	20R	10700	SHAWNBROOK	
3/10/03	1400	Burglary	17E40	20R	10700	VILLA LEA	LN

3/10/03	0730	Burglary	17E40	20A	10700	FONDREN	
3/16/03	0920	Burglary	17E40	20R	10700	BRAES BAYOU	DR
3/22/03	2010	Burglary	17E40	20A	10700	BRAES BEND	DR
3/28/03	1100	Burglary	17E40	20A	10700	FONDREN	
3/28/03	0625	Burglary	17E40	20A	10800	FONDREN	
3/5/03	0920	Burglary	17E40	20A	10900	FONDREN	
3/3/03	1225	Burglary	17E40	05D	11100	BRAESRIDGE	DR
3/3/03	1800	Burglary	17E40	20A	11300	FONDREN	
3/5/03	1130	Burglary	17E40	20A	11300	FONDREN	
3/11/03	1150	Burglary	17E40	20A	11300	FONDREN	
3/27/03	1340	Burglary	17E40	20A	11300	FONDREN	
3/17/03	1400	Burglary	17E40	20G	11400	WOODKNOLL	LN
3/3/03	0800	Burglary	17E40	20R	11700	BOWLAN	LN
3/20/03	0630	Burglary	17E40	20A	12200	FONDREN	
3/9/03	0400	Burglary	17E40	20A	12300	FONDREN	
3/28/03	0530	Burglary	17E40	20A	12300	BOB WHITE	
3/25/03	1800	Burglary	17E40	05E	12400	FONDREN	
3/14/03	1900	Burglary	17E40	20A	12500	DUNLAP	
3/14/03	1800	Burglary	17E40	22D	12500	FONDREN	
3/19/03	0830	Burglary	17E40	20A	12500	SANDPIPER	
1/30/03	1100	Burglary	17E40	190	12900	FONDREN	
3/24/03	0730	Burglary	17E40	20A	14500	FONMEADOW	
3/5/03	0720	Burglary	17E40	20A	14600	FONMEADOW	
3/5/03	0715	Burglary	17E40	20A	14600	FONMEADOW	
3/21/03	0100	Burglary of a Motor Vehicle	17E40	13R	6000	LATTIMER	
3/21/02	1745	Burglary of a Motor Vehicle	17E40	18A	6300	AIRPORT	W
3/19/03	2100	Burglary of a Motor Vehicle	17E40	18A	6300	DUMFRIES	
3/15/03	1400	Burglary of a Motor Vehicle	17E40	18P	6600	BELLFORT	W
3/11/03	0000	Burglary of a Motor Vehicle	17E40	18A	7000	BELLFORT	W
3/23/03	1800	Burglary of a Motor Vehicle	17E40	13R	7800	CANDLEGREEN	LN
3/20/03	1400	Burglary of a Motor Vehicle	17E40	18A	8000	CREEKBEND	DR
2/1/03	0000	Burglary of a Motor Vehicle	17E40	250	10300	SANDPIPER	
3/21/03	2100	Burglary of a Motor Vehicle	17E40	18A	10700	FONDREN	
3/21/03	2200	Burglary of a Motor Vehicle	17E40	20R	10700	FONDREN	

3/2/03	1400	Burglary of a Motor Vehicle	17E40	18A	10900	FONDREN	
3/2/03	2230	Burglary of a Motor Vehicle	17E40	18A	10900	FONDREN	
3/14/03	2330	Burglary of a Motor Vehicle	17E40	18A	10900	FONDREN	
3/13/03	2130	Burglary of a Motor Vehicle	17E40	18A	11000	LARKWOOD	
3/16/03	1900	Burglary of a Motor Vehicle	17E40	18G	11100	FONDREN	
3/11/03	2310	Burglary of a Motor Vehicle	17E40	18A	11300	FONDREN	
3/20/03	0100	Burglary of a Motor Vehicle	17E40	18A	12100	SANDPIPER	
3/2/03	1655	Burglary of a Motor Vehicle	17E40	18A	12200	FONDREN	
3/7/03	0000	Burglary of a Motor Vehicle	17E40	18A	12200	FONDREN	
3/14/03	0945	Burglary of a Motor Vehicle	17E40	250	12200	FONDREN	
3/30/03	1300	Burglary of a Motor Vehicle	17E40	18A	12200	THICKET GREEN	
3/31/03	1600	Burglary of a Motor Vehicle	17E40	18A	12300	FONDREN	
3/22/03	1700	Auto Theft	17E40	18A	6100	BELLFORT	W
3/13/03	1100	Auto Theft	17E40	18A	6200	BELLFORT	W
3/21/03	2200	Auto Theft	17E40	18A	6300	BELLFORT	W
3/22/03	2130	Auto Theft	17E40	18A	6300	AIRPORT	W
3/2/03	0311	Auto Theft	17E40	18A	6400	BANKSIDE	
3/6/03	2000	Auto Theft	17E40	20A	6400	DRYAD	
3/26/03	1920	Auto Theft	17E40	18C	6600	BELLFORT	W
3/29/03	2130	Auto Theft	17E40	18A	7600	CREEKBEND	DR
3/13/03	2300	Auto Theft	17E40	18A	7800	AIRPORT	W
3/22/03	1230	Auto Theft	17E40	18A	7800	BELLFORT	W
3/21/03	0000	Auto Theft	17E40	18A	8100	CREEKBEND	DR
3/14/03	2200	Auto Theft	17E40	20R	8500	SANDY GLEN	
3/19/03	0000	Auto Theft	17E40	13R	8800	DEER MEADOW	DR
3/24/03	2230	Auto Theft	17E40	18A	10300	SANDPIPER	
3/20/03	2200	Auto Theft	17E40	250	10400	SANDPIPER	
3/23/03	2230	Auto Theft	17E40	18A	10700	FONDREN	
3/1/03	1130	Auto Theft	17E40	250	11000	FONDREN	
3/18/03	0800	Auto Theft	17E40	18A	11300	FONDREN	
3/24/03	1630	Auto Theft	17E40	13R	12100	BOB WHITE	
3/19/03	2230	Auto Theft	17E40	18A	12200	THICKET GREEN	
3/1/03	1530	Auto Theft	17E40	18D	12300	FONDREN	
3/20/03	1600	Auto Theft	17E40	18A	12300	BOB WHITE	

3/19/03	1930	Auto Theft	17E40	18A	12500	DUNLAP	
3/28/03	2200	Auto Theft	17E40	03B	13000	FONDREN	
3/31/03	0645	Narcotic Drug Laws	17E40	20A	6300	BELLFORT	W
3/1/03	1700	Narcotic Drug Laws	17E40	18A	6400	BELLFORT	W
3/27/03	1950	Narcotic Drug Laws	17E40	20A	6400	BELLFORT	W
3/6/03	2145	Narcotic Drug Laws	17E40	18A	8700	VILLAGE OF FONDREN	DR
3/11/03	1150	Narcotic Drug Laws	17E40	18A	8700	VILLAGE OF FONDREN	DR
3/20/03	0030	Narcotic Drug Laws	17E40	20A	10900	FONDREN	
3/10/03	1110	Narcotic Drug Laws	17E40	18A	11300	FONDREN	
3/11/03	1505	Narcotic Drug Laws	17E40	18T	11300	FONDREN	
3/28/03	1125	Narcotic Drug Laws	17E40	070	11500	HAVILAND	
3/4/03	1135	Narcotic Drug Laws	17E40	170	12300	FONDREN	
3/30/03	2130	Narcotic Drug Laws	17E40	13R	12500	DUNLAP	

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
4/4/03	2030	Robbery	17E40	20A -	6300	BELLFORT		W
4/22/03	2300	Robbery	17E40	20A -	6300	BELLFORT		W
4/28/03	2340	Robbery	17E40	18A	6300	BELLFORT		W
4/18/03	0100	Robbery	17E40	20A --	8000	CREEKBEND	DR	
3/6/03	1659	Robbery	17E40	20A -	11300	FONDREN		
4/15/03	2130	Robbery	17E40	20A -	12300	BOB WHITE		
4/26/03	0128	Robbery	17E40	13H	12300	FONDREN		
4/21/03	1435	Aggravated Assault	17E40	250	6100	BELLFORT		W
4/14/03	1645	Aggravated Assault	17E40	18A	6200	BELLFORT		W
4/14/03	0100	Aggravated Assault	17E40	20A -	6200	BELLFORT		W
4/15/03	2252	Aggravated Assault	17E40	20C	6200	AIRPORT		W
4/24/03	1730	Aggravated Assault	17E40	20A -	6200	AIRPORT		W
4/18/03	1505	Aggravated Assault	17E40	20A -	6600	LUDINGTON		
4/20/03	1910	Aggravated Assault	17E40	18A	7700	CREEKBEND	DR	
4/19/03	0100	Aggravated Assault	17E40	18T	8000	AIRPORT		W
4/14/03	1804	Aggravated Assault	17E40	20N	8100	SANDY GLEN		
4/15/03	1130	Aggravated Assault	17E40	20D	11000	WAINFLEET	LN	
4/12/03	1830	Aggravated Assault	17E40	20A -	11300	FONDREN		
4/23/03	1900	Aggravated Assault	17E40	13H	11300	FONDREN		
4/27/03	2330	Aggravated Assault	17E40	20R -	11500	BOB WHITE		
4/26/03	1500	Aggravated Assault	17E40	20A -	12100	FONDREN		
4/5/03	0015	Aggravated Assault	17E40	20A -	12300	SANDPIPER		
4/21/03	0535	Aggravated Assault	17E40	18O	12300	FONDREN		
4/5/03	2030	Aggravated Assault	17E40	18A	12600	DUNLAP		
4/6/03	1900	Aggravated Assault	17E40	13R	14200	MINETTA		
4/24/03	2200	Burglary	17E40	20C	6200	AIRPORT		W
4/12/03	1800	Burglary	17E40	20C	6300	CREEKBEND	DR	
4/15/03	1200	Burglary	17E40	20A	6300	BELLFORT		W
4/22/03	0027	Burglary	17E40	22M	6300	BRAESWOOD		S
4/5/03	1310	Burglary	17E40	20C	7700	CREEKBEND	DR	
4/13/03	1715	Burglary	17E40	20R	7700	TEAL RUN	DR	
4/15/03	1530	Burglary	17E40	20R	7800	HUMMINGBIRD		
4/15/03	1900	Burglary	17E40	20A -	7800	BELLFORT		W

4/10/03	0725	Burglary	17E40	20R -	7900	COBBLEFIELD	LN
4/11/03	1330	Burglary	17E40	20R -	7900	OAKINGTON	
4/15/03	0630	Burglary	17E40	20R -	7900	PORTAL	
4/16/03	1800	Burglary	17E40	20R -	7900	PORTAL	
4/25/03	1500	Burglary	17E40	20R -	7900	DUFFIELD	LN
4/8/03	0700	Burglary	17E40	20R -	8000	DUFFIELD	LN
4/17/03	0600	Burglary	17E40	20A -	8100	CREEKBEND	DR
4/25/03	1900	Burglary	17E40	05Z	8300	NORTHERN	
4/16/03	0715	Burglary	17E40	20R -	8500	TRIPLE CROWN	DR
4/26/03	1219	Burglary	17E40	20C	8700	VICTORIAN VILLAGE	DR
4/22/03	1400	Burglary	17E40	20A -	9800	LARKWOOD	
4/25/03	0830	Burglary	17E40	250	9800	LARKWOOD	
4/3/03	1140	Burglary	17E40	20A -	10700	FONDREN	
4/3/03	2200	Burglary	17E40	20A -	10700	FONDREN	
4/16/03	1115	Burglary	17E40	20A -	10700	FONDREN	
4/28/03	1430	Burglary	17E40	20A -	10700	FONDREN	
4/3/03	1038	Burglary	17E40	20A -	10800	FONDREN	
4/3/03	0800	Burglary	17E40	20A -	11300	FONDREN	
4/21/03	0800	Burglary	17E40	20A -	11300	FONDREN	
4/18/03	2000	Burglary	17E40	20R -	11700	BOWLAN	LN
4/15/03	0705	Burglary	17E40	20A -	12100	FONDREN	
4/17/03	1000	Burglary	17E40	20C	12100	BOB WHITE	
4/27/03	1800	Burglary	17E40	20A -	12100	FONDREN	
4/13/03	1000	Burglary	17E40	20A -	12200	FONDREN	
4/22/03	2030	Burglary	17E40	20A -	12200	FONDREN	
4/23/03	1430	Burglary	17E40	20P	12200	LEMON RIDGE	
2/3/02	0400	Burglary	17E40	080	12300	FONDREN	
4/13/03	1900	Burglary	17E40	20A -	12300	SANDPIPER	
4/4/03	1330	Burglary	17E40	190	12400	FONDREN	
4/17/03	1419	Burglary	17E40	20A -	12600	DUNLAP	
4/23/03	0002	Burglary	17E40	20C	12600	WINDSOR VILLAGE	DR
4/5/03	2225	Burglary of a Motor Vehicle	17E40	18A	6300	DUMFRIES	
4/9/03	0030	Burglary of a Motor Vehicle	17E40	18A	6300	DUMFRIES	

4/18/03	1900	Burglary of a Motor Vehicle	17E40	18A	6300	CATTAILS	LN	
4/2/03	2200	Burglary of a Motor Vehicle	17E40	18A	6400	BELLFORT		W
4/1/03	1700	Burglary of a Motor Vehicle	17E40	18O	6700	BELLFORT		W
4/17/03	1700	Burglary of a Motor Vehicle	17E40	18A	6700	BELLFORT		W
4/18/03	1900	Burglary of a Motor Vehicle	17E40	13H	7600	SANFORD		
4/22/03	2030	Burglary of a Motor Vehicle	17E40	18A	7700	AIRPORT		W
4/13/03	0100	Burglary of a Motor Vehicle	17E40	18A	8200	BELLFORT		W
4/7/03	1800	Burglary of a Motor Vehicle	17E40	18A	10400	SANDPIPER		
4/16/03	0650	Burglary of a Motor Vehicle	17E40	23S	11200	FONDREN		
4/10/03	2330	Burglary of a Motor Vehicle	17E40	13R	14600	FONMEADOW		
4/26/03	0924	Auto Theft	17E40	13R	6100	DRYAD		
3/28/03	0120	Auto Theft	17E40	20R	6300	TEAL RUN	DR	
4/3/03	1500	Auto Theft	17E40	22M	6300	BRAESWOOD		S
4/3/03	1000	Auto Theft	17E40	22M	6300	BRAESWOOD		S
4/5/03	1600	Auto Theft	17E40	18A	6300	BELLFORT		W
4/12/03	1503	Auto Theft	17E40	250	6300	DUMFRIES		
4/14/03	2100	Auto Theft	17E40	18A	6300	BELLFORT		W
4/23/03	2200	Auto Theft	17E40	20A	6300	BELLFORT		W
4/4/03	0100	Auto Theft	17E40	18A	7200	BELLFORT		W
4/23/03	1100	Auto Theft	17E40	18G	7500	AIRPORT		W
4/21/03	1800	Auto Theft	17E40	18A	7600	CREEKBEND	DR	
4/10/03	0845	Auto Theft	17E40	18A	7700	AIRPORT		W
4/13/03	0300	Auto Theft	17E40	18A	7800	AIRPORT		W
4/21/03	0155	Auto Theft	17E40	05X	7900	BELLFORT		W
4/5/03	2030	Auto Theft	17E40	18A	8200	BELLFORT		W
4/23/03	0230	Auto Theft	17E40	18A	8200	BELLFORT		W
4/16/03	2200	Auto Theft	17E40	18A	8700	VILLAGE OF FONDREN	DR	
4/2/03	2115	Auto Theft	17E40	20D	8900	ASPEN PLACE	DR	
3/4/03	0000	Auto Theft	17E40	250	10300	SANDPIPER		
4/27/03	0000	Auto Theft	17E40	18A	10300	SANDPIPER		
4/7/03	2200	Auto Theft	17E40	18A	10400	SANDPIPER		
4/9/03	0600	Auto Theft	17E40	18A	10400	SANDPIPER		
4/15/03	1800	Auto Theft	17E40	18A	10400	SANDPIPER		

4/4/03	0700	Auto Theft	17E40	18A	10700	FONDREN	
4/23/03	2330	Auto Theft	17E40	18A	10800	FONDREN	
4/27/03	2200	Auto Theft	17E40	18A	10800	FONDREN	
4/5/03	1000	Auto Theft	17E40	18A	11100	BRAESRIDGE	DR
4/24/03	1830	Auto Theft	17E40	20D	11200	PEMBRIDGE	DR
4/5/03	1130	Auto Theft	17E40	20A	11300	FONDREN	
4/20/03	0400	Auto Theft	17E40	18A	11300	FONDREN	
4/9/03	2300	Auto Theft	17E40	18A	11900	BOB WHITE	
4/19/03	1500	Auto Theft	17E40	20A	12200	FONDREN	
4/10/03	1317	Narcotic Drug Laws	17E40	18A	6200	AIRPORT	W
4/26/03	1715	Narcotic Drug Laws	17E40	13R	6200	AIRPORT	W
4/1/03	1530	Narcotic Drug Laws	17E40	13R	6300	AIRPORT	W
4/21/03	1515	Narcotic Drug Laws	17E40	13R	6300	AIRPORT	W
4/1/03	1620	Narcotic Drug Laws	17E40	18A	6400	BELLFORT	W
4/8/03	1150	Narcotic Drug Laws	17E40	13R	6400	BELLFORT	W
4/10/03	1900	Narcotic Drug Laws	17E40	18A	8700	VILLAGE OF FONDREN	DR
4/22/03	1410	Narcotic Drug Laws	17E40	250	8700	VILLAGE OF FONDREN	DR
4/29/03	1157	Narcotic Drug Laws	17E40	13R	11000	FONDREN	
4/8/03	1350	Narcotic Drug Laws	17E40	13R	12100	FONDREN	
4/10/03	2305	Narcotic Drug Laws	17E40	18A	12200	FONDREN	
4/23/03	1125	Narcotic Drug Laws	17E40	18A	12300	FONDREN	
4/16/03	2158	Narcotic Drug Laws	17E40	13R	12600	FONDREN	
4/1/03	2030	Driving White Intoxicated	17E40	13R	12200	GESSNER	S

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
7/23/02	1730	Rape	17E40	20R	7800	BELLFORT		W
5/15/03	2249	Robbery	17E40	20D	5900	LATTIMER		
5/17/03	0058	Robbery	17E40	20A	6100	BELLFORT		W
5/26/03	0100	Robbery	17E40	18A	6100	BELLFORT		W
5/7/03	2230	Robbery	17E40	20A	6200	BELLFORT		W
5/26/03	1640	Robbery	17E40	20A	6200	BELLFORT		W
5/29/03	1800	Robbery	17E40	18O	6200	AIRPORT		W
5/1/03	2300	Robbery	17E40	20A	6300	BELLFORT		W
5/1/03	1030	Robbery	17E40	13B	6300	AIRPORT		W
5/7/03	1740	Robbery	17E40	18O	6300	BELLFORT		W
5/12/03	2100	Robbery	17E40	13R	6300	BELLFORT		W
5/26/03	1550	Robbery	17E40	18A	6300	BELLFORT		W
5/10/03	1215	Robbery	17E40	20A	6400	BELLFORT		W
5/24/03	2200	Robbery	17E40	20A	6400	BELLFORT		W
5/5/03	2100	Robbery	17E40	20C	7700	CREEKBEND	DR	
5/10/03	1450	Robbery	17E40	13R	7700	CREEKBEND	DR	
5/4/03	1610	Robbery	17E40	240	8000	AIRPORT		W
5/13/03	0033	Robbery	17E40	20A	8100	CREEKBEND	DR	
5/23/03	2145	Robbery	17E40	18A	11000	ALBURY		
5/2/03	0846	Robbery	17E40	23S	11300	FONDREN		
5/5/03	0010	Robbery	17E40	20A	11300	FONDREN		
5/30/03	2030	Robbery	17E40	20A	11300	FONDREN		
5/9/03	1400	Robbery	17E40	13R	12200	FONDREN		
5/28/03	0030	Robbery	17E40	18G	12300	FONDREN		
5/26/03	1450	Aggravated Assault	17E40	20A	6100	BELLFORT		W
5/25/03	2250	Aggravated Assault	17E40	20A	6200	AIRPORT		W
5/3/03	1950	Aggravated Assault	17E40	20A	6300	BELLFORT		W
5/4/03	1815	Aggravated Assault	17E40	20A	6300	BELLFORT		W
5/11/03	1600	Aggravated Assault	17E40	18A	6300	BELLFORT		W
5/18/03	0800	Aggravated Assault	17E40	20R	6300	DRYAD		
5/18/03	1245	Aggravated Assault	17E40	20A	6400	BELLFORT		W
5/7/03	0800	Aggravated Assault	17E40	100	6500	WILLOWBEND		
5/20/03	1330	Aggravated Assault	17E40	22P	6500	BELLFORT		W

5/23/03	2200	Aggravated Assault	17E40	20R	7700	AIRPORT		W
5/21/03	2130	Aggravated Assault	17E40	20A	8000	CREEKBEND	DR	
5/25/03	0214	Aggravated Assault	17E40	18N	8200	BELLFORT		W
5/18/03	1500	Aggravated Assault	17E40	18A	10700	FONDREN		
5/18/03	1500	Aggravated Assault	17E40	20A	11300	FONDREN		
5/18/03	1500	Aggravated Assault	17E40	20A	11300	FONDREN		
5/27/03	1035	Aggravated Assault	17E40	20A	11300	FONDREN		
5/31/03	0730	Aggravated Assault	17E40	20A	11300	FONDREN		
5/13/03	0900	Aggravated Assault	17E40	250	12200	FONDREN		
5/1/03	1200	Aggravated Assault	17E40	20R	12600	DUNLAP		
5/24/03	1330	Aggravated Assault	17E40	250	14400	MINETTA		
5/11/03	1500	Burglary	17E40	20A	6200	BELLFORT		W
5/6/03	0004	Burglary	17E40	22M	6300	BRAESWOOD		S
5/17/03	2200	Burglary	17E40	20A	6400	BANKSIDE		
5/19/03	0930	Burglary	17E40	20A	6400	BELLFORT		W
5/9/03	2030	Burglary	17E40	05Z	6600	BRAESWOOD		S
5/4/03	2230	Burglary	17E40	250	7700	BELLFORT		W
5/28/03	0800	Burglary	17E40	20A	7700	AIRPORT		W
5/21/03	1500	Burglary	17E40	20R	7800	WOLFELD	LN	
5/1/03	0000	Burglary	17E40	20R	7900	DUFFIELD	LN	
5/28/03	0730	Burglary	17E40	20R	7900	ALBIN	LN	
5/20/03	1000	Burglary	17E40	20R	8000	DUFFIELD	LN	
5/5/03	0845	Burglary	17E40	20R	8200	TWIN TREE	LN	
5/27/03	0830	Burglary	17E40	20A	8200	BELLFORT		W
5/9/03	1800	Burglary	17E40	19V	8400	SOUTH BREEZE		
5/16/03	1800	Burglary	17E40	05Z	8400	BELLFORT		W
5/23/03	1800	Burglary	17E40	190	8600	AIRPORT		W
5/19/03	1700	Burglary	17E40	20A	8800	WESTPLACE	DR	
5/18/03	1017	Burglary	17E40	20A	10000	LARKWOOD		
5/19/03	1000	Burglary	17E40	20A	10300	SANDPIPER		
5/19/03	0830	Burglary	17E40	20A	10400	SANDPIPER		
5/8/03	1000	Burglary	17E40	20R	10700	VALLEY HILLS	DR	
5/22/03	0700	Burglary	17E40	20A	10700	FONDREN		
5/15/03	1800	Burglary	17E40	20A	10800	FONDREN		

5/21/03	0930	Burglary	17E40	20A ~	10800	FONDREN	
5/27/03	2257	Burglary	17E40	20A ~	10800	FONDREN	
5/2/03	0720	Burglary	17E40	20A ~	10900	FONDREN	
5/5/03	1100	Burglary	17E40	20A ~	10900	FONDREN	
5/7/03	2230	Burglary	17E40	20A ~	11300	FONDREN	
5/9/03	0330	Burglary	17E40	20A ~	11300	FONDREN	
5/12/03	0152	Burglary	17E40	20A ~	11300	FONDREN	
5/20/03	1700	Burglary	17E40	20A ~	11300	FONDREN	
5/21/03	1010	Burglary	17E40	20A ~	11300	FONDREN	
5/23/03	1930	Burglary	17E40	20A ~	11300	FONDREN	
5/25/03	2100	Burglary	17E40	20R	11800	ALEX	LN
5/5/03	1845	Burglary	17E40	250	12000	FONDREN	
5/12/03	1615	Burglary	17E40	250	12000	FONDREN	
5/15/03	1700	Burglary	17E40	250	12000	FONDREN	
5/15/03	1700	Burglary	17E40	250	12000	FONDREN	
5/19/03	1300	Burglary	17E40	190	12000	FONDREN	
5/19/03	1100	Burglary	17E40	190	12000	FONDREN	
3/15/03	1100	Burglary	17E40	20A ~	12100	BOB WHITE	
5/26/03	1930	Burglary	17E40	20A ~	12500	DUNLAP	
5/15/03	0730	Burglary	17E40	20A ~	12600	DUNLAP	
5/18/03	1655	Burglary of a Motor Vehicle	17E40	18A	6300	BELLFORT	W
5/11/03	2130	Burglary of a Motor Vehicle	17E40	20A ~	6800	LUDINGTON	
5/12/03	1800	Burglary of a Motor Vehicle	17E40	18A	6600	LUDINGTON	
5/12/03	1853	Burglary of a Motor Vehicle	17E40	18A	6600	LUDINGTON	
5/29/03	1645	Burglary of a Motor Vehicle	17E40	18A	6600	LUDINGTON	
5/1/03	2300	Burglary of a Motor Vehicle	17E40	18A	7600	CREEKBEND	DR
5/1/03	2100	Burglary of a Motor Vehicle	17E40	18A	7600	CREEKBEND	DR
5/16/03	1630	Burglary of a Motor Vehicle	17E40	18A	8100	CREEKBEND	DR
4/30/03	2359	Burglary of a Motor Vehicle	17E40	18T	8200	BELLFORT	W
5/20/03	1630	Burglary of a Motor Vehicle	17E40	05E	10000	CREEKBEND	DR
5/2/03	1545	Burglary of a Motor Vehicle	17E40	18A	11300	FONDREN	
5/2/03	0200	Burglary of a Motor Vehicle	17E40	18A	12100	FONDREN	
5/2/03	1630	Burglary of a Motor Vehicle	17E40	18O	12100	LEMON RIDGE	
5/23/03	0215	Burglary of a Motor Vehicle	17E40	18A	12200	FONDREN	

5/5/03	0900	Burglary of a Motor Vehicle	17E40	13R	12300	SPLIT RAIL	LN	
5/27/03	1700	Burglary of a Motor Vehicle	17E40	18A	12500	DUNLAP		
4/21/03	0000	Auto Theft	17E40	18O	6300	AIRPORT		W
5/8/03	2300	Auto Theft	17E40	18O	7700	CREEKBEND	DR	
5/27/03	1700	Auto Theft	17E40	13R	7800	PORTAL		
5/10/03	0930	Auto Theft	17E40	18A	8300	AIRPORT		W
5/12/03	2230	Auto Theft	17E40	20D	8300	FURLONG	LN	
5/1/03	0000	Auto Theft	17E40	18A	9600	LARKWOOD		
5/24/03	2030	Auto Theft	17E40	18A	9800	LARKWOOD		
5/26/03	1500	Auto Theft	17E40	18A	10400	SANDPIPER		
5/16/03	1700	Auto Theft	17E40	18A	10800	FONDREN		
5/20/03	2115	Auto Theft	17E40	18A	10900	FONDREN		
5/23/03	0630	Auto Theft	17E40	20D	10900	BOB WHITE		
5/8/03	0400	Auto Theft	17E40	18A	11300	FONDREN		
5/17/03	1830	Auto Theft	17E40	18A	11300	FONDREN		
5/9/03	2300	Auto Theft	17E40	070	11500	HAVILAND		
5/22/03	1830	Auto Theft	17E40	20D	11800	BOB WHITE		
5/16/03	2200	Auto Theft	17E40	18A	12100	FONDREN		
4/9/03	1400	Auto Theft	17E40	18O	12200	FONDREN		
5/23/03	2000	Auto Theft	17E40	20D	12400	RACHLIN	CIR	S
5/30/03	1200	Auto Theft	17E40	13R	12400	FONDREN		
5/2/03	2100	Auto Theft	17E40	18A	12500	DUNLAP		
5/23/03	1525	Narcotic Drug Laws	17E40	18A	6300	AIRPORT		W
5/24/03	2300	Narcotic Drug Laws	17E40	18A	6300	BELLFORT		W
5/8/03	1208	Narcotic Drug Laws	17E40	18A	6400	BELLFORT		W
5/12/03	1930	Narcotic Drug Laws	17E40	20A --	7600	BELLFORT		W
5/13/03	2220	Narcotic Drug Laws	17E40	20A --	8200	BELLFORT		W
5/26/03	0255	Narcotic Drug Laws	17E40	18A	10300	SANDPIPER		
5/31/03	0630	Narcotic Drug Laws	17E40	13R	10700	FONDREN		
5/22/03	1525	Narcotic Drug Laws	17E40	18O	11600	HAVILAND		
5/15/03	1245	Narcotic Drug Laws	17E40	18A	12200	FONDREN		
5/1/03	1300	Narcotic Drug Laws	17E40	18O	12300	FONDREN		
5/8/03	1820	Narcotic Drug Laws	17E40	13R	12300	KITTY BROOK	DR	
5/8/03	2320	Narcotic Drug Laws	17E40	18C	12300	FONDREN		

5/14/03	2130	Narcotic Drug Laws	17E40	18A	12300	FONDREN
5/15/03	1245	Narcotic Drug Laws	17E40	18A	12300	FONDREN
5/19/03	1150	Narcotic Drug Laws	17E40	13R	12300	FONDREN
5/20/03	0100	Narcotic Drug Laws	17E40	20A	12600	DUNLAP



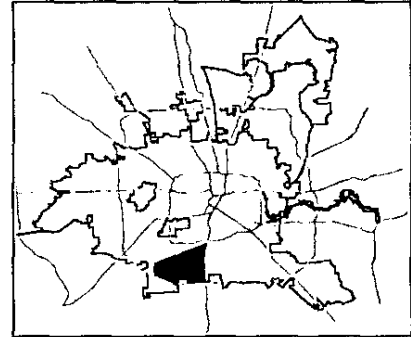
SUPERNEIGHBORHOOD NO. 40

PREMISE 16E20

ATTACHMENT 5

SUPER neighborhood

RESOURCE ASSESSMENT



Background

Central Southwest, located south of South Main and west of the South Freeway, contains a collection of subdivisions separated by undeveloped land. The northern part of the area includes an oilfield, old land fills, and many heavy industries located close to Holmes Road. To the south, pleasant 1950s neighborhoods such as Cambridge Village, Brentwood, Windsor Village, Almeda Plaza and Pamela Heights are found. The area is bisected by Sims Bayou which has repeatedly caused flooding in some of the immediately adjacent residential areas. Mega churches serving metropolitan-wide congregations are a recent phenomenon in the area.

AREA HIGHLIGHTS

- ✓ Houston City Council District D
- ✓ Houston Independent School District (8 public schools; 1 private school)
- ✓ 4 Police beats (includes bordering beats)
- ✓ 14,520 properties in the neighborhood
- ✓ 1% of properties have long-term tax liens (homesteads not included)
- ✓ 15,203 acres (23.75 sq. miles)

NEIGHBORHOOD FACTS

Pop. characteristics	N'hood		City	
	1990	1997	1990	1997
Total population	36,596	37,239	1.63M	1.84M
Persons per sq. mile	1,541	1,568	2,807	2,982
Age of population				
Under 5 years	8%	8%	8%	9%
5 - 17 years	26%	27%	18%	19%
18 - 64 years	61%	61%	65%	65%
65 and over	5%	5%	8%	8%
Ethnicity				
Non Hispanic Whites	11%	14%	41%	35%
Non Hispanic Blacks	67%	49%	27%	27%
Hispanics	21%	26%	28%	31%
Non Hispanic Asians	1%	1%	4%	6%
Non Hispanic Others	0%	10%	0%	1%

Household income	N'hood		City	
	% of Households			
	1990	1997	1990	1997
Under \$15,000	NA	17%	NA	23%
\$15,000 to \$25,000	NA	16%	NA	18%
\$25,000 to \$35,000	NA	13%	NA	16%
\$35,000 to \$50,000	NA	20%	NA	15%
\$50,000 to \$75,000	NA	20%	NA	14%
Over \$75,000	NA	14%	NA	15%

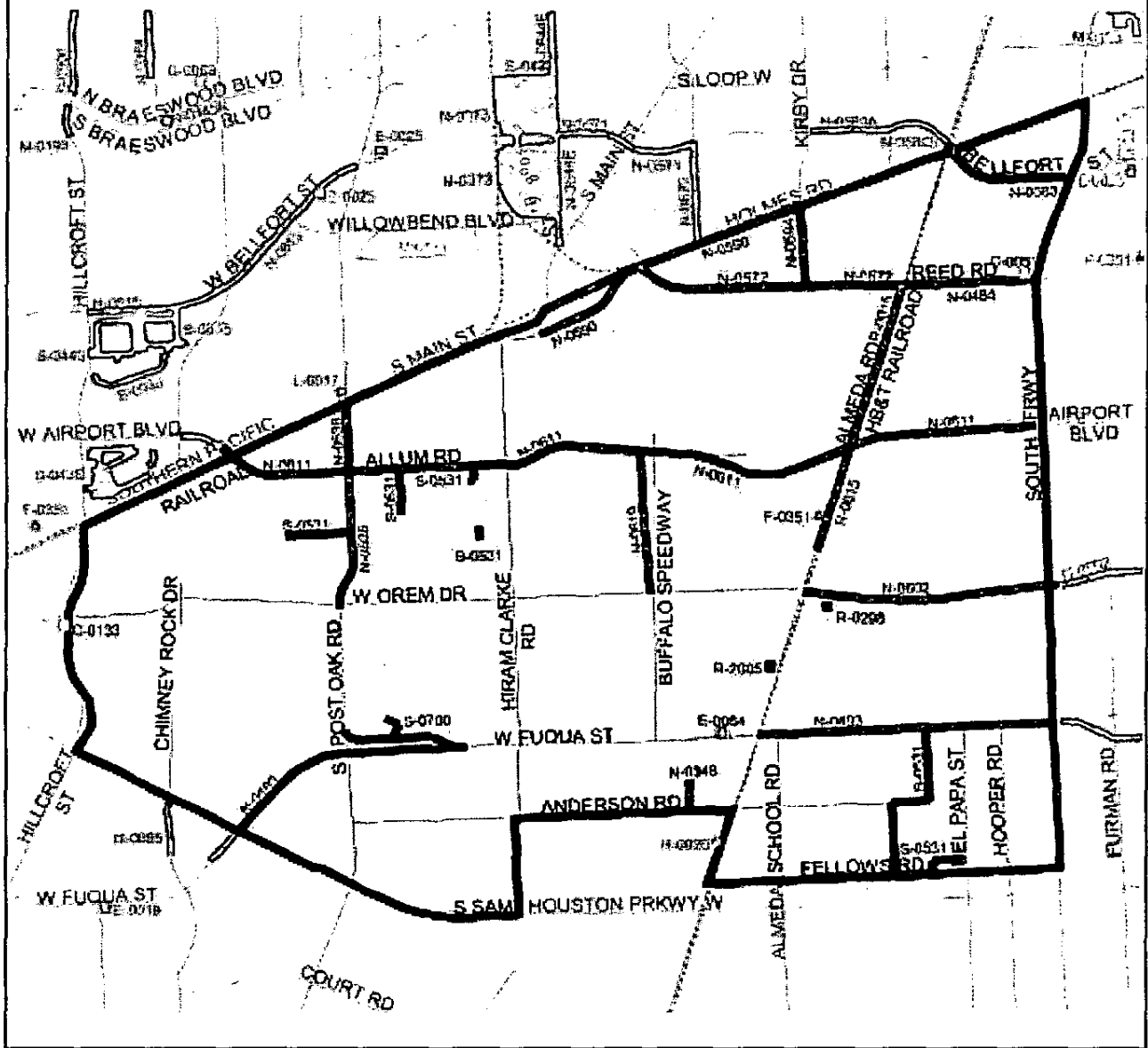
Housing and households				
Total housing units	12,185	12,424	726.9K	787.9K
Total households	10,582	10,681	617.3K	705.7K
Family households	84%	80%	63%	64%

Educational status				
Total 25 yrs and over	19,801	20,715	1.01M	1.09M
No diploma	30%	23%	30%	27%
High school diploma	27%	30%	22%	19%
Some college	29%	27%	23%	26%
College degree	10%	14%	21%	18%
Graduate+	5%	6%	4%	10%

Note:
 1. Citywide data (1990 and 1997) and 1990 neighborhood data derived from U.S. Bureau of Census/State Data Center.
 2. 1997 neighborhood data obtained from U.S. Department of Housing and Urban Development.
 3. Family households include 2 or more persons related by birth, marriage, or adoption.
 4. Some percentages may not equal 100 due to rounding.
 5. "M" denotes millions; "K" denotes thousands

NA - Not applicable. (1990 income not included because data not adjustable for inflation)

CAPITAL IMPROVEMENT PROJECTS 2000 - 2004



*For more information, contact the appropriate department



Program	Code	Site	Segment	Program	Code	Site	Segment	Area
Aviation	A	○		Public Health	H	△		
Convention & Entertainment	B	△		Solid Waste	L	○		
Fire	C	□		Storm Drainage	M	□		
General Government (Finance & Administration)	D	○		Street & Traffic Control	N	■		
Library	E	□		Wastewater	R	■		
Parks & Recreation	F	△		Water	S	■		
Police	G	□						

INTER-AGENCY CAPITAL IMPROVEMENT PROJECTS LISTING, JULY 1998

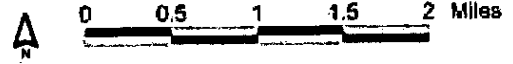
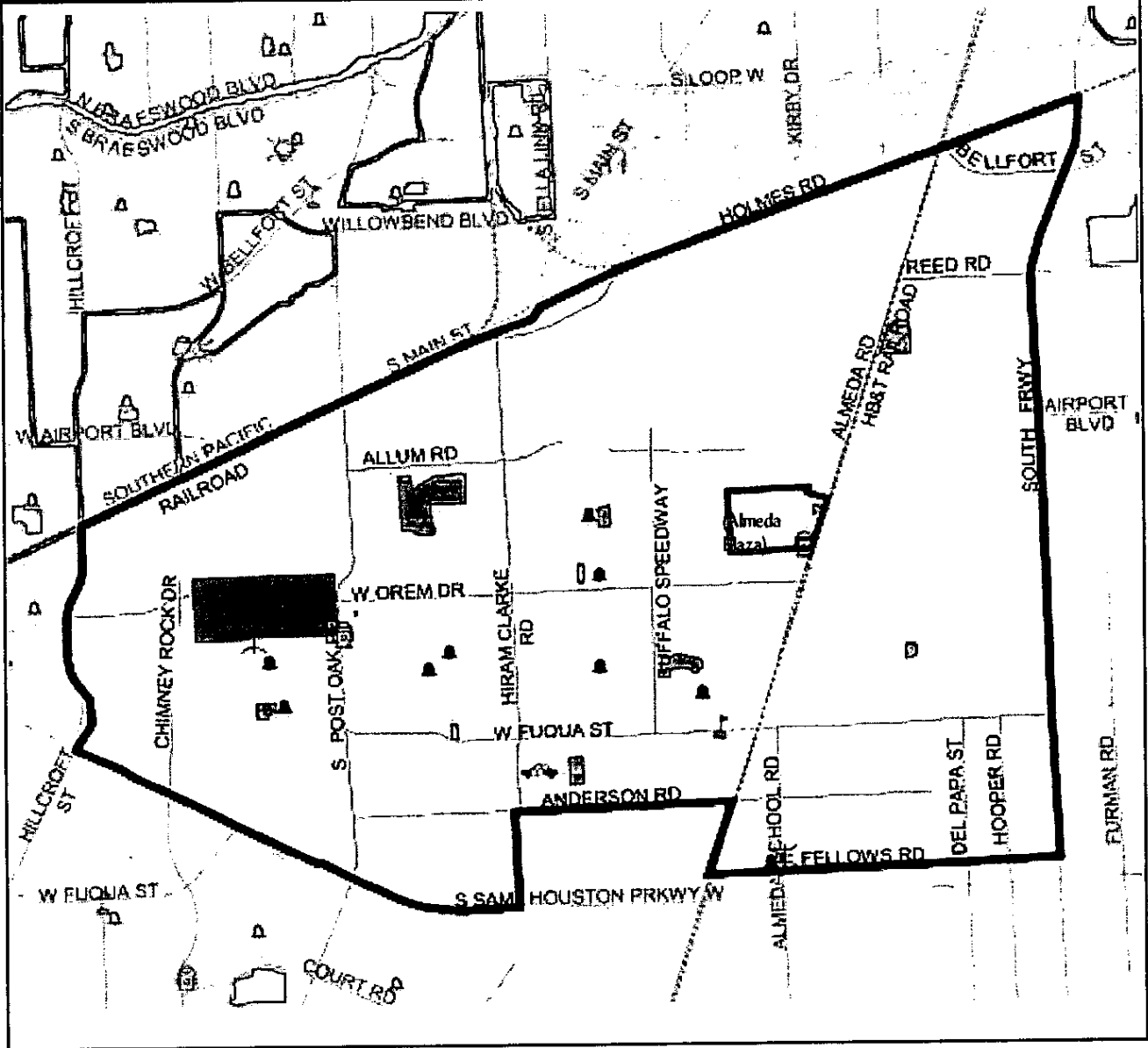
Project #	Project Type	Agency	Contact Phone
29.00	Roadwork: SB, Reed Rd.: Almeda to SH 288, improvement to 4 lanes	City of Houston	(713) 837-7099
36.20	Roadwork: SB, West Orem: Hiram Clarke to Almeda	City of Houston	(713) 837-7099
69.00	Roadwork: SB, Reed Rd.: Almeda to Holmes Rd.	City of Houston	(713) 837-7099
85.00	Roadwork: SB, Holmes Rd.: South Main to Kirby, improvement to 4 Lanes	City of Houston	(713) 837-7099
121.00	Roadwork: SB, Buffalo Speedway: West Orem to West Airport	City of Houston	(713) 837-7099
136.00	Roadwork: SB, South Post Oak: South Main to West Orem	City of Houston	(713) 837-7099
827.00	Roadwork: Orem: Cullen to Almeda	Harris County	(713) 755-5370
840.72	Roadwork: Various Roadway Base Repairs and overlay	Harris County	(713) 755-5370
887.00	Roadwork: Orem: South Post Oak to Hillcroft	Meiro	(713) 739-6001
1001.27	Roadwork: Airport: Chimney Rock to Hiram Clarke Rd.	TxDOT	(713) 802-5000
1001.37	Roadwork: Airport: Hiram Clarke to FM 521	TxDOT	(713) 802-5000
1204.00	Roadwork: US 90A: At Fort Bend County Line to West of Hiram Clarke Rd.	TxDOT	(713) 802-5000
1223.27	Roadwork: Almeda Rd. (FM 521): IH 610 to Clear Creek	TxDOT	(713) 802-5000
1228.75	Water: Distribution System Grid Extension Project	City of Houston	(713) 837-7099
1441.00	Flood Control: SH288 UPRR, cellular concrete/earth channel	Harris County Flood Control District	(713) 684-4050
1442.00	Flood Control: UPRR to Hiram Clarke, cellular concrete/earth channel	Harris County Flood Control District	(713) 684-4050
1443.00	Flood Control: Hiram Clarke to US Croquet, cellular concrete earth channel	Harris County Flood Control District	(713) 684-4050
1447.02	Flood Control: South Post Oak Detention Site - Phase 2 Excavation	Harris County Flood Control District	(713) 684-4050
1447.30	Flood Control: Blue Ridge Detention Basin Site - Phase 2	Harris County Flood Control District	(713) 684-4050
1450.20	Wastewater Relief: WCID No. 51	City of Houston	(713) 837-7099
1450.80	Wastewater Relief: Almeda-Sims WWTP West Lift Station Facility	City of Houston	(713) 837-7099
1613.01	Roadwork: RQW, Schumier: Canterwell to Milan	City of Houston	(713) 837-7099
1621.33	Roadwork: NTS, Lotus: South Post Oak to Dead End	City of Houston	(713) 837-7099
1621.34	Roadwork: NTS, Player: Orem to Simsbrook	City of Houston	(713) 837-7099
1621.35	Roadwork: NTS, Standcliff: Orem to Dead End North	City of Houston	(713) 837-7099
1639.94	Roadwork: SB, Anderson: Hiram Clarke to South Post Oak	City of Houston	(713) 837-7099
2170.00	Roadwork: SB, West Fuqua: South Bell to Campden Hill	City of Houston	(713) 837-7099
2173.63	Water: Water Line Replacement on US 90A.	City of Houston	(713) 837-7099
2173.64	Water: Water Line Replacement on US 90A.	City of Houston	(713) 837-7099
2173.66	Water: Airport 16": Almeda to SH288	City of Houston	(713) 837-7099
6701.43	Speed Hump: Regency: White Heather to Glenwyck (4 Humps)	City of Houston	(713) 837-7099
6701.56	Speed Hump: Heatherbrook: Candleshade to Lockway (5 Humps)	City of Houston	(713) 837-7099
6702.04	Speed Hump: Grapevine: Chimney Rock to Croquet (5 Humps)	City of Houston	(713) 837-7099
6707.05	Speed Hump: Mandalay: Knotty Oaks to Monticello (3 Humps)	City of Houston	(713) 837-7099
6707.06	Speed Hump: Monticello: Rock Springs to Almeda (2 humps)	City of Houston	(713) 837-7099
6707.07	Speed Hump: Dragonwick: Sunshadow to Wuthering Heights (3 humps)	City of Houston	(713) 837-7099
6707.08	Speed Hump: Tidewater: Sunshadow to Almeda (3 humps)	City of Houston	(713) 837-7099
6707.53	Speed Hump: Summit Ridge: River Bluff to West Orem (2 Humps)	City of Houston	(713) 837-7099
6707.55	Speed Hump: Monrad: Fuqua to Anderson (2 Humps)	City of Houston	(713) 837-7099
6707.63	Speed Hump: Ingomar: Post Oak to Campden Hill (9 Humps)	City of Houston	(713) 837-7099
6707.97	Speed Hump: Townood: Trail Lake to West Airport	City of Houston	(713) 837-7099
6708.59	Speed Hump: Brookfield: Carradine to Rockwell (4 Humps)	City of Houston	(713) 837-7099
6708.60	Speed Hump: Buxley: Oaks Lane to West Fuqua (4 Humps)	City of Houston	(713) 837-7099

For details see City of Houston Public Works and Engineering Department's Inter-Agency Coordination Project Maps, July 1998

AREA PUBLIC FACILITIES

Facility	Location/Address	Facility	Location/Address
Fire Station #47	2615 Tidewater Dr	Simon Minchen Park	4900 W. Fuqua
Fire Station #59	13925 S Post Oak	Wildheather Park	14900 Whiteheather
Windsor Village Community Center	1141 Croquet	Almeda Park	14201 Almeda School Rd
Almeda Community Center	14201 Almeda School Rd	Vinson Library	3100 W. Fuqua
Taylor-Stevenson Park (Pb3)	11450 Almeda Road	Almeda Elementary School	14249 Bridgeport
Cambridge Village Park	13000 Nitida	Dowling Middle School	14000 Stancliff
Brentwood Park	13220 Landmark	Grissom Elementary School	4900 Simsbrook
Maxie(Beulah)/Almeda Plaza Park	2625 Monticello	Hobby Elementary School	4021 Woodmount
Ada Resources Tract (Pb 4)	13700 Whiteheather	Madison High School	13719 Whiteheater
Post Oak Village Park (Pb 2)	13800 Lockway Dr	Montgomery Elementary School	4000 Simsbrook
Canterbury Village Park	12822 Northumb	Petersen Elementary School	14404 Waterloo
Townwood Park	3403 Simsbrook	Windsor Village Elementary School	14440 Polo
Windsor Village Park	14441 Croquet		

PUBLIC FACILITIES & SPECIAL DISTRICTS



- | | | |
|---------------------------------|-------------|-----------------------|
| Neighborhood Boundary | Parks | Health Facilities |
| NTS Area | Major Roads | Multi-service Centers |
| Texas Enterprise Zone | Railroad | Community Centers |
| Enhanced Enterprise Community | Schools | Fire Stations |
| Tax Abatement District | Libraries | Police |
| Tax Increment Reinvestment Zone | | |

SUPER NEIGHBORHOOD PROGRAMS

Name/Program description

Community service providers

Police Department

Police Activities League: Building relationships with police and youth through educational/ social and cultural programs

Solid Waste Department

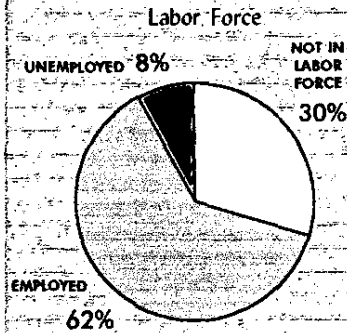
Collection site for solid waste: Automated residential collection; dead animal pickup; heavy trash collection

Special Districts

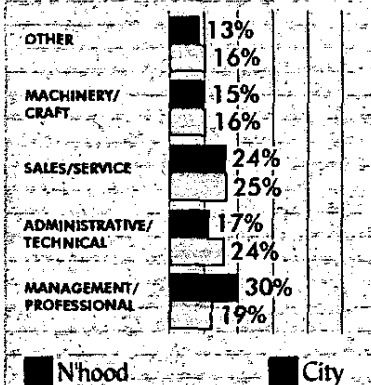
1 Neighborhoods to Standard area

Almeda Plaza (Tier II)

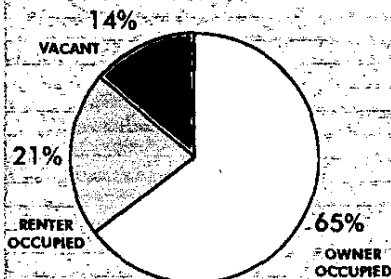
South Post Oak Tax Increment Reinvestment Zone



Employment by Occupation



Housing Occupancy



1997 HUD data

AREA ORGANIZATIONS

Name/Contact/Address

Almeda Manor Civic Club
Mr. Kenneth Sedberry
14614 Littleford
Houston, TX 77045

Anderson Road Civic Club
Mr. Mike Alva
15814 Ironfork
Houston, TX 77053

Briarwick HOA, Inc.
Ms. Carolyn Terry
4934 Ingomar Way
Houston, TX 77053

Cambridge Village Civic Club
Mr. Freddie Outley
5227 Knotty Oaks Trail
Houston, TX 77045

Central SW Concerned Citizens Coalition
Ms. Linda Guthrie
PO Box 451496
Houston, TX 77245

Dumbarton Oaks Civic Club
Mr. Ronald Sinnette
PO Box 450244
Houston, TX 77245

Dumbarton Village Civic Association
Mr. Robert Beasley
4330 Smooth Oak
Houston, TX 77053

Heathercrest/Past Oak Village Civic Club
Ms. Hattie Connor
5219 Heatherbloom
Houston, TX 77045

Hiram Clarke Civic Club
Mr. Rick Holden
4023 Regency
Houston, TX 77045

Keswick Place-Ramblewood Park Civic Club
Ms. Linda Scutlock
PO Box 450405
Houston, TX 77245-0405

Name/Contact/Address

Meredith Manor Civic Club
Ms. Lydia Guthrie
PO Box 451496
Houston, TX 77245

South Houston Concerned Citizen Coalition
Ms. Vivian Harris
PO Box 451394
Houston, TX 77045

South Main Estates
Ms. Vera Dillard
14312 Daisyyette Street
Houston, TX 77085

Southside Community Improvement Association
Ms. Beulah Maxie
2854 Knotty Oaks Trail
Houston, TX 77045

Southwest Crossing Civic Club Sec II
PO Box 35062
Houston, TX 77235-5062

Southwest Gardens Council of Co-Owners
PO Box 420428
Houston, TX 77242-0428

Townwood Civic Club
Ms. Evelyn Dennis
3522 West Hampton
Houston, TX 77045

Westbrook Civic Club
Ms. Clara Richardson
4627 Rosebud Dr
Houston, TX 77053

Wildheather Civic Club
Mr. Robert Lewis
3931 Rosebud
Houston, TX 77053

Windsor Village Civic Club
Mr. Homer Clark
PO Box 450734
Houston, TX 77245-0734

If your organization is not listed, contact the Planning and Development Department at 713-837-7838.

16E20 2002 Date	Aggravated Assault	Auto Theft	Burglary	Burglary of Motor Vehicle	DWI	Narcotic Drug Laws	Rape	Robbery
Jan.	7	11	28	11	2	18	2	8
Feb	17	5	17	2	2	17	1	5
March	12	11	22	4	3	21	1	8
April	11	12	17	10	1	19	2	2
May	23	15	21	14	1	11	3	5
June	19	5	15	5	1	8	1*	8
July	12	19	24	10	1	12	1	8
August	11	12	19	5	0	9	2	8
Sept.	21	10	32	10	1	10	5	4
Oct.	8	7	30	11	3	18	1*	4
Nov.	14	13	34	8	2	13	1	4
Dec.	14	23	21	18	1	18	0	6
Total	169	143	280	108	18	174	20	70

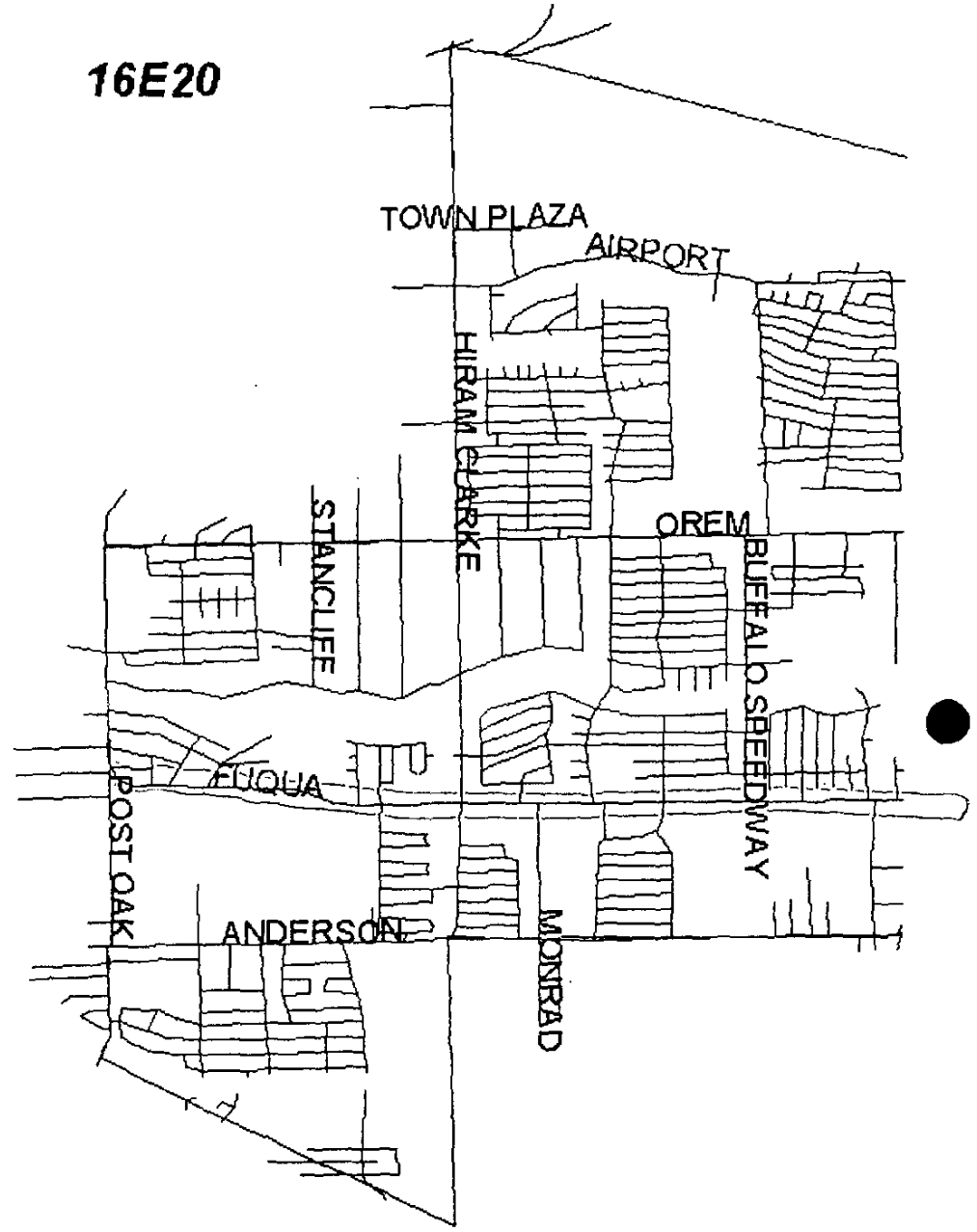
*Murder and Nonnegligent Manslaughter (3)
 (Data available under Police Crime Statistics on the Internet 2002)

We believe the panel will notice that crime in Police Premise 16E20 is already high. We do not need any more crime.

Composite of 2002 Crime Committed At Actual Apartments (20A) in Premise 16E20:

16E20 2002 Date	Aggravated Assault	Auto Theft	Burglary	Burglary Of Motor Vehicle	DWI	Narcotic Drug Laws	Rape	Robbery
Total	9	0	7	0	0	0	1	2

16E20



Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
1/10/02	2000	Rape	16E20	20R	13400	WOODRING	DR	
1/23/01	1600	Rape	16E20	13H	14400	WHITE HEATHER		
1/18/02	2310	Robbery	16E20	13R	3800	CHERYL LYNNE		
1/3/02	1730	Robbery	16E20	20R	4000	HEATHERBROOK		
1/23/02	1340	Robbery	16E20	13R	4000	KNOTTYNOLD	LN	
1/26/02	1315	Robbery	16E20	070	4100	OREM		W
1/5/02	1610	Robbery	16E20	18G	4400	FUQUA		W
1/23/02	1910	Robbery	16E20	240	4400	OREM		W
1/15/02	1000	Robbery	16E20	13B	4700	ANDERSON		
1/4/02	1445	Robbery	16E20	13R	14400	BUFFALO	SPDWY	
1/6/02	0230	Aggravated Assault	16E20	20R	3100	EBBTIDE		
1/23/02	0745	Aggravated Assault	16E20	13R	3100	EBBTIDE		
1/23/02	0745	Aggravated Assault	16E20	13R	3100	EBBTIDE		
1/21/02	2150	Aggravated Assault	16E20	20R	3400	TRAIL LAKE		
1/5/02	1715	Aggravated Assault	16E20	01B	3600	FUQUA		W
1/31/02	1545	Aggravated Assault	16E20	23S	3600	OREM		W
1/20/02	1600	Aggravated Assault	16E20	20A	3800	FUQUA		W
10/2/01	0000	Burglary	16E20	20R	2800	ALMEDA PLAZA		
1/7/02	0700	Burglary	16E20	20R	3000	WOODKERR		
12/28/01	1700	Burglary	16E20	20R	3200	JORNS		
1/14/02	1700	Burglary	16E20	20R	3200	WOODMONT		
1/16/02	1000	Burglary	16E20	20R	3300	OVERCROSS		
1/22/02	0730	Burglary	16E20	20R	3400	DRAGONWICK		
1/3/02	2100	Burglary	16E20	20G	3600	ANDERSON		
1/23/02	0930	Burglary	16E20	20R	3900	TIDEWATER		
1/30/02	1900	Burglary	16E20	250	3900	ANDERSON		
1/19/02	1105	Burglary	16E20	22E	4000	WOODMONT		
1/27/02	1800	Burglary	16E20	20R	4000	BROWNSTONE	LN	
1/4/02	1400	Burglary	16E20	20R	4100	KELLING		
1/10/02	0320	Burglary	16E20	23S	4100	FUQUA		W
1/11/02	1230	Burglary	16E20	20R	4200	BERAN		
1/20/02	2100	Burglary	16E20	250	4200	FUQUA		W
1/30/01	0800	Burglary	16E20	20R	4700	DALMATIAN		

1/4/02	1330	Burglary	16E20	20R	4700	ANDERSON	
1/18/02	0800	Burglary	16E20	20R	4700	KNOTTYNOLD	LN
1/22/02	1500	Burglary	16E20	20R	4800	ANDERSON	
1/24/02	0935	Burglary	16E20	20R	5100	HEATHERCREST	
1/28/02	2100	Burglary	16E20	20G	5200	HEATHERBLOOM	
1/28/02	0730	Burglary	16E20	20R	5300	DANFIELD	
1/16/02	1700	Burglary	16E20	040	12900	HIRAM CLARKE	
1/28/02	1700	Burglary	16E20	040	12900	HIRAM CLARKE	
1/26/02	0815	Burglary	16E20	20R	14000	WHITE HEATHER	
1/11/02	1800	Burglary	16E20	20R	14400	DRAYCOTT	LN
1/10/02	0615	Burglary	16E20	20R	14500	ESSENDINE	LN
1/16/02	0000	Burglary	16E20	070	14600	BUFFALO	SPDWY
1/11/02	1530	Burglary of a Motor Vehicle	16E20	13R	2600	ALMEDA PLAZA	
1/25/02	1735	Burglary of a Motor Vehicle	16E20	13R	3700	TIFFANY	
1/9/02	2230	Burglary of a Motor Vehicle	16E20	20R	4100	TRAIL LAKE	
1/10/02	2300	Burglary of a Motor Vehicle	16E20	20D	4100	TRAIL LAKE	
1/14/02	0700	Burglary of a Motor Vehicle	16E20	20D	4100	GRAPEVINE	
1/4/02	0830	Burglary of a Motor Vehicle	16E20	20R	4300	WORRELL	
1/5/02	2230	Burglary of a Motor Vehicle	16E20	20D	5100	WICKVIEW	LN
1/18/02	2200	Burglary of a Motor Vehicle	16E20	13R	5400	HEATHERCREST	
1/21/02	0300	Burglary of a Motor Vehicle	16E20	13R	13400	AMBROSE	
1/2/02	1655	Burglary of a Motor Vehicle	16E20	180	14000	BUXLEY	
1/14/02	2100	Burglary of a Motor Vehicle	16E20	20D	15000	MONRAD	DR
1/2/02	2200	Auto Theft	16E20	13R	3200	KELLING	
1/19/02	1830	Auto Theft	16E20	20D	3200	BERAN	
1/1/02	0200	Auto Theft	16E20	13R	3500	DARLINGHURST	
12/27/01	0400	Auto Theft	16E20	18A	3800	FUQUA	W
1/24/02	0005	Auto Theft	16E20	13R	4300	HIGH POINT	LN
1/30/02	1210	Auto Theft	16E20	20D	4300	TRAIL LAKE	
1/7/02	1600	Auto Theft	16E20	250	4400	OAKSIDE	
1/28/02	0100	Auto Theft	16E20	20D	4400	KNOTTYNOLD	LN
1/23/02	2100	Auto Theft	16E20	18A	13800	LOCKWAY	
1/13/02	2300	Auto Theft	16E20	20D	14000	CANDLESHADE	LN
1/8/02	1415	Auto Theft	16E20	180	15200	LONG LOOK	DR

1/4/02	1330	Burglary	16E20	20R	4700	ANDERSON	
1/18/02	0800	Burglary	16E20	20R	4700	KNOTTYNOLD	LN
1/22/02	1500	Burglary	16E20	20R	4800	ANDERSON	
1/24/02	0935	Burglary	16E20	20R	5100	HEATHERCREST	
1/28/02	2100	Burglary	16E20	20G	5200	HEATHERBLOOM	
1/28/02	0730	Burglary	16E20	20R	5300	DANFIELD	
1/16/02	1700	Burglary	16E20	040	12900	HIRAM CLARKE	
1/28/02	1700	Burglary	16E20	040	12900	HIRAM CLARKE	
1/26/02	0815	Burglary	16E20	20R	14000	WHITE HEATHER	
1/11/02	1800	Burglary	16E20	20R	14400	DRAYCOTT	LN
1/10/02	0615	Burglary	16E20	20R	14500	ESSENDINE	LN
1/16/02	0000	Burglary	16E20	070	14600	BUFFALO	SPDWY
1/11/02	1530	Burglary of a Motor Vehicle	16E20	13R	2600	ALMEDA PLAZA	
1/25/02	1735	Burglary of a Motor Vehicle	16E20	13R	3700	TIFFANY	
1/9/02	2230	Burglary of a Motor Vehicle	16E20	20R	4100	TRAIL LAKE	
1/10/02	2300	Burglary of a Motor Vehicle	16E20	20D	4100	TRAIL LAKE	
1/14/02	0700	Burglary of a Motor Vehicle	16E20	20D	4100	GRAPEVINE	
1/4/02	0830	Burglary of a Motor Vehicle	16E20	20R	4300	WORRELL	
1/5/02	2230	Burglary of a Motor Vehicle	16E20	20D	5100	WICKVIEW	LN
1/18/02	2200	Burglary of a Motor Vehicle	16E20	13R	5400	HEATHERCREST	
1/21/02	0300	Burglary of a Motor Vehicle	16E20	13R	13400	AMBROSE	
1/2/02	1655	Burglary of a Motor Vehicle	16E20	180	14000	BUXLEY	
1/14/02	2100	Burglary of a Motor Vehicle	16E20	20D	15000	MONRAD	DR
1/2/02	2200	Auto Theft	16E20	13R	3200	KELLING	
1/19/02	1830	Auto Theft	16E20	20D	3200	BERAN	
1/1/02	0200	Auto Theft	16E20	13R	3500	DARLINGHURST	
12/27/01	0400	Auto Theft	16E20	18A	3800	FUQUA	W
1/24/02	0005	Auto Theft	16E20	13R	4300	HIGH POINT	LN
1/30/02	1210	Auto Theft	16E20	20D	4300	TRAIL LAKE	
1/7/02	1600	Auto Theft	16E20	250	4400	OAKSIDE	
1/28/02	0100	Auto Theft	16E20	20D	4400	KNOTTYNOLD	LN
1/23/02	2100	Auto Theft	16E20	18A	13800	LOCKWAY	
1/13/02	2300	Auto Theft	16E20	20D	14000	CANDLESHADE	LN
1/8/02	1415	Auto Theft	16E20	180	15200	LONG LOOK	DR

1/15/02	1953	Narcotic Drug Laws	16E20	13R	2800	TRAIL LAKE	
1/19/02	2100	Narcotic Drug Laws	16E20	13R	3300	FUQUA	W
1/14/02	2015	Narcotic Drug Laws	16E20	13R	3800	FUQUA	W
1/11/02	1430	Narcotic Drug Laws	16E20	20D	4200	DALMATIAN	
1/17/02	2237	Narcotic Drug Laws	16E20	20R	4200	BOYNTON	
1/14/02	1659	Narcotic Drug Laws	16E20	13R	4300	FUQUA	W
1/11/02	1540	Narcotic Drug Laws	16E20	20R	4400	GRAPEVINE	
1/9/02	2225	Narcotic Drug Laws	16E20	20R	4500	FUQUA	W
1/4/02	1125	Narcotic Drug Laws	16E20	13R	4700	DALMATIAN	
1/7/02	1500	Narcotic Drug Laws	16E20	13R	4700	FUQUA	W
1/14/02	1743	Narcotic Drug Laws	16E20	070	4700	ANDERSON	
1/24/02	1245	Narcotic Drug Laws	16E20	22H	13700	WHITE HEATHER	
1/25/02	0920	Narcotic Drug Laws	16E20	22H	13700	WHITE HEATHER	
1/30/02	1420	Narcotic Drug Laws	16E20	22H	13700	WHITE HEATHER	
1/26/02	2030	Narcotic Drug Laws	16E20	13R	13900	BUFFALO	SPDWY
1/29/02	1755	Narcotic Drug Laws	16E20	13R	14100	BUFFALO	SPDWY
1/4/02	1145	Narcotic Drug Laws	16E20	20R	14500	DRAYCOTT	LN
1/7/02	1545	Narcotic Drug Laws	16E20	20R	14500	DRAYCOTT	LN
1/18/02	0025	Driving While Intoxicated	16E20	13R	4700	ANDERSON	
1/22/02	2330	Driving While Intoxicated	16E20	13R	4700	ANDERSON	
1/26/02	2340	Driving While Intoxicated	16E20	13S	4700	ANDERSON	

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
2/12/02	2300	Rape	16E20	20A	4800	FUQUA		W
2/3/02	2030	Robbery	16E20	120	4400	FUQUA		W
2/5/02	1225	Robbery	16E20	210	4400	FUQUA		W
2/20/02	1948	Robbery	16E20	080	4400	OREM		W
2/13/02	2055	Robbery	16E20	180	4700	ANDERSON		
2/3/02	1600	Robbery	16E20	070	4800	FUQUA		W
2/21/02	0855	Aggravated Assault	16E20	20R	2700	TIDEWATER		
2/7/02	1030	Aggravated Assault	16E20	13R	2800	WUTHERING HEIGHTS		
2/3/02	1400	Aggravated Assault	16E20	13R	3300	BROOKSTON		
2/9/02	2200	Aggravated Assault	16E20	03B	3700	FUQUA		W
2/16/02	0900	Aggravated Assault	16E20	20R	3700	CLOVERBROOK		
1/31/02	1730	Aggravated Assault	16E20	20R	4000	HEATHERBROOK		
2/2/02	1645	Aggravated Assault	16E20	120	4400	FUQUA		W
2/14/02	0750	Aggravated Assault	16E20	18A	4400	AIRPORT		W
2/27/02	1900	Aggravated Assault	16E20	20R	4400	AIRPORT		W
2/22/02	0630	Aggravated Assault	16E20	19V	4500	SIMSBROOK		
2/22/02	0630	Aggravated Assault	16E20	19V	4500	SIMSBROOK		
2/3/02	0100	Aggravated Assault	16E20	03B	4600	FUQUA		W
2/19/02	1430	Aggravated Assault	16E20	22U	5100	WICKVIEW	LN	
2/8/02	0107	Aggravated Assault	16E20	13R	13800	WHITE HEATHER		
2/18/02	1600	Aggravated Assault	16E20	13R	14000	STANCLIFF		
2/21/02	1600	Aggravated Assault	16E20	22M	14000	STANCLIFF		
2/20/02	2100	Aggravated Assault	16E20	13R	14500	HIRAM CLARKE		
2/11/02	0720	Burglary	16E20	20R	3400	ROCKRILL		
2/25/02	1600	Burglary	16E20	20R	3700	CLOVERBROOK		
1/6/02	1500	Burglary	16E20	20R	3800	PRUDENCE		
2/16/02	1130	Burglary	16E20	20R	3900	BAYBERRY		
2/17/02	2200	Burglary	16E20	20R	3900	BELGRADE		
2/16/02	0000	Burglary	16E20	250	4300	SIMSBROOK		
2/25/02	0810	Burglary	16E20	20G	4300	BERAN		
2/11/02	0700	Burglary	16E20	20M	4700	ANDERSON		
2/26/02	0800	Burglary	16E20	22E	4900	SIMSBROOK		

2/11/02	0700	Burglary	16E20	20G	5100	ANDERSON	
2/6/02	2215	Burglary	16E20	20R	12900	TOWNWOOD	
2/1/02	1200	Burglary	16E20	22H	13700	WHITE HEATHER	
2/14/02	0730	Burglary	16E20	20R	14000	SANTA TERESA	
2/21/02	1700	Burglary	16E20	20V	14200	MC CADDEN	
2/6/02	0338	Burglary	16E20	070	14600	BUFFALO	SPDWY
2/4/01	0000	Burglary	16E20	20R	15000	MONRAD	DR
2/1/02	0700	Burglary	16E20	20R	15100	BUXLEY	
2/27/02	2215	Burglary of a Motor Vehicle	16E20	20D	4300	KNOTTYNOLD	LN
2/19/02	0030	Burglary of a Motor Vehicle	16E20	20D	13400	BOONWAY	
2/3/02	0100	Auto Theft	16E20	13R	3300	BANDELL	DR
2/11/02	1730	Auto Theft	16E20	18A	3800	FUQUA	W
2/13/02	2000	Auto Theft	16E20	20D	4000	RIPPLEBROOK	
2/19/02	0710	Auto Theft	16E20	18O	4000	WOODMONT	
2/5/02	2200	Auto Theft	16E20	20R	14100	BUFFALO	SPDWY
2/18/02	1700	Narcotic Drug Laws	16E20	13R	3100	KELLING	
2/8/02	2146	Narcotic Drug Laws	16E20	20R	3200	DALMATIAN	
2/18/02	2013	Narcotic Drug Laws	16E20	13R	3800	FUQUA	W
2/20/02	1120	Narcotic Drug Laws	16E20	20R	3800	REGENCY	DR
2/24/02	1708	Narcotic Drug Laws	16E20	13R	4100	GRAPEVINE	
2/3/02	0500	Narcotic Drug Laws	16E20	18A	4400	AIRPORT	W
2/4/02	2200	Narcotic Drug Laws	16E20	250	4400	AIRPORT	W
2/6/02	1900	Narcotic Drug Laws	16E20	13R	4400	TRAIL LAKE	
2/20/02	1710	Narcotic Drug Laws	16E20	13R	4800	MACRIDGE	BLVD
2/28/02	0815	Narcotic Drug Laws	16E20	22E	4900	SIMSBROOK	
2/9/02	1952	Narcotic Drug Laws	16E20	13R	5000	HEATHERBROOK	
2/8/02	2050	Narcotic Drug Laws	16E20	13R	5400	SIMSBROOK	
2/6/02	2230	Narcotic Drug Laws	16E20	13R	12000	HIRAM CLARKE	
2/20/02	2021	Narcotic Drug Laws	16E20	13R	13400	MELCHER	
2/9/02	1655	Narcotic Drug Laws	16E20	13R	13500	TOWNWOOD	
2/6/02	1415	Narcotic Drug Laws	16E20	22H	13700	WHITE HEATHER	
2/7/02	1410	Narcotic Drug Laws	16E20	22M	14000	STANCLIFF	
2/22/02	1240	Driving While Intoxicated	16E20	13R	3000	BROOKSTON	
2/24/02	0120	Driving While Intoxicated	16E20	13R	4700	ANDERSON	

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
3/29/02	1730	Rape	16E20	20R	4000	BROOKSTON		
2/9/02	0100	Robbery	16E20	18O	2900	FUQUA		W
3/1/02	1215	Robbery	16E20	20R	3200	JORNS		
3/28/02	2030	Robbery	16E20	18R	4000	FUQUA		W
3/12/02	0000	Robbery	16E20	18C	4100	OREM		W
3/28/02	1540	Robbery	16E20	13R	4300	FUQUA		W
3/14/02	1300	Robbery	16E20	120	4400	FUQUA		W
3/22/02	1715	Robbery	16E20	240	14600	HIRAM CLARKE		
3/19/02	1330	Robbery	16E20	210	14700	HIRAM CLARKE		
3/24/02	1100	Aggravated Assault	16E20	20R	2600	TIDEWATER		
3/3/02	1130	Aggravated Assault	16E20	20R	2800	KNOTTY OAKS	TR	
3/5/02	2350	Aggravated Assault	16E20	20D	3100	KNOTTY OAKS	TR	
3/16/02	0312	Aggravated Assault	16E20	13R	3400	OREM		W
3/3/02	1840	Aggravated Assault	16E20	13R	3800	WOODMONT		
3/10/02	1930	Aggravated Assault	16E20	20R	3800	SIMSBROOK		
3/28/02	1030	Aggravated Assault	16E20	20R	4200	EBBTIDE		
2/28/02	2330	Aggravated Assault	16E20	13R	4700	ANDERSON		
3/23/02	2330	Aggravated Assault	16E20	20M	4700	ANDERSON		
3/9/02	1520	Aggravated Assault	16E20	13R	5100	MARKWOOD	LN	
3/13/02	1600	Aggravated Assault	16E20	20R	14400	DRAYCOTT	LN	
3/31/02	0020	Aggravated Assault	16E20	20R	14500	WATERLOO		
3/13/02	0800	Burglary	16E20	20R	2700	WUTHERING HEIGHTS		
3/6/02	1830	Burglary	16E20	20R	3100	DRAGONWICK		
1/5/02	1400	Burglary	16E20	20V	3400	WOODMONT		
3/7/02	1000	Burglary	16E20	20R	3400	DALMATIAN		
3/11/02	1230	Burglary	16E20	20R	3500	PRUDENCE		
3/14/02	0925	Burglary	16E20	20R	3900	DARLINGHURST		
3/18/02	0500	Burglary	16E20	20R	4000	ROSEBUD		
3/1/02	0345	Burglary	16E20	070	4100	FUQUA		W
3/11/02	1130	Burglary	16E20	20G	4300	BOYNTON		
3/12/02	0800	Burglary	16E20	20R	4600	ROSEBUD		
3/23/02	0257	Burglary	16E20	20R	4600	KNOTTYNOLD	LN	

3/1/02	1530	Burglary	16E20	20M	4700	ANDERSON		
3/10/02	2200	Burglary	16E20	20R	4900	MARKWOOD	LN	
3/27/02	1800	Burglary	16E20	22E	4900	SIMSBROOK		
3/25/02	0830	Burglary	16E20	20R	5100	WICKVIEW	LN	
3/14/02	1245	Burglary	16E20	20R	5200	BROOKMEADE		
3/24/02	1115	Burglary	16E20	20R	12900	REGG		
3/12/02	1300	Burglary	16E20	20R	13900	CANDLESHADE	LN	
3/19/02	0715	Burglary	16E20	20R	13900	QUENTION		
12/12/01	2115	Burglary	16E20	20R	14300	BUFFALO	SPDWY	
3/7/02	1500	Burglary	16E20	20R	14300	FLEETWELL		
3/18/02	1645	Burglary	16E20	20R	14500	ALKAY		
3/14/02	2000	Burglary of a Motor Vehicle	16E20	250	2600	ALMEDA PLAZA		
3/26/02	2230	Burglary of a Motor Vehicle	16E20	20D	3100	OVERCROSS		
3/13/02	0000	Burglary of a Motor Vehicle	16E20	180	3800	FUQUA		W
3/25/02	0235	Burglary of a Motor Vehicle	16E20	20D	5100	INGOMAR	WY	
3/16/02	0330	Burglary of a Motor Vehicle	16E20	13R	12000	HIRAM CLARKE		
3/2/02	1739	Auto Theft	16E20	13R	3100	KELLING		
3/20/02	1800	Auto Theft	16E20	20M	3500	DARLINGHURST		
3/21/02	2330	Auto Theft	16E20	18A	3800	FUQUA		W
3/12/02	2130	Auto Theft	16E20	20D	4000	HEATHERBLOOM		
3/26/02	1430	Auto Theft	16E20	13R	4000	BERAN		
3/25/02	2230	Auto Theft	16E20	13R	4300	EBBTIDE		
3/18/02	2330	Auto Theft	16E20	20D	5100	DANFIELD		
3/12/02	2000	Auto Theft	16E20	20D	5200	WICKVIEW	LN	
3/7/02	1330	Auto Theft	16E20	20D	14400	WATERLOO		
3/26/02	0001	Auto Theft	16E20	20D	14500	CAMPDEN HILL		
3/16/02	1630	Auto Theft	16E20	20D	15500	PARK MANOR		
3/20/02	1925	Narcotic Drug Laws	16E20	13R	3100	OREM		W
3/26/02	1715	Narcotic Drug Laws	16E20	13R	3900	KNOTTY OAKS	TR	
3/22/02	1532	Narcotic Drug Laws	16E20	070	4100	OREM		W
3/16/02	2015	Narcotic Drug Laws	16E20	13R	4300	OREM		W
3/13/02	2345	Narcotic Drug Laws	16E20	18C	4400	AIRPORT		W
3/13/02	2315	Narcotic Drug Laws	16E20	18C	4400	AIRPORT		W
3/20/02	2145	Narcotic Drug Laws	16E20	18C	4400	AIRPORT		W

3/13/02	1440	Narcotic Drug Laws	16E20	18C	4700	ANDERSON		
3/18/02	1750	Narcotic Drug Laws	16E20	13R	4700	ANDERSON		
3/22/02	2350	Narcotic Drug Laws	16E20	13R	4700	ANDERSON		
3/4/02	2145	Narcotic Drug Laws	16E20	13R	5000	HEATHERBROOK		
3/5/02	1945	Narcotic Drug Laws	16E20	13R	5300	PRUDENCE		
3/27/02	1956	Narcotic Drug Laws	16E20	13R	5400	PRUDENCE		
3/13/02	1420	Narcotic Drug Laws	16E20	20R	13300	AMBROSE		
3/19/02	1600	Narcotic Drug Laws	16E20	22H	13700	WHITE HEATHER		
3/19/02	1215	Narcotic Drug Laws	16E20	22H	13700	WHITE HEATHER		
3/25/02	1220	Narcotic Drug Laws	16E20	22H	13700	WHITE HEATHER		
3/8/02	1330	Narcotic Drug Laws	16E20	22M	14000	STANCLIFF		
3/16/02	2045	Narcotic Drug Laws	16E20	13R	14000	HIRAM CLARKE		
3/4/02	1707	Narcotic Drug Laws	16E20	18O	14600	BUFFALO	SPDWY	
3/11/02	1724	Narcotic Drug Laws	16E20	13R	14600	BUFFALO	SPDWY	
3/6/02	2256	Narcotic Drug Laws	16E20	13R	14700	WHITE HEATHER		
3/17/02	0102	Driving While Intoxicated	16E20	13T	5400	SOUTH SAM HOUSTON	PKWY	W
3/15/02	1958	Driving While Intoxicated	16E20	13R	12800	HIRAM CLARKE		
3/2/02	0250	Driving While Intoxicated	16E20	13R	15100	MONRAD	DR	

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
4/8/02	1900	Rape	16E20	20R	4700	ROSEBUD		
2/20/02	1630	Rape	16E20	250	15000	BUXLEY		
4/16/02	1930	Robbery	16E20	20R	4100	KNOTTY OAKS	TR	
4/23/02	1825	Robbery	16E20	210	4500	FUQUA		W
4/1/02	1539	Aggravated Assault	16E20	20D	2600	ALMEDA PLAZA		
4/19/02	1325	Aggravated Assault	16E20	20R	3300	EBBTIDE		
4/10/02	0400	Aggravated Assault	16E20	13R	3600	FUQUA		W
4/1/02	1410	Aggravated Assault	16E20	20R	4000	DALMATIAN		
4/6/02	0030	Aggravated Assault	16E20	13R	4200	ANDERSON		
4/16/02	1800	Aggravated Assault	16E20	20A	4400	AIRPORT		W
4/25/02	1600	Aggravated Assault	16E20	20R	4400	BROOKFIELD		
4/11/02	2130	Aggravated Assault	16E20	20R	5400	TRAFALGAR		
4/19/02	0823	Aggravated Assault	16E20	13R	14000	WATERLOO		
4/25/02	1900	Aggravated Assault	16E20	20R	14400	WHITE HEATHER		
4/1/01	0100	Aggravated Assault	16E20	20R	14500	WATERLOO		
4/2/02	0530	Burglary	16E20	20R	2900	TRAIL LAKE		
4/17/02	1050	Burglary	16E20	20R	3100	BOYNTON		
4/29/02	1200	Burglary	16E20	20R	3800	PRUDENCE		
4/21/02	0845	Burglary	16E20	20G	4000	PRUDENCE		
4/1/02	1530	Burglary	16E20	20R	4100	BROOKFIELD		
4/22/02	1900	Burglary	16E20	20R	4100	WOODMONT		
4/19/02	0005	Burglary	16E20	20R	4200	KELLING		
4/22/02	0830	Burglary	16E20	20R	4300	TRAIL LAKE		
4/14/02	1300	Burglary	16E20	20R	4800	DRAKESTONE		
4/20/02	1130	Burglary	16E20	20R	13000	AMBROSE		
4/4/02	0730	Burglary	16E20	20R	13100	TOWNWOOD		
4/7/02	1900	Burglary	16E20	20P	13200	WHITE HEATHER		
4/11/02	0700	Burglary	16E20	20R	13800	AMBROSE		
3/23/02	1200	Burglary	16E20	20V	14200	BUFFALO	SPDWY	
4/18/02	0013	Burglary	16E20	09D	14200	HIRAM CLARKE		
4/27/02	2140	Burglary	16E20	20R	14400	WATERLOO		
4/24/02	2255	Burglary	16E20	20R	15100	ALMEECE		
3/31/02	2230	Burglary of a Motor Vehicle	16E20	13R	2900	ALMEDA PLAZA		

4/22/02	1400	Burglary of a Motor Vehicle	16E20	20D	3100	TRAIL LAKE	
4/13/02	2330	Burglary of a Motor Vehicle	16E20	18O	3300	FUQUA	W
4/23/02	2300	Burglary of a Motor Vehicle	16E20	13R	3300	DALMATIAN	
4/1/02	0215	Burglary of a Motor Vehicle	16E20	20R	3800	DARLINGHURST	
4/2/02	1800	Burglary of a Motor Vehicle	16E20	13R	4100	KNOTTY OAKS	TR
4/5/02	0800	Burglary of a Motor Vehicle	16E20	20R	4100	GOULBURN	
4/14/02	1900	Burglary of a Motor Vehicle	16E20	20D	5200	BROOKMEADE	
4/17/02	1340	Burglary of a Motor Vehicle	16E20	13R	12500	HIRAM CLARKE	
4/13/02	2315	Burglary of a Motor Vehicle	16E20	18O	14600	BUFFALO	SPDWY
4/6/02	2330	Auto Theft	16E20	100	3300	FUQUA	W
4/26/02	1600	Auto Theft	16E20	20D	3800	DALMATIAN	
4/15/02	0643	Auto Theft	16E20	20R	3900	OAKSIDE	
4/17/02	1930	Auto Theft	16E20	13R	3900	HEATHERBROOK	
4/28/02	1134	Auto Theft	16E20	13R	4400	FUQUA	W
4/22/02	2130	Auto Theft	16E20	18N	4500	FUQUA	W
3/31/02	2000	Auto Theft	16E20	20D	4600	CURLY OAKS	
4/6/02	1400	Auto Theft	16E20	250	4600	ROSEBUD	
4/18/02	2000	Auto Theft	16E20	18A	4700	ANDERSON	
4/26/02	2300	Auto Theft	16E20	20D	5200	RIPPLEBROOK	
4/10/02	0000	Auto Theft	16E20	18A	14400	CASTLEREAGH	
4/5/02	1800	Auto Theft	16E20	20D	14900	BUXLEY	
4/27/02	2220	Narcotic Drug Laws	16E20	13R	3000	FUQUA	W
4/16/02	2120	Narcotic Drug Laws	16E20	13R	3200	BROOKFIELD	
1/2/02	1930	Narcotic Drug Laws	16E20	13R	3500	WESTHAMPTON	
4/6/02	1925	Narcotic Drug Laws	16E20	13R	3500	OREM	W
4/15/02	1653	Narcotic Drug Laws	16E20	13R	3800	FUQUA	W
4/17/02	1745	Narcotic Drug Laws	16E20	13R	3900	SMOOTH OAK	LN
4/8/02	2100	Narcotic Drug Laws	16E20	13R	4400	CURLY OAKS	
4/28/02	1853	Narcotic Drug Laws	16E20	13R	4400	ROSEBUD	
4/28/02	1853	Narcotic Drug Laws	16E20	13R	4400	OREM	W
4/8/02	2007	Narcotic Drug Laws	16E20	13R	4700	OAKSIDE	
4/23/02	1700	Narcotic Drug Laws	16E20	18C	4700	ANDERSON	
4/16/02	1825	Narcotic Drug Laws	16E20	13R	5100	INGOMAR	WY
4/14/02	2145	Narcotic Drug Laws	16E20	13R	5400	BROOKFIELD	

4/30/02	1938	Narcotic Drug Laws	16E20	13R	12200	HIRAM CLARKE	
4/10/02	2350	Narcotic Drug Laws	16E20	18A	12700	TAINTOR	
4/17/02	2030	Narcotic Drug Laws	16E20	18A	12700	TAINTOR	
4/16/02	2220	Narcotic Drug Laws	16E20	18C	14600	BUFFALO	SPDWY
4/30/02	1650	Narcotic Drug Laws	16E20	13R	14600	BUFFALO	SPDWY
4/29/02	1853	Narcotic Drug Laws	16E20	13R	15100	MONRAD	DR
4/28/02	1730	Driving While Intoxicated	16E20	13R	3200	OREM	W

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
8/15/01	0000	Rape	16E20	250	3100	KNOTTY OAKS	TR	
5/3/02	0345	Rape	16E20	20R	3100	KNOTTY OAKS	TR	
5/1/02	1900	Rape	16E20	250	3400	BROOKFIELD		
5/8/02	0200	Robbery	16E20	03B	3400	FUQUA		W
5/29/02	0244	Robbery	16E20	20R	4100	BROOKFIELD		
5/31/02	2215	Robbery	16E20	24V	4300	FUQUA		W
5/6/02	1545	Robbery	16E20	22M	14000	STANCLIFF		
5/16/02	0610	Robbery	16E20	070	14600	BUFFALO	SPDWY	
5/25/02	1400	Aggravated Assault	16E20	20R	2800	EBBTIDE		
5/2/02	1800	Aggravated Assault	16E20	13R	3100	EBBTIDE		
5/11/02	1955	Aggravated Assault	16E20	20R	3100	EBBTIDE		
5/18/02	2030	Aggravated Assault	16E20	13R	3100	KELLING		
5/26/02	2330	Aggravated Assault	16E20	20R	3100	KELLING		
5/14/02	1630	Aggravated Assault	16E20	13R	3200	OREM		W
5/10/02	2200	Aggravated Assault	16E20	20R	3400	WINDY ROYAL		
5/14/02	1045	Aggravated Assault	16E20	13R	3400	BROOKFIELD		
5/13/02	1000	Aggravated Assault	16E20	20A	3800	FUQUA		W
5/19/02	1400	Aggravated Assault	16E20	20A	3800	FUQUA		W
5/10/02	2100	Aggravated Assault	16E20	20R	3900	RIPPLEBROOK		
5/6/02	1350	Aggravated Assault	16E20	250	4500	SIMSBROOK		
5/24/02	2000	Aggravated Assault	16E20	18N	4600	FUQUA		W
5/8/02	1645	Aggravated Assault	16E20	20M	4700	ANDERSON		
5/29/02	1330	Aggravated Assault	16E20	22E	4900	SIMSBROOK		
5/16/02	2230	Aggravated Assault	16E20	13R	5100	MARKWOOD	LN	
5/16/02	2230	Aggravated Assault	16E20	13R	5100	MARKWOOD	LN	
5/13/02	2315	Aggravated Assault	16E20	20R	5400	INGOMAR	WY	
5/1/02	1300	Aggravated Assault	16E20	22M	14000	STANCLIFF		
5/24/02	1135	Aggravated Assault	16E20	22M	14000	STANCLIFF		
5/27/02	0300	Aggravated Assault	16E20	20R	14500	ESSENDINE	LN	
5/28/02	1945	Aggravated Assault	16E20	13R	14500	ALROVER		
5/23/02	1400	Aggravated Assault	16E20	18G	14600	BUFFALO	SPDWY	
5/15/02	1600	Burglary	16E20	20G	2800	WUTHERING HEIGHTS		

5/11/02	1630	Burglary	16E20	20R	2900	WUTHERING HEIGHTS	
5/20/02	1945	Burglary	16E20	20R	3300	PRUDENCE	
5/17/02	2230	Burglary	16E20	20R	3700	CLOVERBROOK	
5/23/02	1000	Burglary	16E20	20R	3700	TIFFANY	
5/16/02	1710	Burglary	16E20	20R	3800	HEATHERBROOK	
5/23/02	0018	Burglary	16E20	20A	3800	FUQUA	W
5/13/02	2000	Burglary	16E20	20R	3900	BROWNSTONE	LN
5/23/02	0830	Burglary	16E20	20R	3900	BAYBERRY	
5/20/02	1000	Burglary	16E20	20R	4000	BROOKMEADE	
5/27/02	2200	Burglary	16E20	20R	4000	HIGH POINT	LN
5/28/02	2015	Burglary	16E20	250	4300	TOWN PLAZA	DR
5/31/02	0700	Burglary	16E20	20R	4300	BERAN	
4/21/02	0000	Burglary	16E20	25V	4400	OREM	W
5/30/02	1800	Burglary	16E20	080	4400	FUQUA	W
5/24/02	1059	Burglary	16E20	20R	5100	SIMSBROOK	
5/15/02	0645	Burglary	16E20	20R	5400	MARKWOOD	LN
5/25/02	1900	Burglary	16E20	20R	13900	NITIDA	
5/21/02	0900	Burglary	16E20	20R	14100	BUFFALO	SPDWY
5/19/02	1300	Burglary	16E20	20V	14200	MC CADDEN	
5/26/02	0000	Burglary	16E20	20V	14200	FLEETWELL	
5/28/02	2200	Burglary	16E20	20R	14200	FLEETWELL	
5/14/02	0030	Burglary of a Motor Vehicle	16E20	13R	3200	JORNS	
5/5/02	0000	Burglary of a Motor Vehicle	16E20	20R	3900	EBBTIDE	
5/25/02	1930	Burglary of a Motor Vehicle	16E20	180	4000	ANDERSON	
5/7/02	2130	Burglary of a Motor Vehicle	16E20	070	4100	OREM	W
5/27/02	1345	Burglary of a Motor Vehicle	16E20	18T	4400	FUQUA	W
5/30/02	2138	Burglary of a Motor Vehicle	16E20	18R	4400	FUQUA	W
5/18/02	2300	Burglary of a Motor Vehicle	16E20	20D	4700	ANDERSON	
5/20/02	0030	Burglary of a Motor Vehicle	16E20	20D	4700	ANDERSON	
5/5/02	2000	Burglary of a Motor Vehicle	16E20	20D	12900	GLENWYCK	
5/3/02	1000	Burglary of a Motor Vehicle	16E20	18D	13600	HIRAM CLARKE	
2/21/02	0800	Burglary of a Motor Vehicle	16E20	20R	14400	BUFFALO	SPDWY
5/7/02	0100	Burglary of a Motor Vehicle	16E20	13R	14500	ESSENDINE	LN

5/6/02	1130	Burglary of a Motor Vehicle	16E20	13R	15000	MONRAD	DR
5/6/02	1100	Burglary of a Motor Vehicle	16E20	13R	15100	BATHURST	
5/21/02	0550	Auto Theft	16E20	13R	2900	KNOTTY OAKS	TR
5/28/02	2200	Auto Theft	16E20	13R	3200	KNOTTY OAKS	TR
5/10/02	2200	Auto Theft	16E20	20D	3500	RIPPLEBROOK	
5/10/02	0000	Auto Theft	16E20	20D	3700	HEATHERBLOOM	
5/16/02	1400	Auto Theft	16E20	20D	3900	OAKSIDE	
5/5/02	0420	Auto Theft	16E20	20D	4000	CHERYL LYNNE	
5/14/02	1500	Auto Theft	16E20	13R	4000	OREM	W
5/26/02	0100	Auto Theft	16E20	20D	4100	BROOKFIELD	
5/13/02	2130	Auto Theft	16E20	18A	4400	AIRPORT	W
5/13/02	0030	Auto Theft	16E20	13R	4400	AIRPORT	W
5/29/02	2200	Auto Theft	16E20	18A	4400	AIRPORT	W
5/4/02	2100	Auto Theft	16E20	20D	4800	DANFIELD	
5/6/02	2300	Auto Theft	16E20	18A	4900	DANFIELD	
5/30/02	0300	Auto Theft	16E20	20R	5100	GLENRIDGE	LN
5/25/02	0645	Auto Theft	16E20	18O	13000	HIRAM CLARKE	
5/6/02	1525	Narcotic Drug Laws	16E20	13R	2800	OREM	W
5/13/02	2100	Narcotic Drug Laws	16E20	13R	3500	OREM	W
5/21/02	1730	Narcotic Drug Laws	16E20	13R	4000	FUQUA	W
5/17/02	0115	Narcotic Drug Laws	16E20	20D	4200	EBBTIDE	
5/9/02	1423	Narcotic Drug Laws	16E20	13R	12600	HIRAM CLARKE	
5/5/02	2037	Narcotic Drug Laws	16E20	250	13800	LOCKWAY	
5/9/02	1930	Narcotic Drug Laws	16E20	20R	14400	WHITE HEATHER	
5/1/02	1645	Narcotic Drug Laws	16E20	13R	14600	BUFFALO	SPDWY
5/8/02	1833	Narcotic Drug Laws	16E20	18C	14600	BUFFALO	SPDWY
5/14/02	1830	Narcotic Drug Laws	16E20	18C	14600	BUFFALO	SPDWY
5/14/02	1723	Narcotic Drug Laws	16E20	13R	14700	BUXLEY	
5/4/02	0030	Driving While Intoxicated	16E20	13R	15100	HIRAM CLARKE	

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
6/16/02	0225	Murder & Nonnegligent Manslaughter	16E20	13R	3700	PRUDENCE		
6/14/02	1400	Robbery	16E20	11R	3500	SIMSBROOK		
6/29/02	0902	Robbery	16E20	13R	3600	OREM		W
6/5/02	1530	Robbery	16E20	13R	4000	OREM		W
6/24/02	0945	Robbery	16E20	070	4100	OREM		W
6/21/02	2300	Robbery	16E20	13R	4400	FUQUA		W
6/29/02	2340	Robbery	16E20	20A	4400	AIRPORT		W
6/22/02	0720	Robbery	16E20	070	12800	HIRAM CLARKE		
6/19/02	1800	Robbery	16E20	22H	13700	WHITE HEATHER		
6/13/02	2030	Aggravated Assault	16E20	20R	3100	KELLING		
6/25/02	1730	Aggravated Assault	16E20	20R	3100	KELLING		
6/27/02	2140	Aggravated Assault	16E20	20D	3100	KELLING		
6/29/02	1215	Aggravated Assault	16E20	13R	3100	KELLING		
6/29/02	1215	Aggravated Assault	16E20	13R	3100	KELLING		
6/11/02	0006	Aggravated Assault	16E20	20R	3400	TIDEWATER		
6/23/02	1800	Aggravated Assault	16E20	100	3500	SIMSBROOK		
6/18/02	2254	Aggravated Assault	16E20	20R	3700	HEATHERBLOOM		
6/14/02	0900	Aggravated Assault	16E20	20R	3900	GLENN RICKI		
6/22/02	1600	Aggravated Assault	16E20	20R	4000	HEATHERBLOOM		
5/30/02	1800	Aggravated Assault	16E20	13R	4700	BROWNSTONE	LN	
6/9/02	1400	Aggravated Assault	16E20	20R	4700	CURLY OAKS		
6/15/02	1330	Aggravated Assault	16E20	20R	5000	HEATHERBROOK		
6/23/02	1013	Aggravated Assault	16E20	20R	5300	DANFIELD		
6/1/02	1830	Aggravated Assault	16E20	20R	5400	TRAFALGAR		
5/31/00	2300	Aggravated Assault	16E20	13R	13000	HIRAM CLARKE		
6/11/02	1200	Aggravated Assault	16E20	13R	14100	WHITE HEATHER		
6/12/02	0100	Aggravated Assault	16E20	20R	14100	BUFFALO	SPDWY	
6/12/02	1600	Aggravated Assault	16E20	13R	14800	BUXLEY		
6/13/02	1545	Burglary	16E20	20R	2800	TIDEWATER		
6/13/02	0700	Burglary	16E20	20R	2800	KNOTTY OAKS	TR	
6/1/02	1300	Burglary	16E20	20R	3200	RIPPLEBROOK		
6/26/02	2044	Burglary	16E20	20R	3200	BERAN		
6/10/02	1700	Burglary	16E20	20R	3600	TWISTED BROOK	DR	

6/3/02	0000	Burglary	16E20	20R	3900	CLOVERBROOK	
6/9/02	1500	Burglary	16E20	20R	3900	BAYBERRY	
6/28/02	0700	Burglary	16E20	20R	4000	ROSEBUD	
6/3/02	1150	Burglary	16E20	20V	4100	JORNS	
6/19/02	2130	Burglary	16E20	20R	4100	EBBTIDE	
6/25/02	2000	Burglary	16E20	20R	4100	DALMATIAN	
6/20/02	0700	Burglary	16E20	20R	4400	KNOTTYNOLD	LN
6/10/02	1145	Burglary	16E20	20R	5100	GLENRIDGE	LN
6/18/02	1020	Burglary	16E20	20V	14300	FLEETWELL	
6/10/02	1700	Burglary	16E20	20R	14700	JEWEL MEADOW	DR
6/24/02	2230	Burglary of a Motor Vehicle	16E20	13R	4000	OREM	W
6/14/02	2000	Burglary of a Motor Vehicle	16E20	20D	12900	PINESAGE	
6/9/02	2300	Burglary of a Motor Vehicle	16E20	18A	13800	LOCKWAY	
6/26/02	2100	Burglary of a Motor Vehicle	16E20	20D	13900	HIRAM CLARKE	
6/21/02	0300	Burglary of a Motor Vehicle	16E20	20D	14000	BUFFALO	SPDWY
5/31/02	0800	Burglary of a Motor Vehicle	16E20	20D	14200	BUFFALO	SPDWY
6/2/02	1800	Burglary of a Motor Vehicle	16E20	20D	14200	GOWLAND	
6/9/02	0001	Burglary of a Motor Vehicle	16E20	20R	14400	INSLEY	
6/14/02	0915	Burglary of a Motor Vehicle	16E20	20D	14500	ALMEECE	
6/21/02	2200	Auto Theft	16E20	13R	3900	SIMSBROOK	
6/17/02	2230	Auto Theft	16E20	20D	4200	DALMATIAN	
6/6/02	2330	Auto Theft	16E20	20R	4700	BROWNSTONE	LN
6/15/02	2245	Auto Theft	16E20	20D	5100	DANFIELD	
6/26/02	1000	Auto Theft	16E20	18O	13200	HIRAM CLARKE	
6/2/02	1459	Narcotic Drug Laws	16E20	13R	3200	TRAIL LAKE	
6/3/02	1427	Narcotic Drug Laws	16E20	13R	3200	OREM	W
6/16/02	2143	Narcotic Drug Laws	16E20	13R	3900	DARLINGHURST	
6/24/02	1745	Narcotic Drug Laws	16E20	20R	4000	CURLY OAKS	
6/4/02	1850	Narcotic Drug Laws	16E20	13R	4100	DALMATIAN	
6/16/02	2100	Narcotic Drug Laws	16E20	13R	5100	MARKWOOD	LN
6/9/02	2220	Narcotic Drug Laws	16E20	13R	12400	HIRAM CLARKE	
6/9/02	1540	Narcotic Drug Laws	16E20	100	14300	WATERLOO	
6/20/02	2320	Driving While Intoxicated	16E20	13R	5000	FUQUA	W

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
7/1/02	1219	Murder & Nonnegligent Manslaughter	16E20	20R	15400	CAMPDEN HILL		
7/25/02	0307	Robbery	16E20	20R	2700	DRAGONWICK		
7/22/02	0530	Robbery	16E20	13R	4000	GRAPEVINE		
7/12/02	0100	Robbery	16E20	20D	4200	TIDEWATER		
7/22/02	2240	Robbery	16E20	18O	12800	HIRAM CLARKE		
7/7/02	1545	Robbery	16E20	18C	13300	HIRAM CLARKE		
7/19/02	0300	Robbery	16E20	13R	14500	QUESTION		
7/29/02	1930	Robbery	16E20	210	14700	HIRAM CLARKE		
7/3/02	0500	Robbery	16E20	13R	14800	HIRAM CLARKE		
7/8/02	2120	Aggravated Assault	16E20	20R	3200	KNOTTY OAKS	TR	
7/20/02	2227	Aggravated Assault	16E20	20R	3700	CLOVERBROOK		
7/20/02	2227	Aggravated Assault	16E20	20R	3700	CLOVERBROOK		
7/15/02	0030	Aggravated Assault	16E20	20R	4200	BROOKSTON		
7/1/02	1830	Aggravated Assault	16E20	20R	4300	DALMATIAN		
7/22/02	2000	Aggravated Assault	16E20	250	4400	FUQUA		W
7/30/02	1220	Aggravated Assault	16E20	20A	4400	AIRPORT		W
7/18/02	1215	Aggravated Assault	16E20	18C	4700	ANDERSON		
7/28/02	2300	Aggravated Assault	16E20	20R	5400	TIFFANY		
7/1/02	1545	Aggravated Assault	16E20	13R	13800	TOWNWOOD		
7/4/02	2200	Aggravated Assault	16E20	20R	15000	ALROVER		
7/31/02	2015	Aggravated Assault	16E20	20R	15300	PARK MANOR		
7/10/02	1230	Burglary	16E20	20R	3100	KELLING		
7/16/02	1245	Burglary	16E20	20R	3200	KELLING		
7/17/02	1600	Burglary	16E20	20R	3200	KELLING		
7/18/02	2000	Burglary	16E20	20V	3200	JORNS		
7/23/02	2230	Burglary	16E20	20W	3200	JORNS		
7/21/02	0900	Burglary	16E20	20R	3300	WOODMONT		
7/23/02	2230	Burglary	16E20	20W	3300	JORNS		
7/1/02	2135	Burglary	16E20	05B	3700	OREM		W
7/11/02	0830	Burglary	16E20	20R	3800	REGENCY	DR	
7/22/02	1000	Burglary	16E20	20R	3800	PRUDENCE		
7/26/02	1315	Burglary	16E20	20R	3800	EBBTIDE		
7/9/02	0500	Burglary	16E20	20R	3900	CHERYL LYNNE		

7/21/02	0000	Burglary	16E20	20R	3900	EBBTIDE		
7/26/02	1200	Burglary	16E20	05F	4300	TOWN PLAZA	DR	
7/3/02	1800	Burglary	16E20	23S	4500	FUQUA		W
7/2/02	0306	Burglary	16E20	22E	4900	SIMSBROOK		
7/15/02	0040	Burglary	16E20	20A	5100	GALLAGHER		
7/12/02	0340	Burglary	16E20	070	12800	HIRAM CLARKE		
7/2/02	1725	Burglary	16E20	22H	13700	WHITE HEATHER		
7/15/02	1700	Burglary	16E20	20R	14200	BATHURST		
7/17/02	0208	Burglary	16E20	09D	14200	HIRAM CLARKE		
7/24/02	0645	Burglary	16E20	20R	14400	FLEETWELL		
7/30/02	1900	Burglary	16E20	20G	14500	BUFFALO	SPDWY	
7/24/02	2200	Burglary	16E20	210	14700	HIRAM CLARKE		
7/16/02	2200	Burglary of a Motor Vehicle	16E20	20D	2700	ALMEDA PLAZA		
7/10/02	2130	Burglary of a Motor Vehicle	16E20	250	2800	KNOTTY OAKS	TR	
7/1/02	0230	Burglary of a Motor Vehicle	16E20	20D	2900	ALMEDA PLAZA		
7/25/02	1900	Burglary of a Motor Vehicle	16E20	20D	2900	ALMEDA PLAZA		
6/20/02	1400	Burglary of a Motor Vehicle	16E20	20R	3200	WOODKERR		
7/17/02	2015	Burglary of a Motor Vehicle	16E20	20R	3700	WESTHAMPTON		
7/7/02	1630	Burglary of a Motor Vehicle	16E20	20D	3800	KNOTTY OAKS	TR	
7/7/02	1830	Burglary of a Motor Vehicle	16E20	20D	3800	EBBTIDE		
7/8/02	0100	Burglary of a Motor Vehicle	16E20	20D	3900	OAKSIDE		
7/29/02	1715	Burglary of a Motor Vehicle	16E20	20R	4000	HEATHERBROOK		
7/7/02	0300	Auto Theft	16E20	20R	3200	BERAN		
7/1/02	1400	Auto Theft	16E20	18N	3300	FUQUA		W
7/16/02	1830	Auto Theft	16E20	20D	3700	CLOVERBROOK		
7/7/02	1200	Auto Theft	16E20	20D	3800	BROOKMEADE		
7/7/02	2300	Auto Theft	16E20	13R	3800	TIDEWATER		
7/2/02	0600	Auto Theft	16E20	20D	3900	EBBTIDE		
7/7/02	1800	Auto Theft	16E20	20D	3900	KNOTTY OAKS	TR	
7/26/02	0800	Auto Theft	16E20	18A	3900	HIGH POINT	LN	
7/12/02	2000	Auto Theft	16E20	13R	4000	WESTHAMPTON		
7/22/02	2000	Auto Theft	16E20	20D	4300	BROOKFIELD		
7/22/02	2000	Auto Theft	16E20	20D	4300	BROOKFIELD		
7/23/02	0100	Auto Theft	16E20	20D	4300	GOULBURN		

7/16/02	2100	Auto Theft	16E20	13R	4400	BERAN	
7/27/02	0100	Auto Theft	16E20	05E	4500	SIMSBROOK	
7/21/02	0130	Auto Theft	16E20	13R	4700	ANDERSON	
7/3/02	2000	Auto Theft	16E20	13R	5100	GLENRIDGE	LN
7/6/02	2200	Auto Theft	16E20	20R	12900	PINESAGE	
7/27/02	0930	Auto Theft	16E20	18P	13800	CANDLESHADE	LN
7/1/02	0002	Auto Theft	16E20	20D	14500	LITTLEFORD	
7/24/02	0305	Narcotic Drug Laws	16E20	20R	2600	ALMEDA PLAZA	
7/25/02	0500	Narcotic Drug Laws	16E20	20R	2900	TIDEWATER	
7/11/02	1700	Narcotic Drug Laws	16E20	20R	3500	PRUDENCE	
7/27/02	1627	Narcotic Drug Laws	16E20	13R	4000	OREM	W
7/31/02	1754	Narcotic Drug Laws	16E20	13R	4300	WORRELL	
7/22/02	2052	Narcotic Drug Laws	16E20	120	4400	FUQUA	W
7/30/02	1935	Narcotic Drug Laws	16E20	13R	4700	ANDERSON	
7/30/02	2000	Narcotic Drug Laws	16E20	13R	5200	INGOMAR	WY
7/18/02	0344	Narcotic Drug Laws	16E20	13R	12300	SUNSHADOW	
7/31/02	0341	Narcotic Drug Laws	16E20	13R	12300	ROCKY SPRINGS	
7/21/02	1715	Narcotic Drug Laws	16E20	13R	13500	WATERLOO	
7/20/02	2115	Narcotic Drug Laws	16E20	13R	14600	BUFFALO	SPDWY
7/4/02	0119	Driving While Intoxicated	16E20	13R	12000	HIRAM CLARKE	

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
8/18/02	1900	Rape	16E20	20R	3100	TRAIL LAKE		
8/19/02	0530	Rape	16E20	20R	5100	GLENRIDGE	LN	
6/28/02	1000	Robbery	16E20	210	2900	FUQUA		W
8/22/02	1600	Robbery	16E20	20R	3300	WOODMONT		
8/3/02	2250	Robbery	16E20	070	3500	OREM		W
8/12/02	0100	Robbery	16E20	13R	4100	GRAPEVINE		
8/18/02	2235	Robbery	16E20	24V	4300	FUQUA		W
8/11/02	0240	Robbery	16E20	18P	4400	BROOKSTON		
8/28/02	1717	Robbery	16E20	210	4400	FUQUA		W
8/23/02	0345	Robbery	16E20	20R	12900	GROVEMILL	DR	
8/1/02	0648	Aggravated Assault	16E20	20R	2800	TIDEWATER		
8/4/02	1000	Aggravated Assault	16E20	20R	3400	BROOKSTON		
8/26/02	2300	Aggravated Assault	16E20	20R	3400	BROOKSTON		
8/26/02	2300	Aggravated Assault	16E20	20R	3400	BROOKSTON		
8/17/02	1730	Aggravated Assault	16E20	20A	3800	FUQUA		W
8/29/02	0956	Aggravated Assault	16E20	20R	3900	HIGH POINT	LN	
8/20/02	0820	Aggravated Assault	16E20	18O	4500	SIMSBROOK		
8/22/02	1630	Aggravated Assault	16E20	20R	5200	WICKVIEW	LN	
8/10/02	1930	Aggravated Assault	16E20	20R	13900	BUFFALO	SPDWY	
8/21/02	1815	Aggravated Assault	16E20	20R	14100	BUFFALO	SPDWY	
8/12/02	0001	Aggravated Assault	16E20	070	14600	BUFFALO	SPDWY	
8/7/02	2130	Burglary	16E20	20R	2800	KNOTTY OAKS	TR	
8/16/02	1303	Burglary	16E20	20R	2800	KNOTTY OAKS	TR	
8/16/02	1600	Burglary	16E20	20V	3100	KELLING		
8/27/02	0645	Burglary	16E20	20R	3100	WOODMONT		
8/9/02	1620	Burglary	16E20	20G	3400	PRUDENCE		
8/28/02	0042	Burglary	16E20	24F	3400	FUQUA		W
8/14/02	0655	Burglary	16E20	20R	3500	DARLINGHURST		
8/2/02	1530	Burglary	16E20	20R	3800	HEATHERBROOK		
8/20/02	1800	Burglary	16E20	20A	3800	FUQUA		W
8/3/02	0800	Burglary	16E20	20R	4100	DALMATIAN		
8/10/02	1700	Burglary	16E20	20G	4300	TRAIL LAKE		
8/28/02	0700	Burglary	16E20	20R	4300	BROOKSTON		

8/8/02	1900	Burglary	16E20	20P	5100	MARKWOOD	LN	
8/9/02	2200	Burglary	16E20	20R	5100	MARKWOOD	LN	
8/12/02	0800	Burglary	16E20	20R	5100	INGOMAR	WY	
8/21/02	0730	Burglary	16E20	20R	5100	MARKWOOD	LN	
8/18/02	2115	Burglary	16E20	20R	12900	GROVEMILL	DR	
8/20/02	0700	Burglary	16E20	250	13900	NITIDA		
8/10/02	1800	Burglary	16E20	09D	14200	HIRAM CLARKE		
8/18/02	0020	Burglary of a Motor Vehicle	16E20	18N	3300	FUQUA		W
8/29/02	0330	Burglary of a Motor Vehicle	16E20	20D	3900	HIGH POINT	LN	
8/18/02	1800	Burglary of a Motor Vehicle	16E20	20D	4900	WICKVIEW	LN	
8/19/02	1920	Burglary of a Motor Vehicle	16E20	20R	5300	HEATHERBROOK		
8/24/02	0245	Burglary of a Motor Vehicle	16E20	180	14600	BUFFALO	SPDWY	
8/24/02	2200	Auto Theft	16E20	20D	3300	WUTHERING HEIGHTS		
8/3/02	1630	Auto Theft	16E20	250	3400	DRAGONWICK		
8/18/02	2200	Auto Theft	16E20	20D	3400	BROOKSTON		
8/1/02	1500	Auto Theft	16E20	13R	3500	DARLINGHURST		
8/21/02	2300	Auto Theft	16E20	250	3500	DARLINGHURST		
8/25/02	2330	Auto Theft	16E20	DWY	3700	GRAPEVINE		
8/8/02	0500	Auto Theft	16E20	20R	3800	SIMSBROOK		
8/13/02	2300	Auto Theft	16E20	20D	4100	JORNS		
8/11/02	0030	Auto Theft	16E20	20D	4400	HIGH POINT	LN	
7/2/02	1800	Auto Theft	16E20	13R	5400	TIFFANY		
8/24/02	1530	Auto Theft	16E20	13R	14000	CATINA	LN	
8/15/02	0000	Auto Theft	16E20	20D	14400	WATERLOO		
8/9/02	0335	Narcotic Drug Laws	16E20	20R	2800	EBBTIDE		
8/19/02	1728	Narcotic Drug Laws	16E20	18R	2900	FUQUA		W
8/18/02	1922	Narcotic Drug Laws	16E20	13R	3100	OREM		W
8/18/02	2041	Narcotic Drug Laws	16E20	13R	3200	OREM		W
8/4/02	1429	Narcotic Drug Laws	16E20	13R	3300	TRAIL LAKE		
8/28/02	1300	Narcotic Drug Laws	16E20	18C	4100	FUQUA		W
8/24/02	2059	Narcotic Drug Laws	16E20	13R	4800	MACRIDGE	BLVD	
8/24/02	0328	Narcotic Drug Laws	16E20	13R	12200	MANDALAY	WY	
8/4/02	1707	Narcotic Drug Laws	16E20	13R	13500	WATERLOO		

8/19/02	1723	Narcotic Drug Laws	16E20	13R	15300	CAMPDEN HILL
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Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
9/12/02	2133	Rape	16E20	13R	3400	WUTHERING HEIGHTS		
9/15/02	0300	Rape	16E20	20C	3800	HEATHERBLOOM		
8/28/02	2200	Rape	16E20	20R	4400	ROSEBUD		
9/26/02	1650	Rape	16E20	20R	14200	BUFFALO	SPDWY	
9/9/02	0100	Rape	16E20	20R	14400	DRAYCOTT	LN	
9/13/02	0030	Robbery	16E20	13R	3400	DRAGONWICK		
9/21/02	1245	Robbery	16E20	05B	4100	OREM		W
9/22/02	1615	Robbery	16E20	080	4400	FUQUA		W
9/17/02	1710	Robbery	16E20	13R	14900	NUWOOD	LN	
9/16/02	0900	Aggravated Assault	16E20	20R	2600	DRAGONWICK		
9/1/02	2330	Aggravated Assault	16E20	20R	2900	KNOTTY OAKS	TR	
8/21/02	1700	Aggravated Assault	16E20	13R	3200	KELLING		
9/6/02	1430	Aggravated Assault	16E20	13R	3200	WUTHERING HEIGHTS		
9/14/02	2040	Aggravated Assault	16E20	13R	3200	KELLING		
9/24/02	1050	Aggravated Assault	16E20	18O	3500	DARLINGHURST		
9/12/02	2135	Aggravated Assault	16E20	20R	3700	SIMSBROOK		
9/7/02	2030	Aggravated Assault	16E20	18A	3800	WUTHERING HEIGHTS		
9/28/02	0630	Aggravated Assault	16E20	20R	4000	BROWNSTONE	LN	
9/8/02	1810	Aggravated Assault	16E20	13R	4200	TRAIL LAKE		
9/20/02	0730	Aggravated Assault	16E20	250	4300	KNOTTY OAKS	TR	
9/24/02	1500	Aggravated Assault	16E20	05H	4300	TOWN PLAZA	DR	
9/22/02	0001	Aggravated Assault	16E20	13R	4400	TRAFALGAR		
9/10/02	1715	Aggravated Assault	16E20	18O	4700	ANDERSON		
9/22/02	1945	Aggravated Assault	16E20	20D	4900	HEATHERBLOOM		
9/13/02	1400	Aggravated Assault	16E20	13R	13700	WHITE HEATHER		
9/24/02	0455	Aggravated Assault	16E20	22H	13700	WHITE HEATHER		
9/6/02	1550	Aggravated Assault	16E20	070	13800	WHITE HEATHER		
6/28/02	0300	Aggravated Assault	16E20	13R	13900	BUFFALO	SPDWY	
9/12/02	2200	Aggravated Assault	16E20	20R	14400	WATERLOO		
9/4/02	1640	Aggravated Assault	16E20	18C	14600	BUFFALO	SPDWY	
8/29/02	1800	Burglary	16E20	22D	2600	ALMEDA PLAZA		

9/1/02	0230	Burglary	16E20	20R	2600	ALMEDA PLAZA	
9/8/02	0800	Burglary	16E20	250	2600	ALMEDA PLAZA	
9/2/02	1700	Burglary	16E20	20R	2700	WUTHERING HEIGHTS	
9/1/02	0000	Burglary	16E20	250	2900	ALMEDA PLAZA	
9/1/02	1700	Burglary	16E20	20V	3200	JORNS	
9/28/02	1130	Burglary	16E20	20R	3200	BOYNTON	
9/6/02	0314	Burglary	16E20	05C	3400	FUQUA	W
9/19/02	0930	Burglary	16E20	20M	3500	DARLINGHURST	
9/26/02	2300	Burglary	16E20	20R	3800	FUQUA	W
9/27/02	1615	Burglary	16E20	20R	4000	WESTHAMPTON	
9/27/02	0630	Burglary	16E20	20R	4000	TIFFANY	
9/5/02	2000	Burglary	16E20	20R	4100	KELLING	
9/14/02	1430	Burglary	16E20	20R	4100	TRAIL LAKE	
9/5/02	0500	Burglary	16E20	20R	4200	BERAN	
9/30/02	0924	Burglary	16E20	20R	4400	SMOOTH OAK	LN
9/30/02	0705	Burglary	16E20	20R	4600	ROSEBUD	
9/26/02	0930	Burglary	16E20	20R	4800	DANFIELD	
9/14/02	1900	Burglary	16E20	20A	5000	ANDERSON	
8/30/02	1945	Burglary	16E20	20P	5100	INGOMAR	WY
9/5/02	0730	Burglary	16E20	20R	5200	BROOKMEADE	
9/5/02	1251	Burglary	16E20	20R	5300	DARLINGHURST	
9/14/02	0300	Burglary	16E20	20R	5300	SIMSBROOK	
9/16/02	1200	Burglary	16E20	040	5300	FUQUA	W
9/27/02	2000	Burglary	16E20	250	12600	HIRAM CLARKE	
9/12/02	1500	Burglary	16E20	20V	13100	AMBROSE	
9/8/02	1734	Burglary	16E20	22H	13700	WHITE HEATHER	
9/11/02	2130	Burglary	16E20	040	14000	PLAYER	
9/24/02	1700	Burglary	16E20	20R	14400	INSLEY	
9/1/02	1700	Burglary	16E20	20R	14600	WATERLOO	
9/3/02	0000	Burglary	16E20	20R	14800	BUXLEY	
9/20/02	1915	Burglary	16E20	20R	14800	JEWEL MEADOW	DR
9/20/02	0926	Burglary of a Motor Vehicle	16E20	20D	2800	KNOTTY OAKS	TR
9/20/02	2115	Burglary of a Motor Vehicle	16E20	18N	3300	FUQUA	W

9/15/02	0030	Burglary of a Motor Vehicle	16E20	13R	3400	BROOKFIELD	
9/8/02	0001	Burglary of a Motor Vehicle	16E20	20D	3900	OAKSIDE	
9/9/02	1415	Burglary of a Motor Vehicle	16E20	070	4100	OREM	W
9/27/02	1845	Burglary of a Motor Vehicle	16E20	13R	4700	CURLY OAKS	
9/27/02	2000	Burglary of a Motor Vehicle	16E20	20D	4900	MACRIDGE	BLVD
9/18/02	0730	Burglary of a Motor Vehicle	16E20	20D	13500	WATERLOO	
9/10/02	2100	Burglary of a Motor Vehicle	16E20	13R	13800	LOCKWAY	
9/22/02	1200	Burglary of a Motor Vehicle	16E20	18W	13800	BUXLEY	
9/15/02	0600	Auto Theft	16E20	13R	2800	TRAIL LAKE	
8/10/02	1200	Auto Theft	16E20	250	2900	DRAGONWICK	
9/15/02	1900	Auto Theft	16E20	20D	3900	KNOTTYNOLD	LN
9/1/02	2300	Auto Theft	16E20	180	4300	TOWN PLAZA	DR
9/2/02	2000	Auto Theft	16E20	250	4300	TOWN PLAZA	DR
9/6/02	1900	Auto Theft	16E20	18A	4700	ANDERSON	
9/22/02	1630	Auto Theft	16E20	20G	4700	PINEBROOK	LN
9/27/02	1400	Auto Theft	16E20	20D	14100	FLEETWELL	
9/2/02	1800	Auto Theft	16E20	250	14400	ALMEECE	
9/27/02	0130	Auto Theft	16E20	20D	15400	CAMPDEN HILL	
9/25/02	0339	Narcotic Drug Laws	16E20	13R	2700	WUTHERING HEIGHTS	
9/11/02	0256	Narcotic Drug Laws	16E20	13R	3200	KNOTTY OAKS	TR
9/24/02	2040	Narcotic Drug Laws	16E20	13R	4300	FUQUA	W
9/25/02	0014	Narcotic Drug Laws	16E20	13R	4300	OREM	W
9/17/02	2245	Narcotic Drug Laws	16E20	13R	4400	OREM	W
9/14/02	1444	Narcotic Drug Laws	16E20	13R	13300	WATERLOO	
9/10/02	2045	Narcotic Drug Laws	16E20	18T	14600	BUFFALO	SPDWY
9/24/02	2030	Narcotic Drug Laws	16E20	13R	14600	BUFFALO	SPDWY
9/24/02	1905	Narcotic Drug Laws	16E20	18T	14600	BUFFALO	SPDWY
9/8/02	0040	Narcotic Drug Laws	16E20	13R	15100	HIRAM CLARKE	
9/9/02	2020	Driving While Intoxicated	16E20	13R	4100	OREM	W
9/29/02	1700	Driving While Intoxicated	16E20	13R	4500	FUQUA	W

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
10/8/02	1930	Murder & Nonnegligent Manslaughter	16E20	13R	2800	EBBTIDE		
10/10/02	1045	Robbery	16E20	20R	3000	BROOKSTON		
10/26/02	2200	Robbery	16E20	18O	3700	DALMATIAN		
10/18/02	1805	Robbery	16E20	07D	13300	HIRAM CLARKE		
10/14/02	1944	Robbery	16E20	210	14700	HIRAM CLARKE		
10/15/02	1115	Aggravated Assault	16E20	20R	2700	ALMEDA PLAZA		
10/25/02	2130	Aggravated Assault	16E20	20M	3500	DARLINGHURST		
10/2/02	1840	Aggravated Assault	16E20	20A	3800	FUQUA		W
10/28/02	1545	Aggravated Assault	16E20	13H	4000	REGENCY	DR	
10/26/02	1230	Aggravated Assault	16E20	20A	4400	AIRPORT		W
10/3/02	0655	Aggravated Assault	16E20	250	5100	GLENRIDGE	LN	
10/23/02	1600	Aggravated Assault	16E20	13R	14400	WHITE HEATHER		
10/20/02	0245	Aggravated Assault	16E20	13R	14600	ALROVER		
10/31/02	0730	Burglary	16E20	20R	2600	DRAGONWICK		
10/23/02	0500	Burglary	16E20	20R	2700	WUTHERING HEIGHTS		
10/23/02	0745	Burglary	16E20	20R	2800	KNOTTY OAKS	TR	
10/10/02	1930	Burglary	16E20	20R	3200	WOODMONT		
10/2/02	0600	Burglary	16E20	20R	3300	WINDY ROYAL		
10/16/02	0730	Burglary	16E20	20R	3300	WOODMONT		
10/10/02	2050	Burglary	16E20	20M	3500	DARLINGHURST		
10/12/02	0600	Burglary	16E20	20A	3800	FUQUA		W
10/2/02	0800	Burglary	16E20	20R	4300	KNOTTYNOLD	LN	
10/4/02	2100	Burglary	16E20	20R	4300	KNOTTY OAKS	TR	
10/12/02	1800	Burglary	16E20	20R	4300	BERAN		
10/8/02	0241	Burglary	16E20	080	4400	FUQUA		W
10/18/02	1800	Burglary	16E20	20A	4400	AIRPORT		W
10/25/02	2100	Burglary	16E20	05C	4400	FUQUA		W
10/16/02	0500	Burglary	16E20	20M	4700	ANDERSON		
10/22/02	0700	Burglary	16E20	20R	4700	ROSEBUD		
10/15/02	1100	Burglary	16E20	20R	4800	MACRIDGE	BLVD	
10/8/02	1230	Burglary	16E20	20R	4900	WICKVIEW	LN	
10/10/02	0720	Burglary	16E20	20R	4900	MARKWOOD	LN	

10/10/02	0800	Burglary	16E20	20R	5200	BROOKMEADE	
10/30/02	0650	Burglary	16E20	20R	5200	DANFIELD	
10/18/02	1415	Burglary	16E20	20R	5300	GRAPEVINE	
10/4/02	0630	Burglary	16E20	20R	13900	WATERLOO	
10/8/02	0700	Burglary	16E20	20R	14400	ALMEECE	
10/4/02	2300	Burglary	16E20	20R	14500	DRAYCOTT	LN
10/17/02	1900	Burglary	16E20	20R	14900	BUXLEY	
10/31/02	0500	Burglary	16E20	20R	14900	HIRAM CLARKE	
10/15/02	0720	Burglary	16E20	20R	15300	PARK MANOR	
10/18/02	1000	Burglary	16E20	20R	15300	PARK MANOR	
10/17/02	0715	Burglary	16E20	20R	15500	CAMPDEN HILL	
10/1/02	2100	Burglary of a Motor Vehicle	16E20	20R	2600	DRAGONWICK	
10/21/02	1500	Burglary of a Motor Vehicle	16E20	20R	2600	DRAGONWICK	
10/26/02	2120	Burglary of a Motor Vehicle	16E20	03B	3300	FUQUA	W
10/30/02	2000	Burglary of a Motor Vehicle	16E20	13R	3500	DARLINGHURST	
10/30/02	1900	Burglary of a Motor Vehicle	16E20	13R	3500	DARLINGHURST	
10/9/02	2115	Burglary of a Motor Vehicle	16E20	13R	4400	TOWN PLAZA	DR
10/27/02	0100	Burglary of a Motor Vehicle	16E20	20R	4400	SIMSBROOK	
10/19/02	2230	Burglary of a Motor Vehicle	16E20	18N	4600	FUQUA	W
10/6/02	2200	Burglary of a Motor Vehicle	16E20	20D	5400	INGOMAR	WY
10/7/02	0140	Burglary of a Motor Vehicle	16E20	20D	5400	DANFIELD	
10/4/02	1500	Burglary of a Motor Vehicle	16E20	18C	14600	BUFFALO	SPDWY
9/30/02	2300	Auto Theft	16E20	20D	3900	DARLINGHURST	
10/28/02	0800	Auto Theft	16E20	13R	4000	OREM	W
9/7/02	1700	Auto Theft	16E20	20D	5200	WICKVIEW	LN
10/19/02	1000	Auto Theft	16E20	20D	14000	ROSECREST	
10/27/02	2030	Auto Theft	16E20	20D	14000	BUFFALO	SPDWY
10/12/02	1500	Auto Theft	16E20	20D	14500	INSLEY	
10/4/02	2000	Auto Theft	16E20	20D	15300	LONG LOOK	DR
10/14/02	0103	Narcotic Drug Laws	16E20	13R	2900	TIDEWATER	
10/10/02	2119	Narcotic Drug Laws	16E20	13R	3100	WUTHERING HEIGHTS	
10/18/02	2039	Narcotic Drug Laws	16E20	13R	3300	TRAIL LAKE	
10/21/02	1915	Narcotic Drug Laws	16E20	13R	3800	FUQUA	W

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
9/1/02	0000	Rape	16E20	20R	4700	ROSEBUD		
11/18/02	1630	Robbery	16E20	100	4000	SIMSBROOK		
11/20/02	1330	Robbery	16E20	09D	4400	FUQUA		W
11/19/02	0845	Robbery	16E20	13R	14500	BUXLEY		
11/24/02	2015	Robbery	16E20	13R	15300	CAMPDEN HILL		
11/24/02	0230	Aggravated Assault	16E20	20R	3100	KELLING		
11/15/02	1200	Aggravated Assault	16E20	20D	3800	WOODMONT		
11/5/02	1300	Aggravated Assault	16E20	20R	4100	KNOTTY OAKS	TR	
11/29/02	0840	Aggravated Assault	16E20	20R	4100	REGENCY	DR	
11/24/02	2300	Aggravated Assault	16E20	20D	4200	EBBTIDE		
11/25/02	1450	Aggravated Assault	16E20	20A	4400	AIRPORT		W
11/26/02	1755	Aggravated Assault	16E20	20D	4400	GALLAGHER		
11/30/02	1145	Aggravated Assault	16E20	20A	4400	AIRPORT		W
11/30/02	1145	Aggravated Assault	16E20	20A	4400	AIRPORT		W
11/24/02	1245	Aggravated Assault	16E20	13R	4800	MARKWOOD	LN	
11/8/02	1930	Aggravated Assault	16E20	20R	5200	INGOMAR	WY	
11/8/02	1212	Aggravated Assault	16E20	22H	13700	WHITE HEATHER		
11/19/02	1100	Aggravated Assault	16E20	20R	14500	CAMPDEN HILL		
11/19/02	0900	Aggravated Assault	16E20	20R	15200	CAMPDEN HILL		
11/9/02	1315	Burglary	16E20	20R	2600	DRAGONWICK		
11/9/02	0230	Burglary	16E20	20R	2700	KNOTTY OAKS	TR	
11/16/02	2300	Burglary	16E20	20R	2800	ALMEDA PLAZA		
11/18/02	1500	Burglary	16E20	20R	2800	ALMEDA PLAZA		
11/3/02	1030	Burglary	16E20	20R	2900	TRAIL LAKE		
11/7/02	0720	Burglary	16E20	20R	2900	DRAGONWICK		
11/10/02	0230	Burglary	16E20	20R	2900	DRAGONWICK		
11/16/02	1000	Burglary	16E20	20R	2900	DRAGONWICK		
11/22/02	0730	Burglary	16E20	20R	2900	DRAGONWICK		
11/12/02	0100	Burglary	16E20	20R	3100	WARD		
11/22/02	1930	Burglary	16E20	20R	3200	JORNS		
11/2/02	2100	Burglary	16E20	240	3300	FUQUA		W
11/24/02	1900	Burglary	16E20	20R	3700	WESTHAMPTON		

11/24/02	0001	Burglary	16E20	05B	3700	OREM		W
11/8/02	1830	Burglary	16E20	20R	3900	REGENCY	DR	
11/11/02	0730	Burglary	16E20	20R	3900	RIPPLEBROOK		
11/27/02	2000	Burglary	16E20	20R	3900	WESTHAMPTON		
11/19/02	1000	Burglary	16E20	20R	4000	BROOKMEADE		
11/6/02	0700	Burglary	16E20	20R	4100	TRAFALGAR		
11/5/02	0800	Burglary	16E20	20R	4300	SMOOTH OAK	LN	
11/8/02	0835	Burglary	16E20	20R	4400	BROWNSTONE	LN	
11/11/02	2200	Burglary	16E20	20A	4400	AIRPORT		W
11/30/02	1830	Burglary	16E20	20A	4400	AIRPORT		W
11/1/02	0730	Burglary	16E20	20R	4600	KNOTTYNOLD	LN	
11/11/02	0810	Burglary	16E20	20M	4700	ANDERSON		
11/10/02	2309	Burglary	16E20	22E	4900	SIMSBROOK		
11/10/02	1245	Burglary	16E20	22E	4900	SIMSBROOK		
11/21/02	1125	Burglary	16E20	20R	5100	GLENRIDGE	LN	
11/6/02	0700	Burglary	16E20	20R	5200	DANFIELD		
11/25/02	0730	Burglary	16E20	20R	5400	DANFIELD		
11/22/02	1500	Burglary	16E20	22H	13700	WHITE HEATHER		
11/28/02	2029	Burglary	16E20	22H	13700	WHITE HEATHER		
11/7/02	2200	Burglary	16E20	20R	14600	ALROVER		
11/9/02	2000	Burglary	16E20	250	14700	HIRAM CLARKE		
11/14/02	0600	Burglary	16E20	20R	15500	PARK MANOR		
11/9/02	0900	Burglary of a Motor Vehicle	16E20	20D	2800	KNOTTY OAKS	TR	
11/9/02	2000	Burglary of a Motor Vehicle	16E20	20D	2800	KNOTTY OAKS	TR	
11/4/02	1030	Burglary of a Motor Vehicle	16E20	20D	2900	TIDEWATER		
11/18/02	0930	Burglary of a Motor Vehicle	16E20	20R	3900	KNOTTYNOLD	LN	
11/4/02	1830	Burglary of a Motor Vehicle	16E20	18A	4400	AIRPORT		W
11/26/02	2200	Burglary of a Motor Vehicle	16E20	20D	4700	ROSEBUD		
11/28/02	2300	Burglary of a Motor Vehicle	16E20	20D	4700	ANDERSON		
11/7/02	1750	Burglary of a Motor Vehicle	16E20	180	14600	BUFFALO	SPDWY	
11/17/02	2000	Auto Theft	16E20	20D	2900	WUTHERING HEIGHTS		
11/2/02	1900	Auto Theft	16E20	180	3500	DARLINGHURST		

11/30/02	0100	Auto Theft	16E20	20D	3500	DARLINGHURST	
11/19/02	2130	Auto Theft	16E20	18A	3800	FUQUA	W
11/11/02	0812	Auto Theft	16E20	13R	3900	OREM	W
11/19/02	1400	Auto Theft	16E20	20D	4100	BOYNTON	
11/23/02	1700	Auto Theft	16E20	20D	4100	GOULBURN	
11/25/02	2300	Auto Theft	16E20	20D	4100	GRAPEVINE	
11/24/02	1430	Auto Theft	16E20	20D	4400	BERAN	
11/23/02	1930	Auto Theft	16E20	20D	4600	BROWNSTONE	LN
11/16/02	1235	Auto Theft	16E20	20D	4700	ANDERSON	
11/14/02	0107	Auto Theft	16E20	20D	5200	HEATHERCREST	
11/16/02	2100	Auto Theft	16E20	20R	13200	GLENWYCK	
11/19/02	2002	Narcotic Drug Laws	16E20	13R	3800	FUQUA	W
11/4/02	1300	Narcotic Drug Laws	16E20	13R	3900	BERAN	
11/6/02	1610	Narcotic Drug Laws	16E20	13R	3900	EBBTIDE	
11/10/02	1637	Narcotic Drug Laws	16E20	18C	4100	OREM	W
11/14/02	2015	Narcotic Drug Laws	16E20	070	4100	OREM	W
11/20/02	0053	Narcotic Drug Laws	16E20	250	4400	FUQUA	W
11/16/02	1815	Narcotic Drug Laws	16E20	13R	5000	INGOMAR	WY
11/26/02	2015	Narcotic Drug Laws	16E20	13R	13200	WATERLOO	
11/5/02	1430	Narcotic Drug Laws	16E20	22H	13700	WHITE HEATHER	
11/8/02	1230	Narcotic Drug Laws	16E20	22H	13700	WHITE HEATHER	
11/18/02	1320	Narcotic Drug Laws	16E20	22H	13700	WHITE HEATHER	
11/19/02	2010	Narcotic Drug Laws	16E20	13R	14600	BATHURST	
11/23/02	1608	Narcotic Drug Laws	16E20	070	14600	BUFFALO	SPDWY
11/16/02	0331	Driving While Intoxicated	16E20	13R	4500	FUQUA	W
11/29/02	2115	Driving While Intoxicated	16E20	13R	13800	WATERLOO	

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
12/30/02	1400	Robbery	16E20	13R	3700	FUQUA		W
12/31/02	1900	Robbery	16E20	20A	3800	FUQUA		W
12/24/02	2324	Robbery	16E20	070	4100	OREM		W
12/30/02	1145	Robbery	16E20	080	4400	FUQUA		W
12/8/02	2300	Robbery	16E20	20M	4700	ANDERSON		
12/22/02	0131	Robbery	16E20	20R	4800	WICKVIEW	LN	
12/11/02	2320	Aggravated Assault	16E20	20R	3200	KELLING		
12/27/02	0100	Aggravated Assault	16E20	20R	3500	DARLINGHURST		
12/29/02	1630	Aggravated Assault	16E20	20M	3500	DARLINGHURST		
12/6/02	1900	Aggravated Assault	16E20	20R	3800	WESTHAMPTON		
12/21/02	1900	Aggravated Assault	16E20	18O	4400	OREM		W
12/27/02	1900	Aggravated Assault	16E20	20A	4400	AIRPORT		W
12/23/02	1130	Aggravated Assault	16E20	20R	5100	HEATHERBLOOM		
12/23/02	1130	Aggravated Assault	16E20	20R	5100	HEATHERBLOOM		
12/31/02	2055	Aggravated Assault	16E20	13R	5100	WICKVIEW	LN	
12/25/02	2115	Aggravated Assault	16E20	20R	5200	RIPPLEBROOK		
12/28/02	1440	Aggravated Assault	16E20	070	13600	HIRAM CLARKE		
12/18/02	2000	Aggravated Assault	16E20	20R	14400	DRAYCOTT	LN	
12/7/02	1850	Aggravated Assault	16E20	20R	14600	ALROVER		
12/31/02	2015	Aggravated Assault	16E20	070	14600	BUFFALO	SPDWY	
12/7/02	1638	Burglary	16E20	05O	3100	BOYNTON		
12/26/02	1800	Burglary	16E20	060	3100	JORNS		
12/6/02	0715	Burglary	16E20	20R	3300	BANDELL	DR	
12/6/02	0730	Burglary	16E20	20R	3300	DALMATIAN		
12/11/02	0745	Burglary	16E20	20M	3500	DARLINGHURST		
12/13/02	0700	Burglary	16E20	20R	3800	HEATHERBROOK		
12/30/02	1500	Burglary	16E20	20R	3800	RIPPLEBROOK		
12/5/02	1200	Burglary	16E20	20R	3900	WESTHAMPTON		
12/10/02	1000	Burglary	16E20	20R	4000	KNOTTYNOLD	LN	
12/3/02	1900	Burglary	16E20	23S	4400	FUQUA		W
12/27/02	0752	Burglary	16E20	060	4400	ANDERSON		
12/3/02	0715	Burglary	16E20	20R	4700	OAKSIDE		
12/11/02	0000	Burglary	16E20	040	5000	GALLAGHER		

12/2/02	1050	Burglary	16E20	20R	5100	GLENRIDGE	LN	
12/30/02	1705	Burglary	16E20	20R	5100	BROOKMEADE		
12/1/02	1200	Burglary	16E20	20R	5300	SIMSBROOK		
12/5/02	0041	Burglary	16E20	22H	13700	WHITE HEATHER		
12/6/02	2100	Burglary	16E20	20R	14500	INSLEY		
12/19/02	1900	Burglary	16E20	24E	14600	BUFFALO	SPDWY	
12/17/02	1900	Burglary	16E20	250	14700	HIRAM CLARKE		
12/23/02	2300	Burglary	16E20	210	14700	HIRAM CLARKE		
12/16/02	1200	Burglary of a Motor Vehicle	16E20	13R	4000	BERAN		
12/17/02	2300	Burglary of a Motor Vehicle	16E20	20D	4000	BROOKMEADE		
12/17/02	2000	Burglary of a Motor Vehicle	16E20	13R	4000	BROOKMEADE		
12/17/02	2000	Burglary of a Motor Vehicle	16E20	250	4000	BROOKMEADE		
12/4/02	2130	Burglary of a Motor Vehicle	16E20	18O	4400	OREM		W
12/6/02	2330	Burglary of a Motor Vehicle	16E20	18N	4500	FUQUA		W
12/13/02	1010	Burglary of a Motor Vehicle	16E20	20D	5100	HEATHERBLOOM		
12/15/02	0100	Burglary of a Motor Vehicle	16E20	20D	5100	HEATHERBLOOM		
12/26/02	1300	Burglary of a Motor Vehicle	16E20	20D	5100	RIPPLEBROOK		
12/30/02	2100	Burglary of a Motor Vehicle	16E20	20D	5100	HEATHERBROOK		
12/20/02	0300	Burglary of a Motor Vehicle	16E20	20D	5200	HEATHERBLOOM		
12/30/02	2230	Burglary of a Motor Vehicle	16E20	20D	5200	RIPPLEBROOK		
12/13/02	1400	Burglary of a Motor Vehicle	16E20	13R	13400	WHITE HEATHER		
12/15/02	2200	Burglary of a Motor Vehicle	16E20	18O	13400	HIRAM CLARKE		
12/29/02	0200	Burglary of a Motor Vehicle	16E20	20D	13900	CANDLESHADE	LN	
12/14/02	1500	Burglary of a Motor Vehicle	16E20	20D	14000	CANDLESHADE	LN	
12/15/02	0001	Burglary of a Motor Vehicle	16E20	20D	14000	CANDLESHADE	LN	
12/28/02	0000	Burglary of a Motor Vehicle	16E20	20R	15000	MONRAD	DR	
11/30/02	0700	Auto Theft	16E20	20D	2800	ALMEDA PLAZA		
12/2/02	0015	Auto Theft	16E20	20D	3200	BOYNTON		
12/20/02	2145	Auto Theft	16E20	250	3500	DARLINGHURST		
12/2/02	1830	Auto Theft	16E20	18A	3800	FUQUA		W
12/5/02	1930	Auto Theft	16E20	250	3900	KNOTTY OAKS	TR	
12/2/02	2100	Auto Theft	16E20	13S	4000	SIMSBROOK		
12/12/02	2000	Auto Theft	16E20	18W	4000	GRAPEVINE		
12/20/02	2100	Auto Theft	16E20	20D	4000	CURLY OAKS		

12/12/02	1530	Auto Theft	16E20	20D	4100	GRAPEVINE	
12/5/02	0730	Auto Theft	16E20	20R	4300	BROWNSTONE	LN
12/11/02	0320	Auto Theft	16E20	20R	4300	TRAIL LAKE	
12/29/02	2130	Auto Theft	16E20	20D	4300	EBBTIDE	
12/2/02	0930	Auto Theft	16E20	120	4400	FUQUA	W
12/23/02	2130	Auto Theft	16E20	20D	4600	OAKSIDE	
12/9/02	0230	Auto Theft	16E20	13R	4800	BROOKFIELD	
12/20/02	1540	Auto Theft	16E20	20R	4900	MARKWOOD	LN
12/22/02	0200	Auto Theft	16E20	20D	5200	HEATHERBROOK	
12/2/02	1926	Auto Theft	16E20	070	12800	HIRAM CLARKE	
12/10/02	1815	Auto Theft	16E20	22H	13700	WHITE HEATHER	
12/19/02	2000	Auto Theft	16E20	20D	14400	INSLEY	
12/6/02	0100	Auto Theft	16E20	20D	14500	HIRAM CLARKE	
12/27/02	0830	Auto Theft	16E20	13R	14600	BUFFALO	SPDWY
12/15/02	2000	Auto Theft	16E20	20D	15000	BATHURST	
12/11/02	1054	Narcotic Drug Laws	16E20	20D	3400	WUTHERING HEIGHTS	
12/4/02	1930	Narcotic Drug Laws	16E20	13R	3800	WUTHERING HEIGHTS	
12/15/02	1856	Narcotic Drug Laws	16E20	13R	3800	FUQUA	W
12/28/02	1803	Narcotic Drug Laws	16E20	13R	3800	FUQUA	W
12/14/02	1838	Narcotic Drug Laws	16E20	13R	3900	HEATHERBROOK	
12/2/02	0019	Narcotic Drug Laws	16E20	13R	4400	OAKSIDE	
12/11/02	2052	Narcotic Drug Laws	16E20	18T	4400	FUQUA	W
12/17/02	1320	Narcotic Drug Laws	16E20	18R	4400	FUQUA	W
12/29/02	2054	Narcotic Drug Laws	16E20	13R	4700	FUQUA	W
12/3/02	2055	Narcotic Drug Laws	16E20	13R	4800	ANDERSON	
12/1/02	1518	Narcotic Drug Laws	16E20	13R	4900	GLENRIDGE	LN
12/4/02	1400	Narcotic Drug Laws	16E20	22H	13700	WHITE HEATHER	
12/6/02	0950	Narcotic Drug Laws	16E20	22H	13700	WHITE HEATHER	
12/9/02	1410	Narcotic Drug Laws	16E20	22H	13700	WHITE HEATHER	
12/19/02	1150	Narcotic Drug Laws	16E20	22H	13700	WHITE HEATHER	
12/26/02	0751	Narcotic Drug Laws	16E20	05D	13800	HIRAM CLARKE	
12/14/02	2000	Narcotic Drug Laws	16E20	13R	13900	BUFFALO	SPDWY
12/4/02	1946	Narcotic Drug Laws	16E20	13R	15200	WICKBRIAR	DR

12/16/02	2200	Driving While Intoxicated	16E20	13R	3700	WESTHAMPTON	
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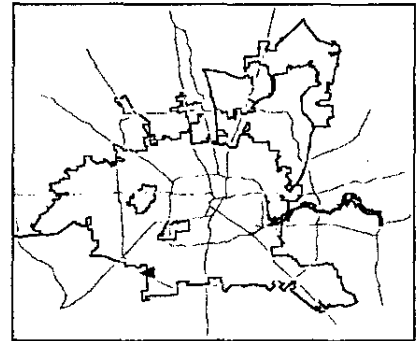
SUPERNEIGHBORHOOD NO. 39

PREMISE 16E30

ATTACHMENT 6

SUPER neighborhood

RESOURCE ASSESSMENT



Background

Fondren Gardens is a corner of southwest Houston initially developed as an opportunity for Houstonians to work in the city and live in the country. Its large lots were sold to individuals who built modest homes at various times over the decades. Once isolated on the edge of Harris County, accessible only by South Main and what was a narrow Fondren Road, it is now bordered by the South Belt and accessible by West Orem Boulevard as well. Further development and redevelopment of this community is a likely outcome of this improved accessibility.

AREA HIGHLIGHTS

- ✓ Houston City Council District C
- ✓ Houston Independent School District (1 public school - HISD)
- ✓ 1 Police beat (includes bordering beats)
- ✓ 639 properties in the neighborhood
- ✓ 3% of properties have long-term tax liens (homesteads not included)
- ✓ 779 acres (1.22 sq. miles)

NEIGHBORHOOD FACTS

Pop. characteristics	N'hood		City	
	1990	1997	1990	1997
Total population	1,717	1,621	1.63M	1.84M
Persons per sq. mile	1,411	1,332	2,807	2,982
Age of population				
Under 5 years	12%	10%	8%	9%
5 - 17 years	24%	25%	18%	19%
18 - 64 years	59%	59%	65%	65%
65 and over	5%	6%	8%	8%
Ethnicity				
Non Hispanic Whites	22%	14%	41%	35%
Non Hispanic Blacks	22%	18%	27%	27%
Hispanics	57%	65%	28%	31%
Non Hispanic Asians	0%	2%	4%	6%
Non Hispanic Others	0%	<1%	0%	1%

Household income	% of Households			
	1990	1997	1990	1997
Under \$15,000	NA	20%	NA	23%
\$15,000 to \$25,000	NA	26%	NA	18%
\$25,000 to \$35,000	NA	13%	NA	16%
\$35,000 to \$50,000	NA	16%	NA	15%
\$50,000 to \$75,000	NA	18%	NA	14%
Over \$75,000	NA	7%	NA	15%

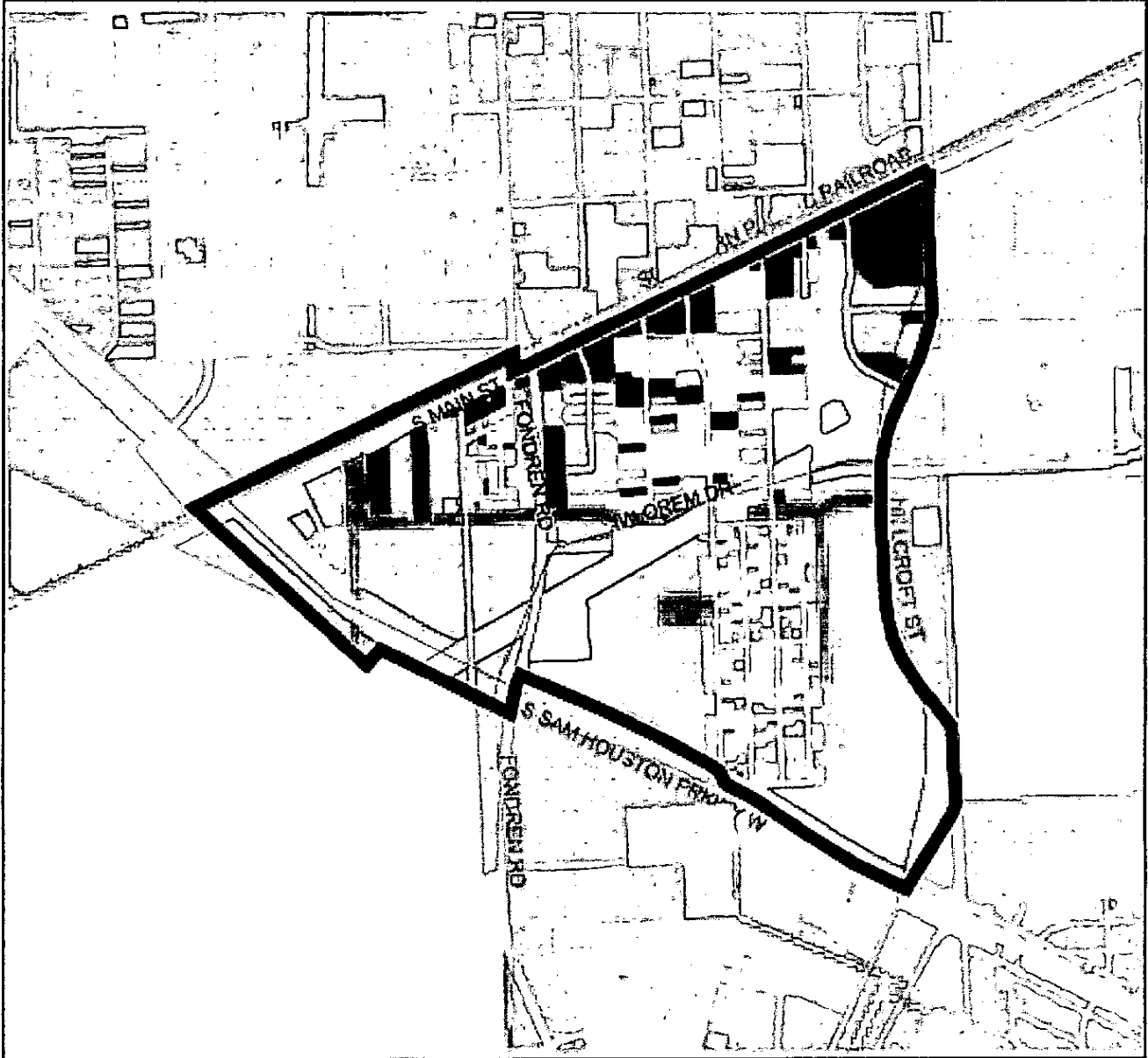
Housing and households				
Total housing units	825	824	726.9K	787.9K
Total households	540	482	617.3K	705.7K
Family households	74%	74%	63%	64%

Educational status				
Total 25 yrs and over	935	895	1.01M	1.09M
No diploma	53%	38%	30%	27%
High school diploma	19%	26%	22%	19%
Some college	23%	24%	23%	26%
College degree	3%	7%	21%	18%
Graduate+	2%	5%	4%	10%













NA - Not applicable. (1990 income not included because data not adjustable for inflation)

Note:
 1. Citywide data (1990 and 1997) and 1990 neighborhood data derived from U.S. Bureau of Census/State Data Center.
 2. 1997 neighborhood data obtained from U.S. Department of Housing and Urban Development.
 3. Family households include 2 or more persons related by birth, marriage, or adoption.
 4. Some percentages may not equal 100 due to rounding.
 5. "M" denotes millions; "K" denotes thousands

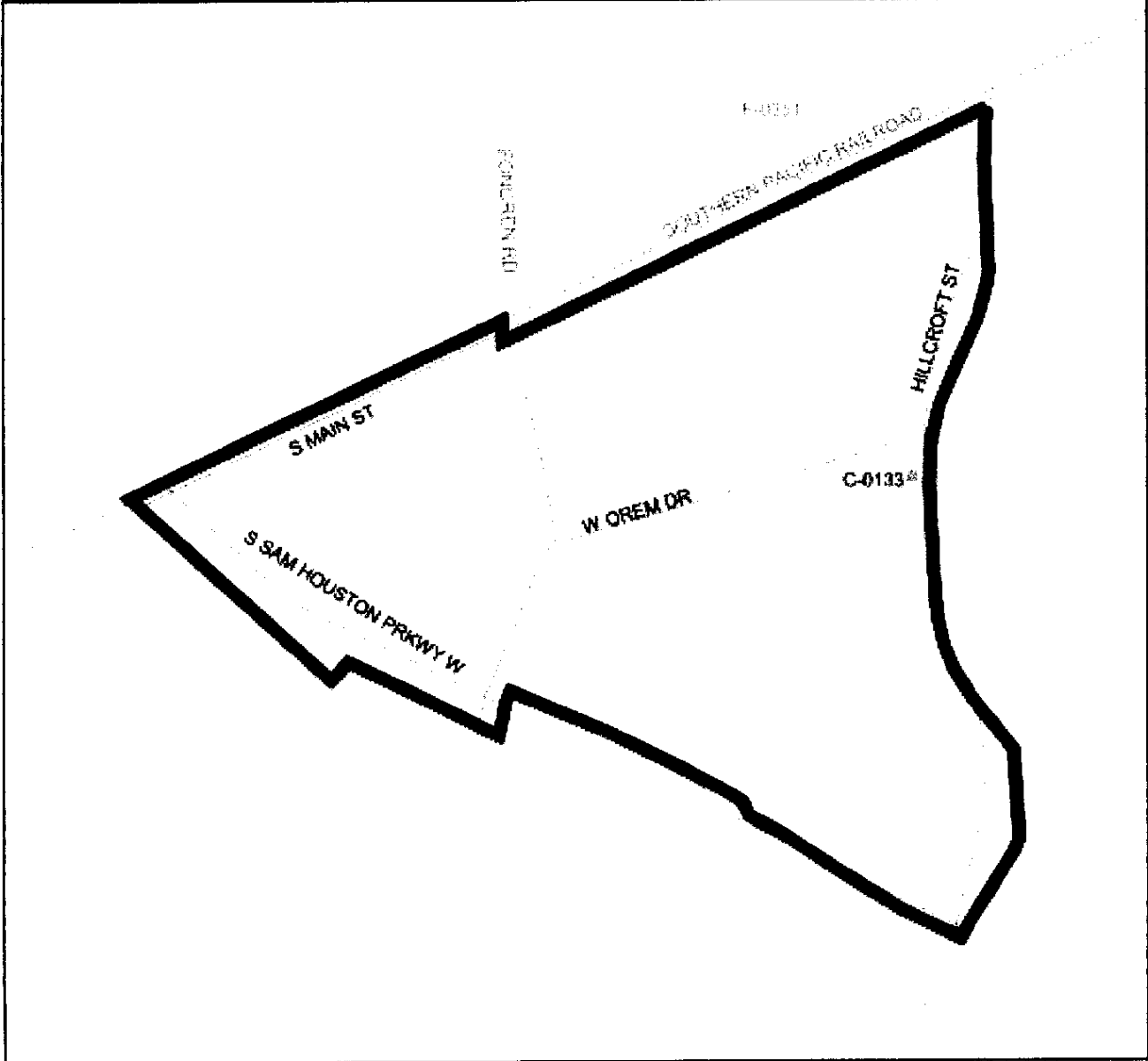
GENERAL LAND USE 1996



Legend reflects colors within the super neighborhood boundary only

 Railroad	 Multi-Family Residential (1.87%)	 Park/Green Space (6.60%)
 Major Roads	 Commercial/Office (7.07%)	 Undeveloped (51.96%)
 Super Neighborhood Boundaries	 Industrial (4.50%)	 Water (0.0%)
 Single-Family Residential (18.63%)	 Public/Institutional (3.56%)	 Others (6.81%)

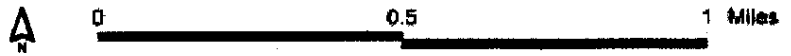
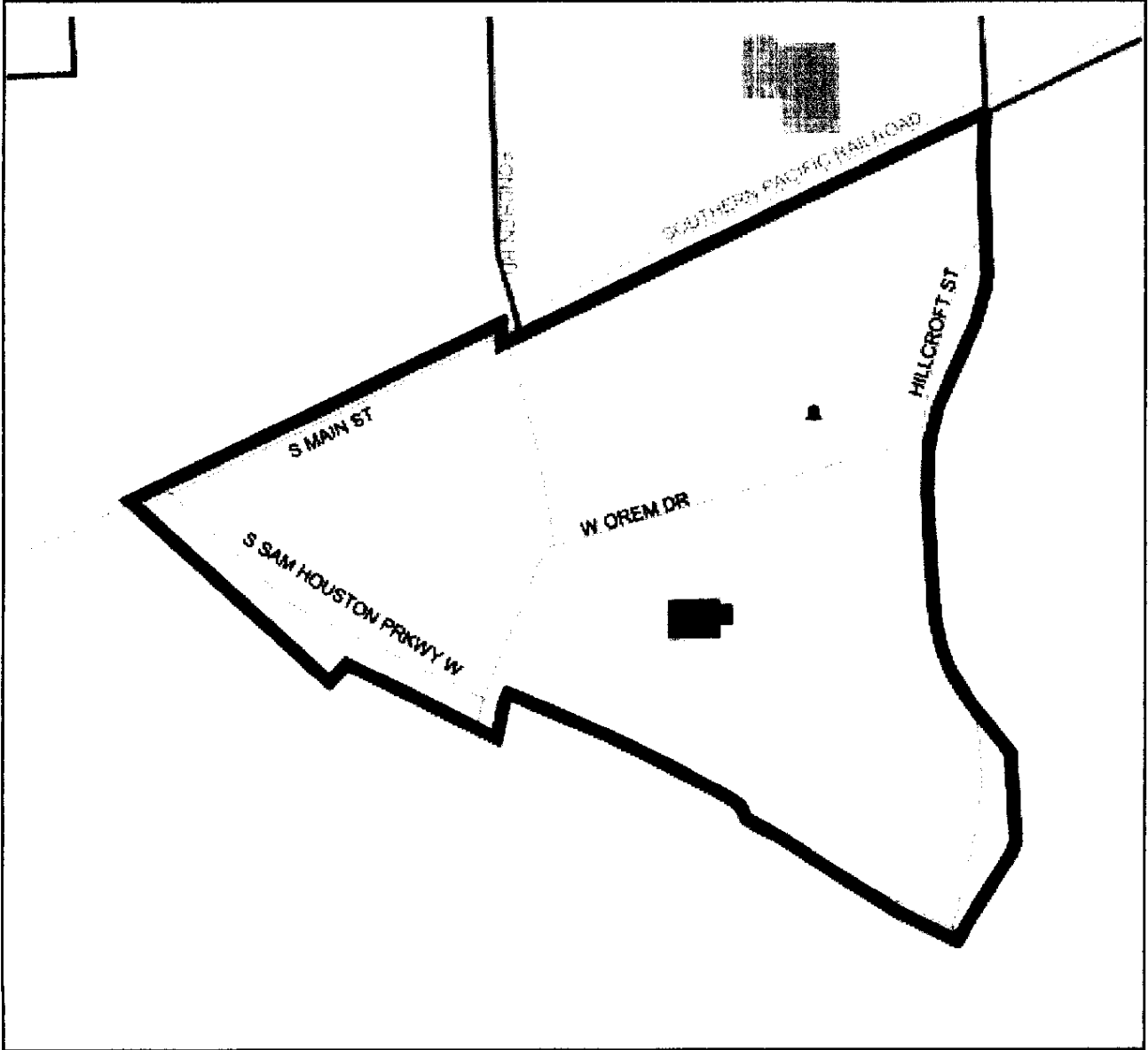
CAPITAL IMPROVEMENT PROJECTS 1999 - 2003



*For more information, contact the appropriate department

Program	Code	Site	Segment	Program	Code	Site	Segment	Area
Aviation	A			Public Health	H			
Convention & Entertainment	B			Solid Waste	L			
Fire	C			Storm Drainage	M			
General Government (Finance & Administration)	D			Street & Traffic Control	N			
Library	E			Wastewater	R			
Parks & Recreation	F			Water	S			
Police	G							

PUBLIC FACILITIES & SPECIAL DISTRICTS



- | | | |
|---------------------------------|-------------|-----------------------|
| Neighborhood Boundary | Parks | Health Facilities |
| NTS Area | Major Roads | Multi-service Centers |
| Texas Enterprise Zone | Railroad | Community Centers |
| Enhanced Enterprise Community | Schools | Fire Stations |
| Tax Abatement District | Libraries | Police |
| Tax Increment Reinvestment Zone | | |

SUPERNEIGHBORHOOD NO. 39

PREMISE 16E30

ATTACHMENT 6

(See: Attachmens 6)

This area is located in Police Premise 16E30:

16E30 2002 Date	Aggravated Assault	Auto Theft	Burglary	Burglary of Motor Vehicle	DWI	Narcotic Drug Laws	Rape	Robbery
Jan.	5	11	25	4	4	7	0	7
Feb.	5	12	7	2	1	10	1*	5
March	8	12	11	4	1	11	1*	3
April	11	9	8	1	2	20	1	2
May	4	7	13	6	2	13	0	3
June	5	9	5	6	4	4	0	4
July	12	5	14	7	2	1	0	4
August	6	15	8	10	4	3	2*	0
Sept.	3	4	9	10	2	3	1	3
Oct.	4	13	7	6	2	4	1	4
Nov.	7	12	20	6	1	6	0	3
Dec.	6	12	15	9	1	3	1	0
TOTAL	76	121	142	71	26	85	7*	38

Data available under Police Crime Statistics on the Internet 2002

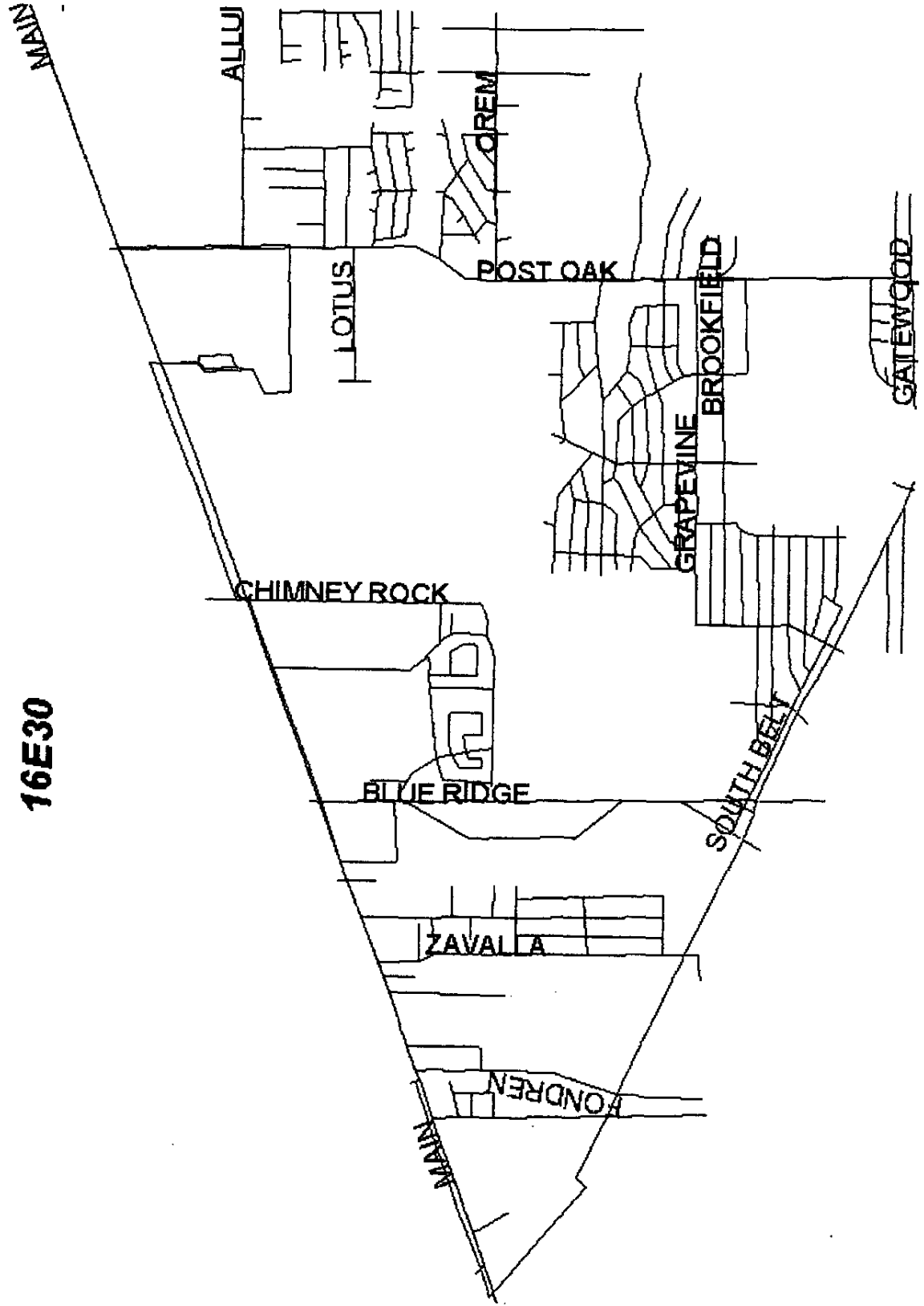
*Murder and Nonnegligent Manslaughter (4)

Statistics may not include multi-family housing such as townhouses or patio homes.

(See: Attachment 6 for backup)

Composite of 2002 Crime Committed At Actual Apartments (20A) in Premise 16E30:

16E30 2002 Date	Aggravated Assault	Auto Theft	Burglary	Burglary Of Motor Vehicle	DWI	Narcotic Drug Laws	Rape	Robbery
Total	0	1	5	1	0	1	1	2



Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
1/27/02	1730	Robbery	16E30	18A	14000	DUBLIN		
1/4/02	2315	Robbery	16E30	070	14100	MAIN		
1/11/02	2220	Robbery	16E30	18C	14100	MAIN		
1/11/02	2220	Robbery	16E30	18C	14100	MAIN		
1/12/02	2115	Robbery	16E30	210	14400	POST OAK	RD	S
1/27/02	0231	Robbery	16E30	05D	15400	POST OAK	RD	S
1/7/02	1900	Aggravated Assault	16E30	20R	5100	KELLING		
1/1/02	0210	Aggravated Assault	16E30	20R	6400	BURDINE	CT	
1/21/02	1500	Aggravated Assault	16E30	20P	12200	ORMANDY		
1/23/02	1900	Aggravated Assault	16E30	13H	12600	ZAVALLA		
1/17/02	1250	Aggravated Assault	16E30	22P	14000	MAIN		
1/3/02	0839	Burglary	16E30	05Z	4900	OREM		W
1/21/02	2115	Burglary	16E30	20R	5200	KELLING		
1/27/02	2232	Burglary	16E30	20R	5500	MARKWOOD	LN	
1/2/02	2300	Burglary	16E30	20G	5600	GATEWOOD		
1/14/02	1800	Burglary	16E30	20R	5600	MARKWOOD	LN	
12/23/01	0800	Burglary	16E30	20R	5700	TIFFANY		
1/24/02	1259	Burglary	16E30	20R	5700	OAKHAM		
1/28/02	0700	Burglary	16E30	20R	5700	OAKHAM		
1/2/02	0900	Burglary	16E30	20R	6000	HEATHERBROOK		
1/29/02	0755	Burglary	16E30	20R	6000	BRIDLINGTON		
1/8/02	0430	Burglary	16E30	20V	6100	MAJESTY	LN	
1/17/02	0800	Burglary	16E30	20R	6100	NEWQUAY		
1/2/02	1200	Burglary	16E30	20R	6200	OAKHAM		
1/13/02	0830	Burglary	16E30	20R	6300	OAKHAM		
1/30/02	1450	Burglary	16E30	20R	6300	SHERINGHAM		
1/2/02	2350	Burglary	16E30	20R	6400	PADDINGTON		
1/17/02	1400	Burglary	16E30	20R	6400	FROSTY BROOK	DR	
1/29/02	0640	Burglary	16E30	20R	7000	COACH CREEK		
1/15/02	0800	Burglary	16E30	20A	12900	POST OAK	RD	S
1/22/02	0845	Burglary	16E30	20R	13000	SUNROSE	LN	
1/8/02	0430	Burglary	16E30	20V	13400	MIRACLE	LN	
1/8/02	0430	Burglary	16E30	20V	13500	NAT TURNER	WY	

1/17/02	2200	Burglary	16E30	250	14000	POST OAK	RD	S
1/29/02	0650	Burglary	16E30	20A	14000	DUBLIN		
1/14/02	1845	Burglary	16E30	05H	14400	POST OAK	RD	S
1/6/02	2000	Burglary	16E30	05W	15200	POST OAK	RD	S
1/7/02	2230	Burglary of a Motor Vehicle	16E30	23S	5600	TIFFANY		
1/14/02	1715	Burglary of a Motor Vehicle	16E30	20D	12500	CARLSBAD		
1/18/02	2230	Burglary of a Motor Vehicle	16E30	18A	12800	DUNLAP		
1/18/02	0000	Burglary of a Motor Vehicle	16E30	250	13800	POST OAK	RD	S
1/28/02	1900	Auto Theft	16E30	18D	5500	ANDERSON		
1/14/02	0100	Auto Theft	16E30	13R	7000	RIVER BLUFF	DR	
1/27/02	2000	Auto Theft	16E30	20D	7000	COACH CREEK		
1/12/02	0000	Auto Theft	16E30	060	8300	SOUTH SAM HOUSTON	PKWY	W
1/23/02	2200	Auto Theft	16E30	20D	12600	BURDINE		
1/13/02	2200	Auto Theft	16E30	20D	12700	GOLDEN BROOK	DR	
1/21/02	2245	Auto Theft	16E30	18A	12900	POST OAK	RD	S
1/8/02	1830	Auto Theft	16E30	20D	13200	SANTA TERESA		
1/10/02	1800	Auto Theft	16E30	05X	13200	FONDREN		
1/26/02	2200	Auto Theft	16E30	18O	14200	MAIN		
1/16/02	0000	Auto Theft	16E30	20D	14800	NICHOLAS		
1/7/02	1345	Narcotic Drug Laws	16E30	18P	4900	OREM		W
1/7/02	2158	Narcotic Drug Laws	16E30	13S	7000	SOUTH SAM HOUSTON	PKWY	W
1/23/02	0830	Narcotic Drug Laws	16E30	20C	12200	ORMANDY		
1/29/02	1500	Narcotic Drug Laws	16E30	140	13900	MAIN		
1/30/02	1220	Narcotic Drug Laws	16E30	22P	14000	MAIN		
1/16/02	1525	Narcotic Drug Laws	16E30	18C	14100	MAIN		
1/10/02	1450	Narcotic Drug Laws	16E30	13R	14200	MAIN		
1/20/02	0005	Driving While Intoxicated	16E30	13S	6200	OREM		W
1/25/02	0215	Driving While Intoxicated	16E30	13S	13800	FONDREN		
1/30/02	0450	Driving While Intoxicated	16E30	13R	14000	POST OAK	RD	S
1/23/02	0001	Driving While Intoxicated	16E30	13R	15000	POST OAK	RD	S

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
2/16/02	0230	Murder & Nonnegligent Manslaughter	16E30	20C	12200	ORMANDY		
1/25/02	1140	Robbery	16E30	20R	5100	KELLING		
2/15/02	1215	Robbery	16E30	20V	5600	DRAKESTONE		
2/10/02	0300	Robbery	16E30	18A	12900	POST OAK	RD	S
2/10/02	0350	Robbery	16E30	13R	14000	MAIN		
2/2/02	1135	Robbery	16E30	05X	15000	POST OAK	RD	S
2/19/02	1315	Aggravated Assault	16E30	20D	6400	HEATHERBROOK		
2/3/02	1400	Aggravated Assault	16E30	20R	6900	LOST THICKET	DR	
2/3/02	1400	Aggravated Assault	16E30	20R	6900	LOST THICKET	DR	
2/11/02	2145	Aggravated Assault	16E30	20R	12800	DUNLAP		
2/9/02	2015	Aggravated Assault	16E30	140	13200	FONDREN		
2/14/02	0930	Burglary	16E30	20R	5600	TIFFANY		
2/4/02	1600	Burglary	16E30	20A	5700	DRAKESTONE		
2/15/02	0745	Burglary	16E30	20R	5700	OAKHAM		
2/28/02	0800	Burglary	16E30	20R	5700	TIFFANY		
2/9/02	1130	Burglary	16E30	20R	6000	NEWQUAY		
2/26/02	1000	Burglary	16E30	20R	6500	RIVER BLUFF	DR	
2/27/02	0001	Burglary	16E30	070	13500	POST OAK	RD	S
2/8/02	1700	Burglary of a Motor Vehicle	16E30	180	5500	ANDERSON		
2/20/02	1540	Burglary of a Motor Vehicle	16E30	23S	14600	HILLCROFT		
1/9/02	1800	Auto Theft	16E30	250	4900	OREM		W
2/18/02	0900	Auto Theft	16E30	180	5500	OREM		W
2/22/02	2330	Auto Theft	16E30	20D	5600	OAKHAM		
2/24/02	1800	Auto Theft	16E30	18W	5700	OAKHAM		
2/15/02	2300	Auto Theft	16E30	20D	6400	HEATHERBLOOM		
2/1/02	0900	Auto Theft	16E30	250	12100	CARLSBAD		
2/6/02	0000	Auto Theft	16E30	20D	12900	GREENWICK	LP	E
2/17/02	0000	Auto Theft	16E30	18A	12900	POST OAK	RD	S
2/20/02	1900	Auto Theft	16E30	20A	12900	POST OAK	RD	S
2/28/02	0920	Auto Theft	16E30	250	13200	FONDREN		
2/27/02	0745	Auto Theft	16E30	180	13800	FONDREN		
2/10/02	2200	Auto Theft	16E30	18N	14000	MAIN		
2/13/02	2159	Narcotic Drug Laws	16E30	13R	5300	TIDEWATER		

2/8/02	1230	Narcotic Drug Laws	16E30	20A	12200	ORMANDY		
2/10/02	1945	Narcotic Drug Laws	16E30	20R	12600	ZAVALLA		
2/13/02	2030	Narcotic Drug Laws	16E30	13R	13000	POST OAK	RD	S
2/13/02	2110	Narcotic Drug Laws	16E30	13R	13400	MAIN		
2/4/02	0204	Narcotic Drug Laws	16E30	140	13900	MAIN		
2/13/02	0244	Narcotic Drug Laws	16E30	140	13900	MAIN		
2/20/02	0258	Narcotic Drug Laws	16E30	140	13900	MAIN		
2/27/02	0144	Narcotic Drug Laws	16E30	140	13900	MAIN		
2/12/02	1215	Narcotic Drug Laws	16E30	22P	14000	MAIN		
2/16/02	1029	Driving While Intoxicated	16E30	13R	14500	POST OAK	RD	S

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
3/31/02	0055	Murder & Nonnegligent Manslaughter	16E30	120	14400	MAIN		
3/9/02	0130	Robbery	16E30	20R	5700	NEWQUAY		
3/19/02	2300	Robbery	16E30	11R	6100	GRAPEVINE		
3/5/02	1800	Robbery	16E30	070	15200	POST OAK	RD	S
3/12/02	1125	Aggravated Assault	16E30	20R	6200	HEATHERBROOK		
3/23/02	0330	Aggravated Assault	16E30	100	12300	CARLSBAD		
3/12/02	1828	Aggravated Assault	16E30	20R	12400	HODGES		
3/24/02	0400	Aggravated Assault	16E30	18M	13200	FONDREN		
3/8/02	0715	Aggravated Assault	16E30	13R	13500	HILLCROFT		
3/21/02	0100	Aggravated Assault	16E30	03B	13800	POST OAK	RD	S
3/24/02	0200	Aggravated Assault	16E30	03B	13800	POST OAK	RD	S
3/27/02	2300	Aggravated Assault	16E30	05E	14300	POST OAK	RD	S
3/26/02	1430	Burglary	16E30	20R	4800	BROOKSTON		
3/18/02	0900	Burglary	16E30	20R	5100	JORNS		
3/7/02	0630	Burglary	16E30	20R	5600	DRAKESTONE		
3/7/02	1000	Burglary	16E30	20G	5600	GATEWOOD		
3/6/02	0600	Burglary	16E30	20A	5700	OAKHAM		
3/29/02	0840	Burglary	16E30	20R	5700	OAKHAM		
3/13/02	2130	Burglary	16E30	20R	6200	OAKHAM		
2/25/02	0900	Burglary	16E30	20R	6300	FROSTY BROOK	DR	
3/30/02	1830	Burglary	16E30	20R	6400	LOMA VISTA		
3/5/02	0503	Burglary	16E30	070	13500	POST OAK	RD	S
3/29/02	1255	Burglary	16E30	05S	13700	MAIN		
3/22/02	0120	Burglary of a Motor Vehicle	16E30	210	5500	GRAPEVINE		
3/10/02	2120	Burglary of a Motor Vehicle	16E30	20D	12100	HODGES		
3/19/02	2300	Burglary of a Motor Vehicle	16E30	18A	12900	POST OAK	RD	S
3/14/02	1845	Burglary of a Motor Vehicle	16E30	18T	13800	POST OAK	RD	S
3/16/02	0700	Auto Theft	16E30	20R	5500	LOTUS		
3/29/02	1800	Auto Theft	16E30	180	5500	GRAPEVINE		
3/24/02	2000	Auto Theft	16E30	13R	5600	ANDERSON OAKS	CT	
3/23/02	1100	Auto Theft	16E30	20D	6000	NEWQUAY		
3/20/02	2300	Auto Theft	16E30	20D	12100	ZAVALLA		

3/9/02	0400	Auto Theft	16E30	13R	12700	HILLCROFT		
3/10/02	1945	Auto Theft	16E30	18O	12700	HILLCROFT		
3/20/02	2200	Auto Theft	16E30	20D	12800	GREENWICK	LP	W
3/6/02	0625	Auto Theft	16E30	18A	12900	POST OAK	RD	S
3/10/02	2230	Auto Theft	16E30	03B	13300	FONDREN		
3/10/02	1900	Auto Theft	16E30	18O	14000	MAIN		
3/25/02	0200	Auto Theft	16E30	05E	14000	POST OAK	RD	S
3/4/02	2119	Narcotic Drug Laws	16E30	13R	4800	OREM		W
3/10/02	2325	Narcotic Drug Laws	16E30	13R	5500	OREM		W
3/28/02	1530	Narcotic Drug Laws	16E30	13R	6500	GRAPEVINE		
3/7/02	1100	Narcotic Drug Laws	16E30	18M	13900	MAIN		
3/12/02	0247	Narcotic Drug Laws	16E30	13R	13900	POST OAK	RD	S
3/14/02	1600	Narcotic Drug Laws	16E30	140	13900	MAIN		
3/19/02	1445	Narcotic Drug Laws	16E30	140	13900	MAIN		
3/26/02	1240	Narcotic Drug Laws	16E30	140	13900	MAIN		
3/28/02	1420	Narcotic Drug Laws	16E30	140	13900	MAIN		
3/11/02	2100	Narcotic Drug Laws	16E30	18T	14000	POST OAK	RD	S
3/7/02	1645	Narcotic Drug Laws	16E30	18C	14600	HILLCROFT		
3/18/02	1445	Driving While Intoxicated	16E30	13R	15200	MAIN		

4/3/02	2200	Narcotic Drug Laws	16E30	11R	5900	BROOKFIELD		
4/28/02	2115	Narcotic Drug Laws	16E30	13R	5900	SHERINGHAM		
4/9/02	0100	Narcotic Drug Laws	16E30	13R	6500	LOMA LINDA		
4/10/02	1720	Narcotic Drug Laws	16E30	13B	12700	DUNLAP		
4/22/02	1800	Narcotic Drug Laws	16E30	18A	12800	DUNLAP		
4/26/02	0312	Narcotic Drug Laws	16E30	13R	12900	PLAYER		
4/10/02	1707	Narcotic Drug Laws	16E30	13R	13400	MAIN		
4/2/02	1500	Narcotic Drug Laws	16E30	140	13900	MAIN		
4/3/02	1225	Narcotic Drug Laws	16E30	140	13900	MAIN		
4/11/02	1125	Narcotic Drug Laws	16E30	140	13900	MAIN		
4/18/02	1140	Narcotic Drug Laws	16E30	140	13900	MAIN		
4/24/02	0339	Narcotic Drug Laws	16E30	140	13900	MAIN		
4/24/02	0930	Narcotic Drug Laws	16E30	140	13900	MAIN		
4/4/02	1430	Narcotic Drug Laws	16E30	22P	14000	MAIN		
4/9/02	1815	Narcotic Drug Laws	16E30	180	14000	DUBLIN		
4/3/02	2231	Narcotic Drug Laws	16E30	11R	14400	CROQUET		
4/14/02	2205	Narcotic Drug Laws	16E30	180	14400	CROQUET		
4/26/02	2105	Narcotic Drug Laws	16E30	13R	14400	POLO		
4/2/00	1700	Driving While Intoxicated	16E30	13R	5500	SOUTH SAM HOUSTON	PKWY	W
4/16/02	0002	Driving While Intoxicated	16E30	13R	14100	POST OAK	RD	S

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
5/4/02	1500	Robbery	16E30	05L	5300	OREM		W
5/18/02	0300	Robbery	16E30	18A	12200	ORMANDY		
5/20/02	2000	Robbery	16E30	13R	13200	FONDREN		
5/18/02	1400	Aggravated Assault	16E30	05Z	5600	HEATHERBROOK		
5/2/02	2235	Aggravated Assault	16E30	13R	5700	OAKHAM		
5/16/02	2015	Aggravated Assault	16E30	20R	6800	RIVER BLUFF	DR	
5/12/02	1236	Aggravated Assault	16E30	20R	12900	POST OAK	RD	S
5/26/02	0001	Burglary	16E30	20R	4600	ALLUM		
5/10/02	1200	Burglary	16E30	05V	4900	OREM		W
5/21/02	0700	Burglary	16E30	20R	5100	JORNS		
5/17/02	1300	Burglary	16E30	20R	5500	LOTUS		
5/16/02	0700	Burglary	16E30	20V	5600	ANDERSON		
5/13/02	2100	Burglary	16E30	20V	6400	BRENT		
5/22/02	0500	Burglary	16E30	20R	6400	LOMA VISTA		
5/9/02	1600	Burglary	16E30	20R	6800	LOMA VISTA		
5/16/02	2000	Burglary	16E30	20V	12400	TASIA		
5/30/02	0930	Burglary	16E30	20A	12800	DUNLAP		
5/25/02	1900	Burglary	16E30	250	13400	POST OAK	RD	S
5/9/02	1700	Burglary	16E30	250	15100	POST OAK	RD	S
5/31/02	0100	Burglary	16E30	05L	15200	POST OAK	RD	S
5/15/02	1830	Burglary of a Motor Vehicle	16E30	180	4900	TRAIL LAKE		
5/19/02	0330	Burglary of a Motor Vehicle	16E30	13R	5700	NEWQUAY		
5/15/02	1800	Burglary of a Motor Vehicle	16E30	250	6500	OBAN		
5/21/02	2000	Burglary of a Motor Vehicle	16E30	20D	13700	MISTY BLUFF	DR	
5/10/02	1000	Burglary of a Motor Vehicle	16E30	20A	15000	POST OAK	RD	S
5/8/02	0755	Burglary of a Motor Vehicle	16E30	180	15300	POST OAK	RD	S
5/18/02	2200	Auto Theft	16E30	20D	6000	SHERINGHAM		
5/11/02	1300	Auto Theft	16E30	20R	6100	MC KINSTRY		
5/12/02	0350	Auto Theft	16E30	05E	13400	FONDREN		
5/12/02	0350	Auto Theft	16E30	05E	13400	FONDREN		
5/11/02	0900	Auto Theft	16E30	070	14100	POST OAK	RD	S
5/19/02	1430	Auto Theft	16E30	180	14800	POST OAK	RD	S
5/5/02	1500	Auto Theft	16E30	180	15200	POST OAK	RD	S

5/14/02	1001	Narcotic Drug Laws	16E30	13R	5300	TIDEWATER		
5/12/02	1845	Narcotic Drug Laws	16E30	13R	5600	OREM		W
5/31/02	1542	Narcotic Drug Laws	16E30	13R	5600	GRAPEVINE		
5/14/02	1730	Narcotic Drug Laws	16E30	13R	6100	TIFFANY		
5/9/02	1430	Narcotic Drug Laws	16E30	18O	12100	ORMANDY		
5/12/02	1722	Narcotic Drug Laws	16E30	13R	13500	POST OAK	RD	S
5/1/02	1200	Narcotic Drug Laws	16E30	140	13900	MAIN		
5/2/02	1230	Narcotic Drug Laws	16E30	140	13900	MAIN		
5/4/02	1230	Narcotic Drug Laws	16E30	140	13900	MAIN		
5/9/02	0250	Narcotic Drug Laws	16E30	18M	13900	MAIN		
5/7/02	0027	Narcotic Drug Laws	16E30	13R	14700	POST OAK	RD	S
5/13/02	1758	Narcotic Drug Laws	16E30	18M	14700	POST OAK	RD	S
5/20/02	1902	Narcotic Drug Laws	16E30	13R	15500	POST OAK	RD	S
5/26/02	0103	Driving While Intoxicated	16E30	13R	13200	FONDREN		
5/6/02	0340	Driving While Intoxicated	16E30	13R	15300	POST OAK	RD	S

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
6/15/02	0430	Robbery	16E30	20R	5700	GATEWOOD		
6/14/02	1230	Robbery	16E30	13R	13800	POST OAK	RD	S
6/18/02	1830	Robbery	16E30	05L	14100	MAIN		
6/21/02	1600	Robbery	16E30	070	14100	MAIN		
6/6/02	1900	Aggravated Assault	16E30	13R	4900	TIDEWATER		
6/13/02	1500	Aggravated Assault	16E30	250	8300	SOUTH SAM HOUSTON	PKWY	W
6/20/02	1525	Aggravated Assault	16E30	05B	14000	POST OAK	RD	S
6/15/02	0300	Aggravated Assault	16E30	03B	14200	MAIN		
6/15/02	0300	Aggravated Assault	16E30	03B	14200	MAIN		
6/22/02	1300	Burglary	16E30	20V	5700	TIDEWATER		
6/14/02	0030	Burglary	16E30	20R	6400	OBAN		
6/8/02	0655	Burglary	16E30	20A	12800	DUNLAP		
6/28/02	1000	Burglary	16E30	20R	13200	SANTA TERESA		
6/27/02	1345	Burglary	16E30	20R	13300	INNSHIRE	LN	
6/10/02	1035	Burglary of a Motor Vehicle	16E30	20D	5700	TIFFANY		
6/10/02	2115	Burglary of a Motor Vehicle	16E30	20D	6100	HEATHERBROOK		
6/5/02	2100	Burglary of a Motor Vehicle	16E30	20D	6900	MISTY ARBOR	DR	
6/10/02	0000	Burglary of a Motor Vehicle	16E30	13R	12800	DUNLAP		
6/5/02	1430	Burglary of a Motor Vehicle	16E30	250	12900	POST OAK	RD	S
6/18/02	1900	Burglary of a Motor Vehicle	16E30	18C	14000	MAIN		
6/17/02	0630	Auto Theft	16E30	13R	4800	WOODMONT		
6/12/02	2330	Auto Theft	16E30	13R	5600	TIFFANY		
6/25/02	0700	Auto Theft	16E30	18P	6400	WHITTON		
12/15/01	1500	Auto Theft	16E30	250	12600	TERRANCE		
6/7/02	1700	Auto Theft	16E30	18R	12700	HILLCROFT		
6/16/02	2330	Auto Theft	16E30	250	13100	POST OAK	RD	S
6/23/02	1300	Auto Theft	16E30	18N	14000	MAIN		
6/7/02	2000	Auto Theft	16E30	250	14300	POST OAK	RD	S
6/23/02	1900	Auto Theft	16E30	05S	14800	POST OAK	RD	S
6/7/02	1940	Narcotic Drug Laws	16E30	18O	13100	NITIDA		
6/9/02	2049	Narcotic Drug Laws	16E30	250	13100	NITIDA		
6/15/02	1800	Narcotic Drug Laws	16E30	20R	13200	SANTA TERESA		

6/11/02	0055	Narcotic Drug Laws	16E30	13R	13500	MAIN		
6/12/02	0050	Driving While Intoxicated	16E30	13R	4900	OREM		W
6/16/02	2330	Driving While Intoxicated	16E30	13R	5500	OREM		W
12/27/01	2351	Driving While Intoxicated	16E30	13R	6000	OREM		W
6/30/02	1845	Driving While Intoxicated	16E30	13R	15200	POST OAK	RD	S

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
7/24/02	2030	Robbery	16E30	13R	12100	HODGES		
7/11/02	0310	Robbery	16E30	13R	12700	SUMMIT RIDGE	DR	
7/22/02	0245	Robbery	16E30	13R	14500	POST OAK	RD	S
7/27/02	0215	Robbery	16E30	140	14700	MAIN		
7/28/02	1545	Aggravated Assault	16E30	100	5200	ALLUM		
7/22/02	2030	Aggravated Assault	16E30	11R	5900	GRAPEVINE		
7/21/02	1800	Aggravated Assault	16E30	20R	6000	HEATHERBROOK		
7/23/02	0000	Aggravated Assault	16E30	20R	6200	OAKHAM		
7/4/02	1530	Aggravated Assault	16E30	20M	12100	CARLSBAD		
7/20/02	1535	Aggravated Assault	16E30	20R	12100	ZAVALLA		
7/8/02	2100	Aggravated Assault	16E30	20R	13700	FIRE ROCK	DR	
7/16/02	0001	Aggravated Assault	16E30	070	14100	POST OAK	RD	S
7/8/02	0130	Aggravated Assault	16E30	05F	14300	POST OAK	RD	S
7/31/02	1815	Aggravated Assault	16E30	20C	14600	HILLCROFT		
7/10/02	1226	Aggravated Assault	16E30	210	14700	MAIN		
7/30/02	1635	Aggravated Assault	16E30	13R	14700	POST OAK	RD	S
7/11/02	2030	Burglary	16E30	20R	4600	KNOTTY OAKS	TR	
7/16/02	0545	Burglary	16E30	20R	4900	TRAIL LAKE		
7/13/02	0300	Burglary	16E30	20R	5100	JORNS		
6/27/02	1530	Burglary	16E30	20R	5700	DRAKESTONE		
7/27/02	1430	Burglary	16E30	20G	5800	PINACLE POINT		
7/10/02	1430	Burglary	16E30	20R	6100	GRAPEVINE		
7/25/02	1830	Burglary	16E30	20R	6200	PINACLE POINT		
7/7/02	1600	Burglary	16E30	20R	6400	LOMA VISTA		
7/10/02	2310	Burglary	16E30	22D	12300	CARLSBAD		
7/15/02	2130	Burglary	16E30	20A	12300	ORMANDY		
7/29/02	0900	Burglary	16E30	20G	12700	ARP		
7/5/02	1900	Burglary	16E30	05X	15000	POST OAK	RD	S
7/7/02	2300	Burglary	16E30	250	15000	POST OAK	RD	S
7/7/02	2300	Burglary	16E30	250	15000	POST OAK	RD	S
7/27/02	1800	Burglary of a Motor Vehicle	16E30	20D	5100	KNOTTY OAKS	TR	
7/30/02	0100	Burglary of a Motor Vehicle	16E30	13R	5600	NEWQUAY		
7/13/02	2300	Burglary of a Motor Vehicle	16E30	20D	5700	OAKHAM		

7/27/02	0330	Burglary of a Motor Vehicle	16E30	20D	5700	DARLINGHURST		
7/10/02	0100	Burglary of a Motor Vehicle	16E30	18T	14600	MAIN		
7/14/02	0230	Burglary of a Motor Vehicle	16E30	20D	15100	JORDON OAKS		
7/25/02	2230	Burglary of a Motor Vehicle	16E30	20D	15100	TREATY OAKS		
7/14/02	0000	Auto Theft	16E30	070	5500	SOUTH SAM HOUSTON	PKWY	W
7/15/02	0200	Auto Theft	16E30	18A	5600	TRAFALGAR		
7/6/02	2100	Auto Theft	16E30	20D	6400	GRAPEVINE		
7/3/02	1700	Auto Theft	16E30	18O	13000	PLAYER		
7/23/02	0030	Auto Theft	16E30	250	14000	MAIN		
7/29/02	2246	Narcotic Drug Laws	16E30	13R	15500	POST OAK	RD	S
7/4/02	1000	Driving While Intoxicated	16E30	13R	5600	GATEWOOD		
7/10/02	0410	Driving While Intoxicated	16E30	13R	13200	FONDREN		

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
8/11/02	0230	Murder & Nonnegligent Manslaughter	16E30	13R	4900	TIDEWATER		
8/11/02	0230	Murder & Nonnegligent Manslaughter	16E30	13R	4900	TIDEWATER		
8/8/02	2315	Robbery	16E30	13B	5500	OREM		W
8/22/02	1145	Robbery	16E30	140	13200	FONDREN		
8/4/02	0300	Robbery	16E30	13R	13800	POST OAK	RD	S
8/30/02	2315	Robbery	16E30	20R	14300	NAT		
8/1/02	1415	Robbery	16E30	140	14700	POST OAK	RD	S
8/30/02	2000	Aggravated Assault	16E30	20D	5700	OAKHAM		
8/24/02	1030	Aggravated Assault	16E30	20R	6500	WHITTON		
8/23/02	0030	Aggravated Assault	16E30	18M	13200	FONDREN		
8/16/02	2230	Aggravated Assault	16E30	20R	13700	ROCKY BLUFF	DR	
8/6/02	2235	Aggravated Assault	16E30	070	14100	POST OAK	RD	S
8/28/02	1826	Aggravated Assault	16E30	13R	14400	POST OAK	RD	S
7/30/02	1630	Burglary	16E30	20R	4800	TIDEWATER		
8/19/02	1200	Burglary	16E30	05W	4900	OREM		W
8/20/02	0720	Burglary	16E30	20R	5800	GATEWOOD		
8/11/02	2030	Burglary	16E30	22D	12300	CARLSBAD		
8/5/02	0020	Burglary	16E30	20R	12700	TERRANCE		
8/29/02	2200	Burglary	16E30	070	13500	POST OAK	RD	S
8/16/02	1935	Burglary	16E30	24P	13800	POST OAK	RD	S
8/14/02	2300	Burglary	16E30	250	15000	POST OAK	RD	S
8/2/02	2100	Burglary of a Motor Vehicle	16E30	20D	5700	TIFFANY		
8/14/02	0130	Burglary of a Motor Vehicle	16E30	20D	5700	SHERINGHAM		
8/31/02	0100	Burglary of a Motor Vehicle	16E30	20D	5800	DELBURY		
8/21/02	2230	Burglary of a Motor Vehicle	16E30	20D	6000	SHERINGHAM		
8/21/02	2230	Burglary of a Motor Vehicle	16E30	20D	6000	SHERINGHAM		
8/8/02	0644	Burglary of a Motor Vehicle	16E30	13R	6200	TIFFANY		
8/19/02	2000	Burglary of a Motor Vehicle	16E30	20D	7000	COACH CREEK		
7/31/02	1100	Burglary of a Motor Vehicle	16E30	13R	12800	DUNLAP		
8/19/02	1000	Burglary of a Motor Vehicle	16E30	18A	12800	DUNLAP		
8/21/02	2245	Auto Theft	16E30	18N	5500	OREM		W
8/30/02	2330	Auto Theft	16E30	20D	5600	TIFFANY		
8/1/02	2230	Auto Theft	16E30	20D	5700	GATEWOOD		

8/15/02	0020	Auto Theft	16E30	20D	5700	HEATHERBROOK		
8/7/02	0000	Auto Theft	16E30	20D	6400	LOMA VISTA		
8/26/02	1600	Auto Theft	16E30	18O	12400	HODGES		
8/14/02	2300	Auto Theft	16E30	20D	12600	CARLSBAD		
8/30/02	2100	Auto Theft	16E30	18O	12700	SETTEMONT		
8/2/02	0330	Auto Theft	16E30	13R	12900	POST OAK	RD	S
8/3/02	0300	Auto Theft	16E30	18A	12900	POST OAK	RD	S
8/8/02	2215	Auto Theft	16E30	18A	12900	POST OAK	RD	S
8/8/02	0800	Auto Theft	16E30	20D	13700	FIRE ROCK	DR	
8/8/02	1049	Auto Theft	16E30	05E	14000	POST OAK	RD	S
8/24/02	2200	Auto Theft	16E30	13R	14000	DUBLIN		
8/11/02	0030	Auto Theft	16E30	18M	14700	MAIN		
8/21/02	1000	Narcotic Drug Laws	16E30	20C	12200	ORMANDY		
8/6/02	1300	Narcotic Drug Laws	16E30	140	13200	FONDREN		
8/14/02	2000	Narcotic Drug Laws	16E30	23S	14700	MAIN		
8/8/02	0003	Driving While Intoxicated	16E30	13R	5000	OREM		W
12/30/01	1250	Driving While Intoxicated	16E30	13R	5500	ANDERSON		
3/13/02	0200	Driving While Intoxicated	16E30	13R	5500	OREM		W
12/26/01	0240	Driving While Intoxicated	16E30	13R	7000	SOUTH SAM HOUSTON	PKWY	W

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
9/8/02	1800	Rape	16E30	140	14700	MAIN		
9/15/02	1520	Robbery	16E30	20R	5000	ALLUM		
9/20/02	0120	Robbery	16E30	18C	14600	MAIN		
9/20/02	0630	Robbery	16E30	18O	14700	MAIN		
9/18/02	1540	Aggravated Assault	16E30	20R	4900	OREM		W
9/15/02	0200	Aggravated Assault	16E30	13R	5100	TIDEWATER		
9/16/02	1400	Aggravated Assault	16E30	18A	12900	POST OAK	RD	S
9/12/02	0840	Burglary	16E30	20R	4600	TIDEWATER		
9/16/02	0700	Burglary	16E30	20R	4600	TRAIL LAKE		
9/24/02	1100	Burglary	16E30	20R	5600	OAKHAM		
9/25/02	0730	Burglary	16E30	20R	5700	SHERINGHAM		
9/30/02	0930	Burglary	16E30	20R	5700	TIFFANY		
9/29/02	1300	Burglary	16E30	20R	6900	RIVER BLUFF	DR	
9/21/02	2100	Burglary	16E30	20C	12300	ORMANDY		
9/16/02	0815	Burglary	16E30	20R	13300	INNSHIRE	LN	
9/16/02	0100	Burglary	16E30	23S	13500	POST OAK	RD	S
9/2/02	2100	Burglary of a Motor Vehicle	16E30	20R	4800	KNOTTY OAKS	TR	
9/6/02	1200	Burglary of a Motor Vehicle	16E30	20D	5300	TRAIL LAKE		
9/1/02	0400	Burglary of a Motor Vehicle	16E30	20R	5700	BRIDLINGTON		
9/1/02	0001	Burglary of a Motor Vehicle	16E30	20D	5800	SHERINGHAM		
9/15/02	0215	Burglary of a Motor Vehicle	16E30	13R	5900	JAMES	PL	
9/22/02	2030	Burglary of a Motor Vehicle	16E30	20D	6000	DELBURY		
9/6/02	0000	Burglary of a Motor Vehicle	16E30	13R	6100	DARLINGHURST		
9/27/02	2230	Burglary of a Motor Vehicle	16E30	20D	6100	BRIDLINGTON		
8/4/02	0900	Burglary of a Motor Vehicle	16E30	18A	12900	POST OAK	RD	S
9/15/02	2200	Burglary of a Motor Vehicle	16E30	20D	13500	TUTSON	PL	
9/11/02	2300	Auto Theft	16E30	20D	5300	WILLOMINE	WY	
9/14/02	2030	Auto Theft	16E30	20D	12600	GOLDEN BROOK	DR	
9/7/02	1620	Auto Theft	16E30	20D	12700	ARP		
9/14/02	1233	Auto Theft	16E30	13R	13400	MIRACLE	LN	
9/1/02	2345	Narcotic Drug Laws	16E30	13R	7200	SOUTH SAM HOUSTON	PKWY	W
9/23/02	2020	Narcotic Drug Laws	16E30	13R	13000	DUNLAP		

9/22/02	2130	Narcotic Drug Laws	16E30	13R	13600	MAIN
3/30/02	0001	Driving While Intoxicated	16E30	13R	12700	HILLCROFT
9/12/02	2130	Driving While Intoxicated	16E30	13R	14700	MAIN

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
10/19/02	1500	Rape	16E30	20A	13300	DUNLAP		
10/20/02	2300	Robbery	16E30	13R	7100	OREM		W
10/27/02	0930	Robbery	16E30	13R	12800	DUNLAP		
10/5/02	2300	Robbery	16E30	18O	13700	POST OAK	RD	S
10/21/02	0230	Robbery	16E30	13R	13700	HILLCROFT		
10/12/02	1510	Aggravated Assault	16E30	20R	6200	OAKHAM		
10/19/02	1700	Aggravated Assault	16E30	20R	6200	PADDINGTON		
10/10/02	1830	Aggravated Assault	16E30	05E	13100	POST OAK	RD	S
10/26/02	1910	Aggravated Assault	16E30	070	13500	POST OAK	RD	S
10/4/02	0745	Burglary	16E30	20R	5300	WILLOMINE	WY	
10/8/02	1400	Burglary	16E30	20R	5700	DRAKESTONE		
10/12/02	1300	Burglary	16E30	20R	5700	COASTAL	WY	
10/28/02	1900	Burglary	16E30	20R	5700	COASTAL	WY	
10/28/02	1900	Burglary	16E30	20R	5700	COASTAL	WY	
10/2/02	0430	Burglary	16E30	20R	6300	PINACLE POINT		
10/6/02	2230	Burglary	16E30	210	14400	POST OAK	RD	S
10/3/02	2155	Burglary of a Motor Vehicle	16E30	20D	5800	HEATHERBLOOM		
10/19/02	2200	Burglary of a Motor Vehicle	16E30	20D	6800	LOST THICKET	DR	
10/5/02	1900	Burglary of a Motor Vehicle	16E30	20D	12100	HODGES		
10/3/02	0030	Burglary of a Motor Vehicle	16E30	18A	12900	POST OAK	RD	S
10/29/02	0650	Burglary of a Motor Vehicle	16E30	18O	13800	FONDREN		

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
11/30/02	2150	Robbery	16E30	20R	12200	ZAVALLA		
11/19/02	1659	Robbery	16E30	18C	14600	HILLCROFT		
11/2/02	2010	Robbery	16E30	070	15200	POST OAK	RD	S
11/27/02	1830	Aggravated Assault	16E30	20R	5500	DRAKESTONE		
11/8/02	0730	Aggravated Assault	16E30	20G	5600	MARKWOOD	LN	
11/19/02	0015	Aggravated Assault	16E30	13R	5700	SHERINGHAM		
11/25/02	1930	Aggravated Assault	16E30	20R	6100	PINACLE POINT		
11/24/02	1915	Aggravated Assault	16E30	20R	13500	CROQUET	LN	
11/14/02	0245	Aggravated Assault	16E30	23S	13700	POST OAK	RD	S
11/18/02	0900	Aggravated Assault	16E30	13R	14400	POST OAK	RD	S
10/15/02	1200	Burglary	16E30	19V	4600	ALLUM		
11/4/02	1820	Burglary	16E30	22D	5200	BOYNTON		
11/20/02	0740	Burglary	16E30	20R	5200	JORNS		
11/20/02	2325	Burglary	16E30	09D	5500	OREM		W
11/4/02	2200	Burglary	16E30	20R	5600	TIDEWATER		
11/4/02	2000	Burglary	16E30	20R	5600	TIDEWATER		
11/4/02	2200	Burglary	16E30	20R	5700	COASTAL	WY	
11/4/02	2200	Burglary	16E30	20R	5700	COASTAL	WY	
11/11/02	1030	Burglary	16E30	20R	5700	TIFFANY		
11/25/02	0001	Burglary	16E30	20R	6200	PADDINGTON		
11/26/02	0720	Burglary	16E30	20R	6400	JORDAN FALLS	DR	
11/15/02	0800	Burglary	16E30	20R	7000	RIVER BLUFF	DR	
11/18/02	1127	Burglary	16E30	20R	12400	ORMANDY		
11/9/02	1030	Burglary	16E30	19V	12800	MAIN		
11/4/02	2200	Burglary	16E30	20R	13400	ABIDE	DR	
11/4/02	2200	Burglary	16E30	20R	13400	ABIDE	DR	
11/1/02	0800	Burglary	16E30	20R	13500	CROQUET	LN	
11/15/02	0745	Burglary	16E30	20R	13700	SUMMIT RIDGE	DR	
11/2/02	1830	Burglary	16E30	05F	15000	POST OAK	RD	S
11/18/02	2200	Burglary	16E30	20R	15100	KENNEDY OAKS		
11/17/02	2330	Burglary of a Motor Vehicle	16E30	13R	6200	GREENWICK	LN	
11/18/02	2000	Burglary of a Motor Vehicle	16E30	20D	6300	DARLINGHURST		
11/23/02	2100	Burglary of a Motor Vehicle	16E30	13R	12300	ORMANDY		

11/9/02	2200	Burglary of a Motor Vehicle	16E30	20D	12700	VERDANT BROOK	DR	
11/9/02	2215	Burglary of a Motor Vehicle	16E30	20D	12700	VERDANT BROOK	DR	
11/13/02	0840	Burglary of a Motor Vehicle	16E30	20D	15100	JORDON OAKS		
11/15/02	2200	Auto Theft	16E30	18D	5600	ANDERSON		
11/7/02	2230	Auto Theft	16E30	20D	5700	GATEWOOD		
11/15/02	1930	Auto Theft	16E30	05T	6200	FUQUA		W
11/25/02	0000	Auto Theft	16E30	18A	12900	POST OAK	RD	S
11/9/02	2300	Auto Theft	16E30	03B	13200	FONDREN		
11/23/02	1700	Auto Theft	16E30	18C	13200	FONDREN		
11/27/02	0850	Auto Theft	16E30	18O	13300	DUNLAP		
11/18/02	1500	Auto Theft	16E30	18C	13700	POST OAK	RD	S
11/4/02	2000	Auto Theft	16E30	18T	14000	MAIN		
11/8/02	1300	Auto Theft	16E30	05E	14000	POST OAK	RD	S
11/23/02	0015	Auto Theft	16E30	18N	14000	HILLCROFT		
11/23/02	2000	Auto Theft	16E30	18T	14500	POST OAK	RD	S
11/5/02	2127	Narcotic Drug Laws	16E30	13R	4800	OREM		W
11/26/02	0134	Narcotic Drug Laws	16E30	13R	6400	LOMA VISTA		
11/12/02	1150	Narcotic Drug Laws	16E30	13R	7200	OREM		W
11/21/02	1550	Narcotic Drug Laws	16E30	13R	12800	DUNLAP		
11/15/02	2150	Narcotic Drug Laws	16E30	22H	13700	MAIN		
11/30/02	1804	Narcotic Drug Laws	16E30	13R	13700	SUMMIT RIDGE	DR	
11/17/02	0409	Driving While Intoxicated	16E30	13R	13200	FONDREN		

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
11/11/02	0000	Rape	16E30	250	5300	GLEN RIO		
12/2/02	2130	Aggravated Assault	16E30	13R	5200	WILLOMINE	WY	
12/2/02	2130	Aggravated Assault	16E30	13R	5200	WILLOMINE	WY	
12/8/02	1800	Aggravated Assault	16E30	13R	5600	ANDERSON		
12/29/02	1440	Aggravated Assault	16E30	070	5600	TIFFANY		
12/4/02	1800	Aggravated Assault	16E30	20R	6100	NEWQUAY		
12/7/02	0340	Aggravated Assault	16E30	20R	13500	MIRACLE	LN	
12/26/02	2300	Burglary	16E30	20R	4600	TRAIL LAKE		
12/20/02	0630	Burglary	16E30	20R	5700	DARLINGHURST		
12/30/02	1746	Burglary	16E30	20R	6200	GREENWICK	LP	S
12/2/02	2120	Burglary	16E30	20R	6500	LOMA LINDA		
12/18/02	1800	Burglary	16E30	20R	6800	RIVER BLUFF	DR	
12/2/02	1130	Burglary	16E30	20R	7400	OREM		W
12/23/02	1130	Burglary	16E30	20R	12200	CARLSBAD		
12/27/02	0639	Burglary	16E30	13R	12900	POST OAK	RD	S
12/4/02	1600	Burglary	16E30	060	13600	FONDREN		
12/8/02	1615	Burglary	16E30	060	13600	FONDREN		
12/27/02	1530	Burglary	16E30	060	13900	POST OAK	RD	S
12/23/02	1830	Burglary	16E30	250	14100	MAIN		
12/7/02	0850	Burglary	16E30	20R	14200	BENITA		
12/27/02	0350	Burglary	16E30	070	14600	HILLCROFT		
12/29/02	1600	Burglary	16E30	05F	14600	POST OAK	RD	S
12/14/02	2330	Burglary of a Motor Vehicle	16E30	18N	5300	OREM		W
12/15/02	0110	Burglary of a Motor Vehicle	16E30	18O	5300	ALLUM		
12/15/02	0130	Burglary of a Motor Vehicle	16E30	18N	13100	POST OAK	RD	S
12/15/02	0145	Burglary of a Motor Vehicle	16E30	18N	13100	POST OAK	RD	S
12/18/02	2230	Burglary of a Motor Vehicle	16E30	18T	13400	FONDREN		
12/6/02	0200	Burglary of a Motor Vehicle	16E30	20D	13600	SUNROSE	LN	
10/31/02	2145	Burglary of a Motor Vehicle	16E30	18N	13800	POST OAK	RD	S
12/21/02	2215	Burglary of a Motor Vehicle	16E30	18O	13800	POST OAK	RD	S
12/18/02	1100	Burglary of a Motor Vehicle	16E30	18G	14500	POST OAK	RD	S
12/10/02	1000	Auto Theft	16E30	05E	4900	OREM		W
12/12/02	2000	Auto Theft	16E30	20D	5500	ANDERSON		

						OAKS		
12/15/02	0300	Auto Theft	16E30	13S	5500	SOUTH SAM HOUSTON	PKWY	W
12/24/02	0000	Auto Theft	16E30	20D	6000	HEATHERBROOK		
12/12/02	1700	Auto Theft	16E30	13R	6400	HEATHERBROOK		
12/30/02	0400	Auto Theft	16E30	070	12700	HILLCROFT		
12/26/02	2230	Auto Theft	16E30	18A	12800	DUNLAP		
12/29/02	1330	Auto Theft	16E30	18O	13800	POST OAK	RD	S
12/4/02	1800	Auto Theft	16E30	18O	14600	HILLCROFT		
12/11/02	1630	Auto Theft	16E30	13R	14700	MAIN		
12/20/02	1700	Auto Theft	16E30	18O	14700	MAIN		
12/16/02	1230	Auto Theft	16E30	13R	15200	MAIN		
12/2/02	1515	Narcotic Drug Laws	16E30	13R	12500	BURDINE		
12/2/02	0040	Narcotic Drug Laws	16E30	13R	13600	SUNROSE	LN	
12/29/02	2005	Narcotic Drug Laws	16E30	13R	13700	BUXLEY		
12/16/02	1750	Driving While Intoxicated	16E30	13R	5500	OREM		W

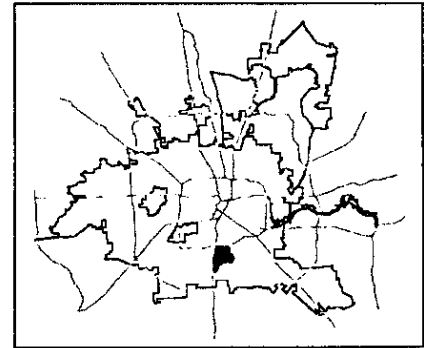
SUPERNEIGHBORHOOD NO. 71

PREMISE 14D20

ATTACHMENT 7

SUPER neighborhood

RESOURCE ASSESSMENT



Background

Sunnyside is the oldest African American community in south central Houston. It was originally developed to provide homes outside the city, but close enough for residents to commute. It now includes a number of tract home subdivisions on typical suburban streets, as well as the original frame homes interspersed with small churches of the original neighborhood. It has endured a number of detrimental land uses, including a major land fill which dominates the center of the community, a now-closed garbage incinerator next to the land fill, and a number of salvage yards. Recently, new developments have revived parts of the community, especially along Cullen.

AREA HIGHLIGHTS

- ✓ Houston City Council District D
- ✓ Houston Independent School District (7 public schools)
- ✓ 3 Police beats (includes bordering beats)
- ✓ 9,344 properties in the neighborhood
- ✓ 11% of properties have long-term tax liens (homesteads not included)
- ✓ 4,063 acres (6.3 sq. miles)

NEIGHBORHOOD FACTS

Pop. characteristics	N'hood		City	
	1990	1997	1990	1997
Total population	19,092	16,538	NA	NA
Persons per sq. mile	3,008	2,605	2,807	2,977

Age of population	N'hood		City	
	1990	1997	1990	1997
Under 5 years	10%	8%	10%	9%
5 - 17 years	20%	22%	18%	19%
18 - 64 years	53%	55%	63%	65%
65 and over	16%	15%	8%	8%

Ethnicity	N'hood		City	
	1990	1997	1990	1997
Non Hispanic Whites	1%	3%	41%	35%
Non Hispanic Blacks	96%	90%	27%	27%
Hispanics	1%	5%	28%	31%
Non Hispanic Asians	2%	2%	4%	6%
Non Hispanic Others	0%	<1%	0%	1%

- Note:
1. Citywide data (1990 and 1997) and 1990 neighborhood data derived from U.S. Bureau of Census/State Data Center.
 2. 1997 neighborhood data obtained from U.S. Department of Housing and Urban Development.
 3. Family households include 2 or more persons related by birth, marriage, or adoption.
 4. Some percentages may not equal 100 due to rounding.
 5. "M" denotes millions; "K" denotes thousands

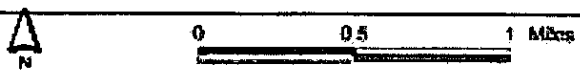
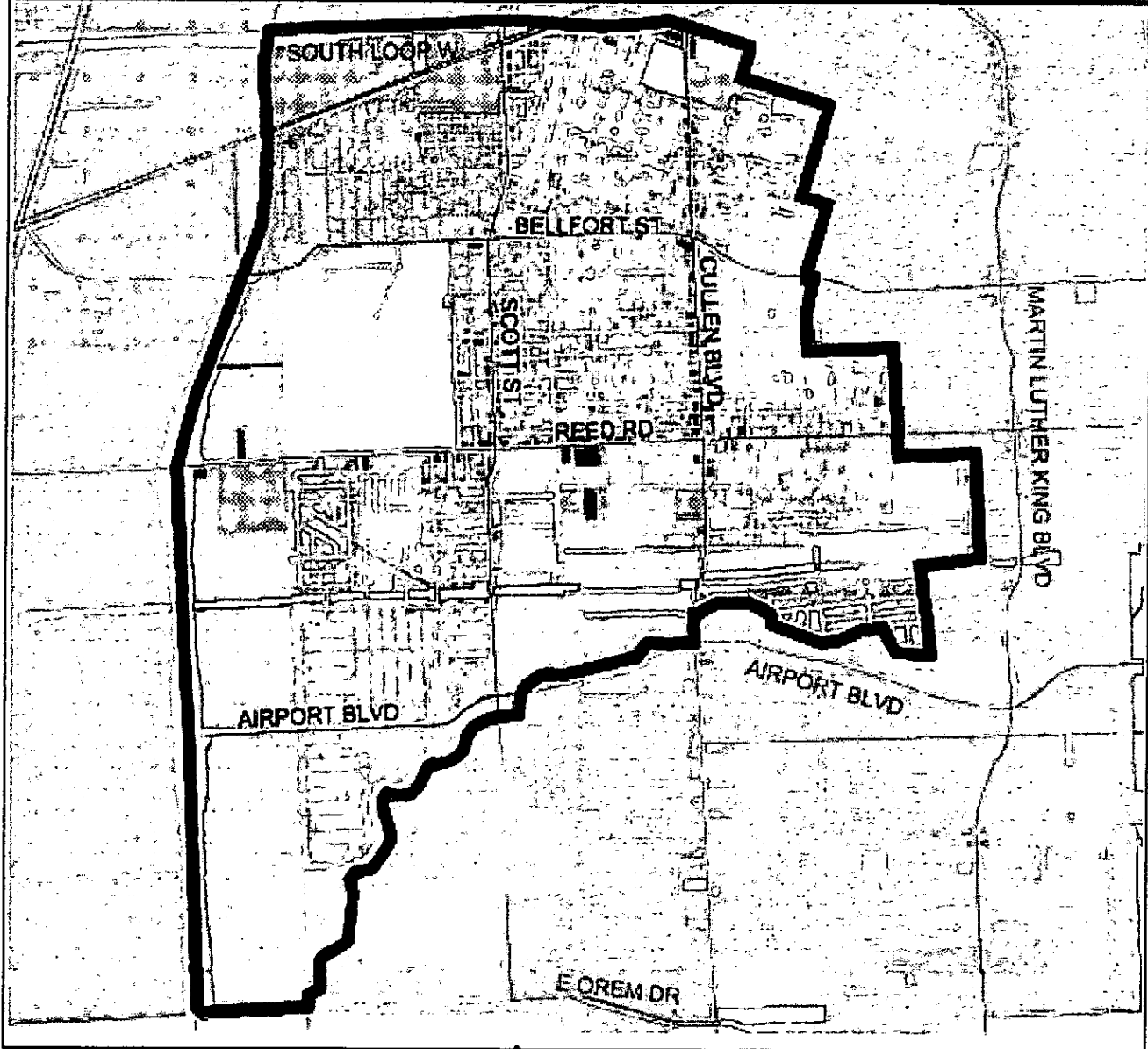
Household income	N'hood		City	
	% of Households		% of Households	
	1990	1997	1990	1997
Under \$15,000	NA	41%	NA	23%
\$15,000 to \$25,000	NA	20%	NA	18%
\$25,000 to \$35,000	NA	10%	NA	16%
\$35,000 to \$50,000	NA	13%	NA	15%
\$50,000 to \$75,000	NA	9%	NA	14%
Over \$75,000	NA	7%	NA	15%

Housing and households				
Total housing units	7,857	7,149	NA	NA
Total households	6,658	5,787	NA	NA
Family households	71%	70%	63%	64%













Educational status				
Total 25 yrs and over	10,395	10,160	NA	NA
No diploma	28%	36%	30%	27%
High school diploma	32%	47%	22%	19%
Some college	29%	4%	19%	26%
College degree	8%	9%	21%	18%
Graduate+	2%	4%	9%	10%

NA - Not applicable. (1990 income not included because data not adjustable for inflation)

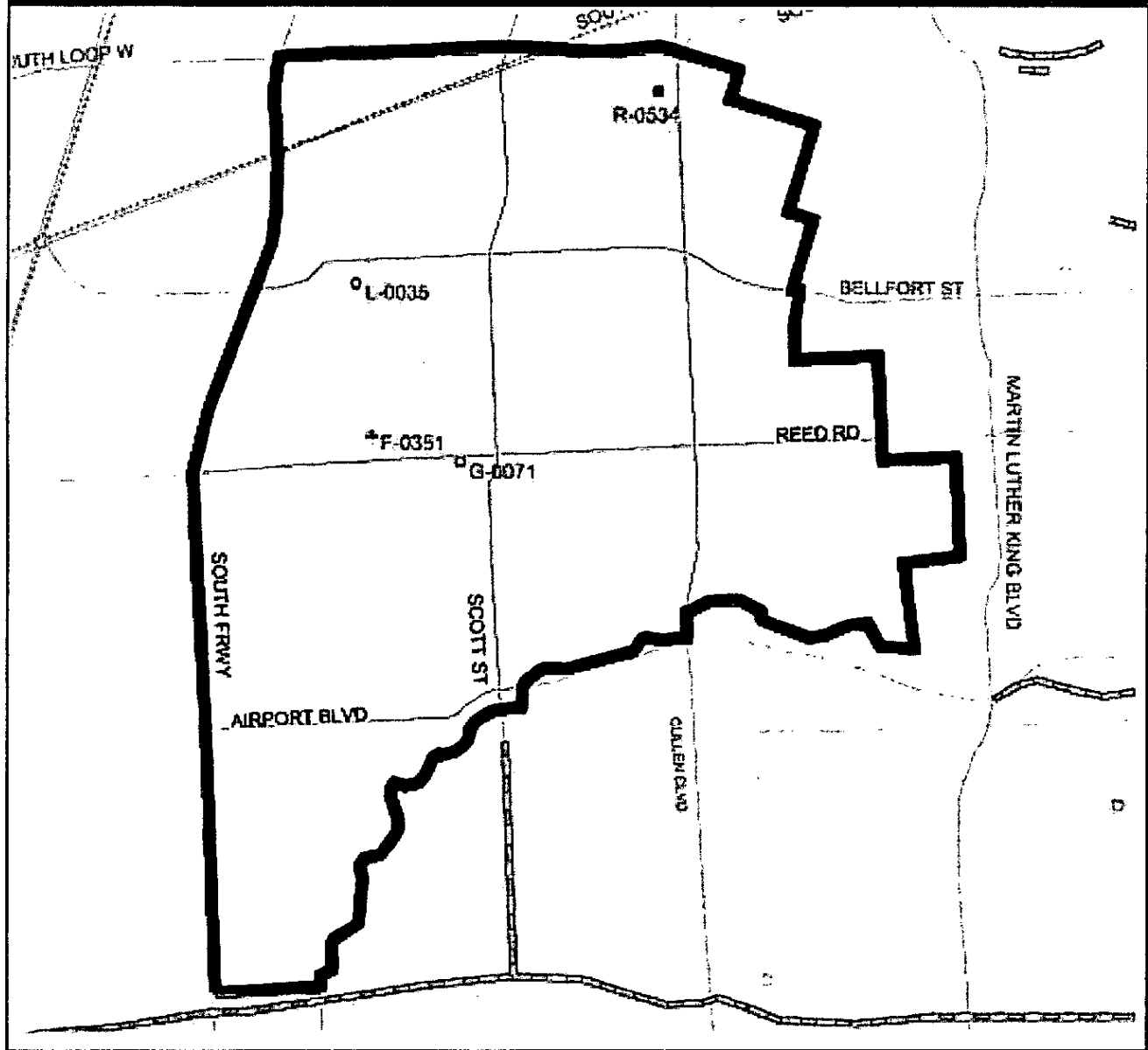
GENERAL LAND USE 1996



Legend reflects colors within the super neighborhood boundary only

 Railroad	 Multi-Family Residential (1.52%)	 Park/Green Space (12.93%)
 Major Roads	 Commercial/Office (2.53%)	 Undeveloped (42.06%)
 Super Neighborhood Boundaries	 Industrial (4.86%)	 Water (0.0%)
 Single-Family Residential (29.01%)	 Public/Institutional (4.89%)	 Others (2.19%)

CAPITAL IMPROVEMENT PROJECTS 1998 - 2002



*For more information, contact the appropriate department



Program	Code	Site	Segment	Program	Code	Site	Segment	Area
Aviation	A	○	▬	Public Health	H	△		
Convention & Entertainment	B	△		Solid Waste	L	○		
Fire	C	□		Storm Drainage	M	□	▬	▬
General Government (Finance & Administration)	D	○		Street & Traffic Control	N	▣	▬	▬
Library	E	□		Wastewater	R	▣	▬	▬
Parks & Recreation	F	△		Water	S	▣	▬	▬
Police	G	□						

INTER-AGENCY CAPITAL IMPROVEMENT PROJECTS LISTING, JULY 1998

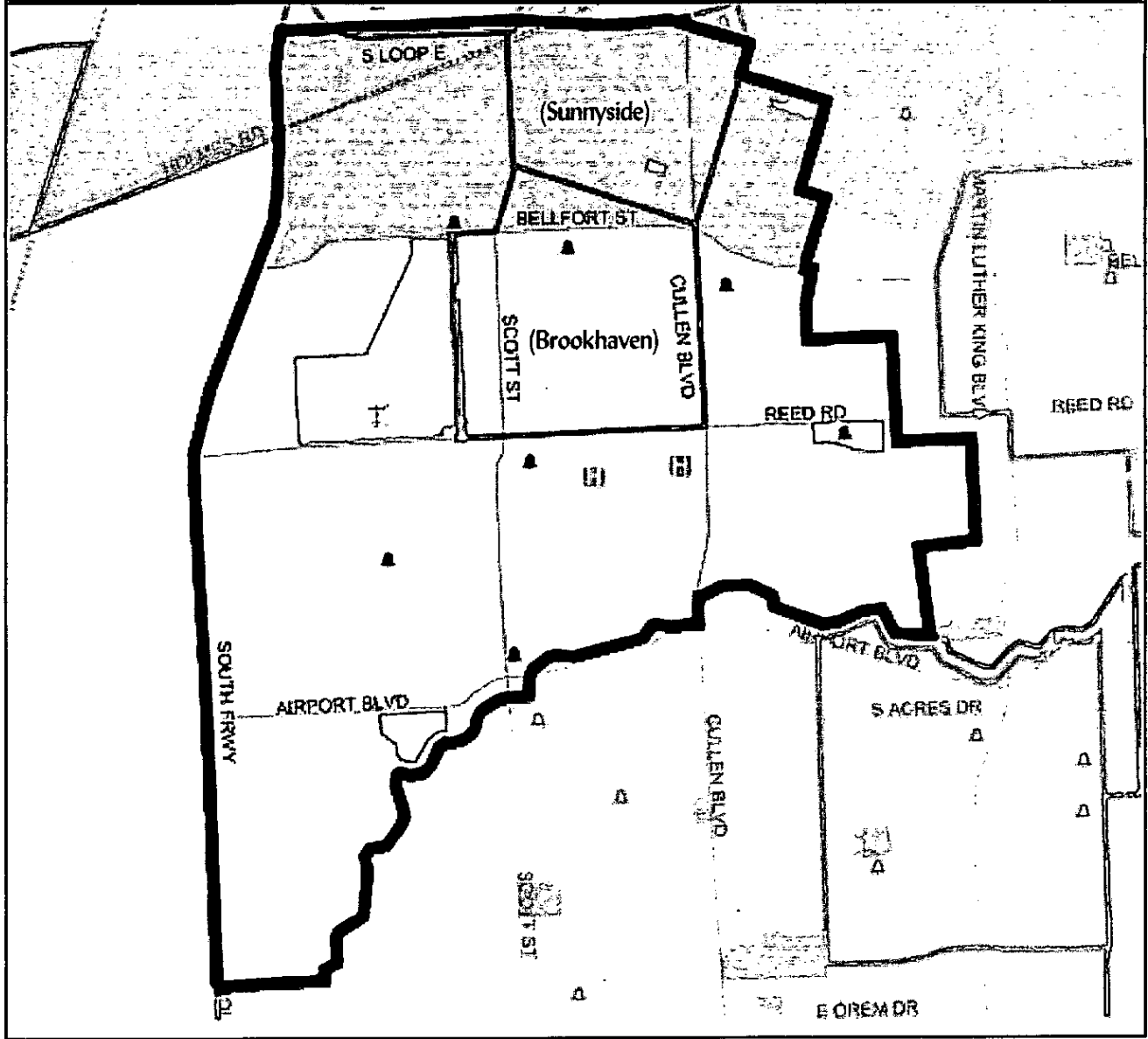
Project #	Project Type	Agency	Contact Phone
39.00	Roadwork: SB, Reed Rd.: Cullen to MLK; improve to 4 lanes	City of Houston	(713) 837-7099
152.01	Roadwork: SB, Cullen: Airport to MacGregor Reconstruct Existing Pavement / Overlay	City of Houston	(713) 837-7099
400.00	Wastewater CIP: Sugar Valley Sanitary Sewer Rehab	City of Houston	(713) 837-7099
870.02	Roadwork: Holmes - SH 288 to IH 610 (Phase I)	Metro G-017	(713) 739-6001
993.04	Roadwork: Akard - Buffum to Dulcimer	Metro TS-13	(713) 739-6001
993.05	Roadwork: Fairland - Poe to Dulcimer	Metro TS-13	(713) 739-6001
993.51	Roadwork: Dulcimer - Fairland to Airport	Metro TS-7	(713) 739-6001
993.54	Roadwork: Buffum - Akard to Poe	Metro TS-7	(713) 739-6001
1434.04	Roadwork: Airport Blvd - Bridge Replacement	Harris County Flood Control District	(713) 684-4050
1439.00	Roadwork: Mykawa to Cullen - Cellular conc/earth channel	Harris County Flood Control District	(713) 684-4050
1440.00	Flood Control: Cullen to SH288 - Cellular conc/earth channel	Harris County Flood Control District	(713) 684-4050
1449.00	Wastewater: Relief Sewers for Reedwood & Sugar Valley	City of Houston	(713) 837-7099
1613.13	Roadwork: ROW, Sunbeam: Cullen to Martin Luther King	City of Houston	(713) 837-7099
1632.70	Roadwork: ROW, Chain: Clover to Dead End North	City of Houston	(713) 837-7099
1632.72	Roadwork: SB, Coffee: Bellfort to Gloryland	City of Houston	(713) 837-7099
1632.75	Roadwork: ROW, Dawson: Ferdinan to Scott	City of Houston	(713) 837-7099
1634.03	Roadwork: ROW, Jutland: Reed to Bellfort	City of Houston	(713) 837-7099
1634.04	Roadwork: ROW, Larkspur: Cullen to Hilda	City of Houston	(713) 837-7099
1655.15	Roadwork: ROW, Groventon: Jutland to Teneha	City of Houston	(713) 837-7099
1655.19	Roadwork: ROW, Coffee: Reed to Wenda	City of Houston	(713) 837-7099
1655.34	Roadwork: ROW, Red Bud: Cullen to Dead End East	City of Houston	(713) 837-7099
1655.37	Roadwork: ROW, Noel: Reed to Pederson	City of Houston	(713) 837-7099
2168.70	Watermain Extensions in 11 locations	City of Houston	(713) 837-7099

For details see City of Houston Public Works and Engineering Department's Inter-Agency Coordination Project Maps, July 1998

AREA PUBLIC FACILITIES

Facility	Location/Address	Facility	Location/Address
Sunnyside Community Center	3502 Bellfort	Grimes Park	5150 Reed
Sunnyside Multi-Service Center	4605 Wilmington	Attucks Middle School	4330 Bellfort
Sunnyside Health Center	9314 Cullen	Carnegie Elementary School	10404 Scott
Johnson Library	3511 Reed	Fairchild Elementary School	8701 Delilah
Bricker Park	4548 Bricker	Grimes Elementary School	9220 Jutland
Sunnyside Park	3502 Bellfort	Reynolds Elementary School	9601 Rosehaven
Scottcrest Park	10700 Rosehaven	Sunnyside Elementary School	3555 Bellfort
E.P. Hill Park	4800 Gloryland	Worthing High School	9215 Scott

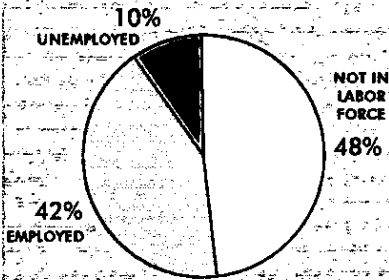
PUBLIC FACILITIES & SPECIAL DISTRICTS



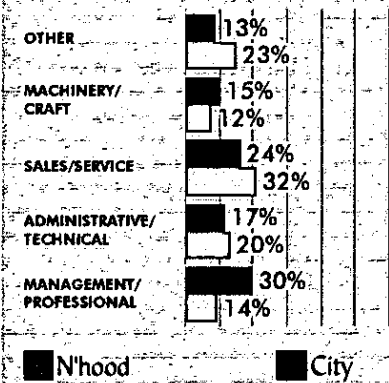
- | | | |
|---------------------------------|-------------|-----------------------|
| Neighborhood Boundary | Parks | Health Facilities |
| NTS Area | Major Roads | Multi-service Centers |
| Texas Enterprise Zone | Railroad | Community Centers |
| Enhanced Enterprise Community | Schools | Fire Stations |
| Tax Abatement District | Libraries | Police |
| Tax Increment Reinvestment Zone | | |

SUPER NEIGHBORHOOD PROGRAMS

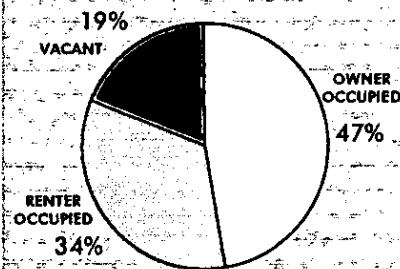
Labor Force



Employment by Occupation



Housing Occupancy



1997 HUD data

Name/Program description

Community service providers

Housing and Community Development

Extended hours recreation program: Continue to expand hours of operation by 36 hours per week

Library Department

Born to Read: Children's librarian talks to moms about choosing books for babies

Police Department

Pop Warner Little League Football: Football and cheer program to build children's self esteem

Southeast Coalition: Neighborhood alliance to address the needs of the greater community

Sunnyside Asian/African American Task Force: Provide leadership and education as it relates to cultural conflicts

Public Works Department

Recycling Drop-off: Drop-off site located in the neighborhood

Solid Waste Department

Collection site for solid waste: Automated residential collection; dead animal pickup; heavy trash collection

Special Districts

2 Neighborhoods to Standard areas

Sunnyside (Tier I)

Brookhaven (Tier VI)

AREA ORGANIZATIONS

Name/Contact/Address

Bayou Estates Civic Club
Mr. Doug Freeman
5215 Graveton
Houston, TX 77033

Brookhaven Civic Club
Ms. Mae Sykes
1110 Elberta
Houston, TX 77051

Carolina Garden Civic Club
Ms. Emma Love
9229 Martell Street
Houston, TX 77051

East Sunnyside Court Civic Club, Inc.
Mr. C Gibson
4917 Red Bud
Houston, TX 77033

East Sunnyside/Brookhaven Civic Club
Mr. John Crawford
4513 Briscoe Street
Houston, TX 77051

Greater Sugar Valley Civic Club
Ms. Margaret Jenkins
PO Box 88064
Houston, TX 77288

Name/Contact/Address

Sunbeam Curry Civic Club
Mr. James Martin
8515 Curry
Houston, TX 77093

Sunnyside Civic Club
Mr. Harry Jenkins
8117 Comal
Houston, TX 77051

Sunnyside Community Civic Club, Inc.
Ms. Ella Jenkins
7901 Grandview Street
Houston, TX 77051

Sunnyside Gardens/Bayou Estates CC
Mr. Willie Dunn
5136 Higgins Street
Houston, TX 77033

Sunnyside Neighborhood Center
Rev. James Jackson
8008 Scott Street
Houston, TX 77051-1648

If your organization is not listed, contact the Planning and Development Department at 713-837-7707.



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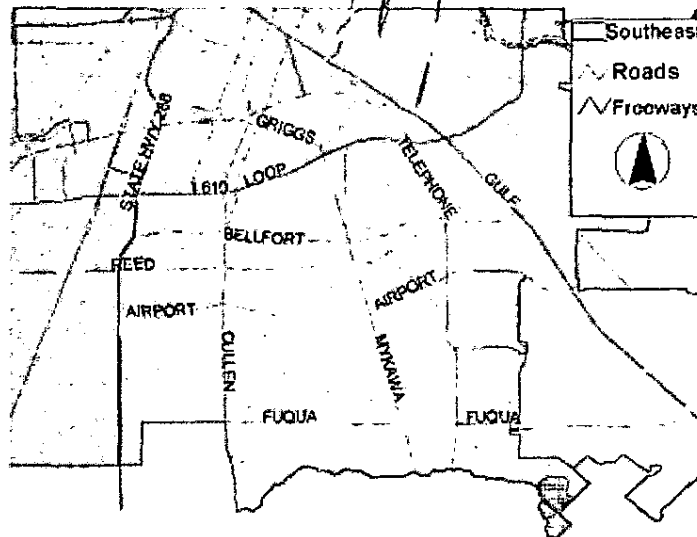
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Southeast Patrol Division

Estimated Population: 160,835
Approximate Square Miles: 50.5

- **13D10**
Approximate street boundaries:
 North: I-45
 East: I-45
 South: Park Place to Dixie
 West: HB&T RR Track
Landmarks/Neighborhoods: Gulfgate Mall, Bay Forest, Riverview, Hampshire, Golfcrest, Barnett Stadium
[Click here for a detailed text description of the boundaries of this beat.](#)
[Click here for a detailed map of this beat.](#)
Crime stats for this beat: [click here.](#)
- **13D20**
Approximate street boundaries:
 North: Dixie to Park Place
 East: I-45
 South: Airport Blvd
 West: SFRR RR Track
Landmarks/Neighborhoods: Fairlawn, Garden Villas, Glenbrook Valley, Santa Rosa
[Click here for a detailed text description of the boundaries of this beat.](#)
[Click here for a detailed map of this beat.](#)
Crime stats for this beat: [click here.](#)
- **13D30**
Approximate street boundaries:
 North: Airport
 East: Monroe
 South: Alameda Genoa
 West: ATSF RR Track
Landmarks/Neighborhoods: Allen Farms, Airport Gardens, Hobby Airport area
[Click here for a detailed text description of the boundaries of this beat.](#)
[Click here for a detailed map of this beat.](#)
Crime stats for this beat: [click here.](#)

- **13D40**
Approximate street boundaries:
North: Almeda Genoa
East: Monroe
South: Clear Creek
West: ATSF RR Track
Landmarks/Neighborhoods: Val Verde East, Gulf Meadows, Houston Skyscraper Shadows
[Click here for a detailed text description of the boundaries of this beat.](#)
[Click here for a detailed map of this beat.](#)
Crime stats for this beat: [click here.](#)

Crime Statistics for 13 District (2001): [January](#) [February](#) [March](#) [April](#) [May](#) [June](#) [July](#) [August](#) [September](#) [October](#) [November](#) [December](#)
(2002): [January](#) [February](#) [March](#) [April](#) [May](#) [June](#) [July](#) [August](#) [September](#) [October](#) [November](#) [December](#)
(2003): [January](#) [February](#) [March](#) [April](#) [May](#)

- **14D10**
Approximate street boundaries:
North: Old Spanish Trail
East: Beekman
South: 610 South Loop East
West: Hwy 288
Landmarks/Neighborhoods: McGregor Terrace, Riverside Terrace
[Click here for a detailed text description of the boundaries of this beat.](#)
[Click here for a detailed map of this beat.](#)
Crime stats for this beat: [click here.](#)
- **14D20**
Approximate street boundaries:
North: 610 South Loop East
East: Between Cullen and Martin Luther King
South: Sims Bayou
West: Hwy 288
Landmarks/Neighborhoods: Blueridge, Sunnyside, Brook Haven, Bayou Estates
[Click here for a detailed text description of the boundaries of this beat.](#)
[Click here for a detailed map of this beat.](#)
Crime stats for this beat: [click here.](#)
- **14D30**
Approximate street boundaries:
North: 610 South Loop East
East: Mykawa
South: Sims Bayou
West: Between Cullen and Martin Luther King
Landmarks/Neighborhoods: Crestmont, Edgewood, Belfort Park, Inwood Terrace, Southpark
[Click here for a detailed text description of the boundaries of this beat.](#)
[Click here for a detailed map of this beat.](#)
Crime stats for this beat: [click here.](#)
- **14D40**
Approximate street boundaries:
North: Sims Bayou
East: Webercrest
South: Almeda Genoa to Fuqua
West: Hwy 288
Landmarks/Neighborhoods: South Acres, Shamrock Manor, Hillwood, Cloverland
[Click here for a detailed text description of the boundaries of this beat.](#)
[Click here for a detailed map of this beat.](#)
Crime stats for this beat: [click here.](#)

- **14D50**

Approximate street boundaries:

North: Almeda Genoa to Sims Bayou

East: ATSF RR Track

South: Clear Creek

West: Cullen

Landmarks/Neighborhoods: Golden Glade Estates, Langston, Almeda Genoa

[Click here for a detailed text description of the boundaries of this beat.](#)

[Click here for a detailed map of this beat.](#)

Crime stats for this beat: [click here.](#)

Crime Statistics for 14 District (2001): [January](#) [February](#) [March](#) [April](#) [May](#) [June](#) [July](#) [August](#)
[September](#) [October](#) [November](#) [December](#)

(2002): [January](#) [February](#) [March](#) [April](#) [May](#) [June](#) [July](#) [August](#) [September](#) [October](#) [November](#)
[December](#)

(2003): [January](#) [February](#) [March](#) [April](#) [May](#)

Printing?

If you plan to print out the crime statistic tables, for best results, choose the "landscape" orientation from the properties menu in your printer dialogue box.

Notes:

- The Houston Police Department does not recommend raw data comparisons be made between police beats. This Web site does not provide a comparative analysis of the various beats.
- The data presented in these reports is NOT the official Crime Statistics for the Houston Police Department. This data is being provided prior to the release of the Department's Official Monthly Uniform Crime Report. For information on requesting UCR data and other reports, please see our [Public Information page](#).

(See: Attachments 7)

We are attaching **Superneighborhood No. 71 (Sunnyside Area)** "Resource Assessment" so the panel can see the location and statistics in this adjoining area. **In 2002, this area had the following crime statistics:**

This area is located in Police Premise 14D20:

14D20 2002 Date	Aggravated Assault	Auto Theft	Burglary	Burglary of Motor Vehicle	DWI	Narcotic Drug Laws	Rape	Robbery
Jan.	20	17	48	8	2	41	4*	19
Feb.	19	20	29	9	3	42	2	18
March	25	16	36	11	0	41	1	8
April	35	13	33	12	0	36	5*	6
May	40	19	41	9	0	36	6	14
June	35	13	25	5	0	28	1	15
July	36	16	62	18	0	33	3	12
Aug.	26	20	44	13	4	36	3	18
Sept.	13	23	40	15	7	39	0	10
Oct.	26	14	70	8	6	46	1	7
Nov.	37	20	41	11	7	25	2	7
Dec.	25	14	44	13	3	21	3	14
Total	337	205	513	132	32	424	31	148

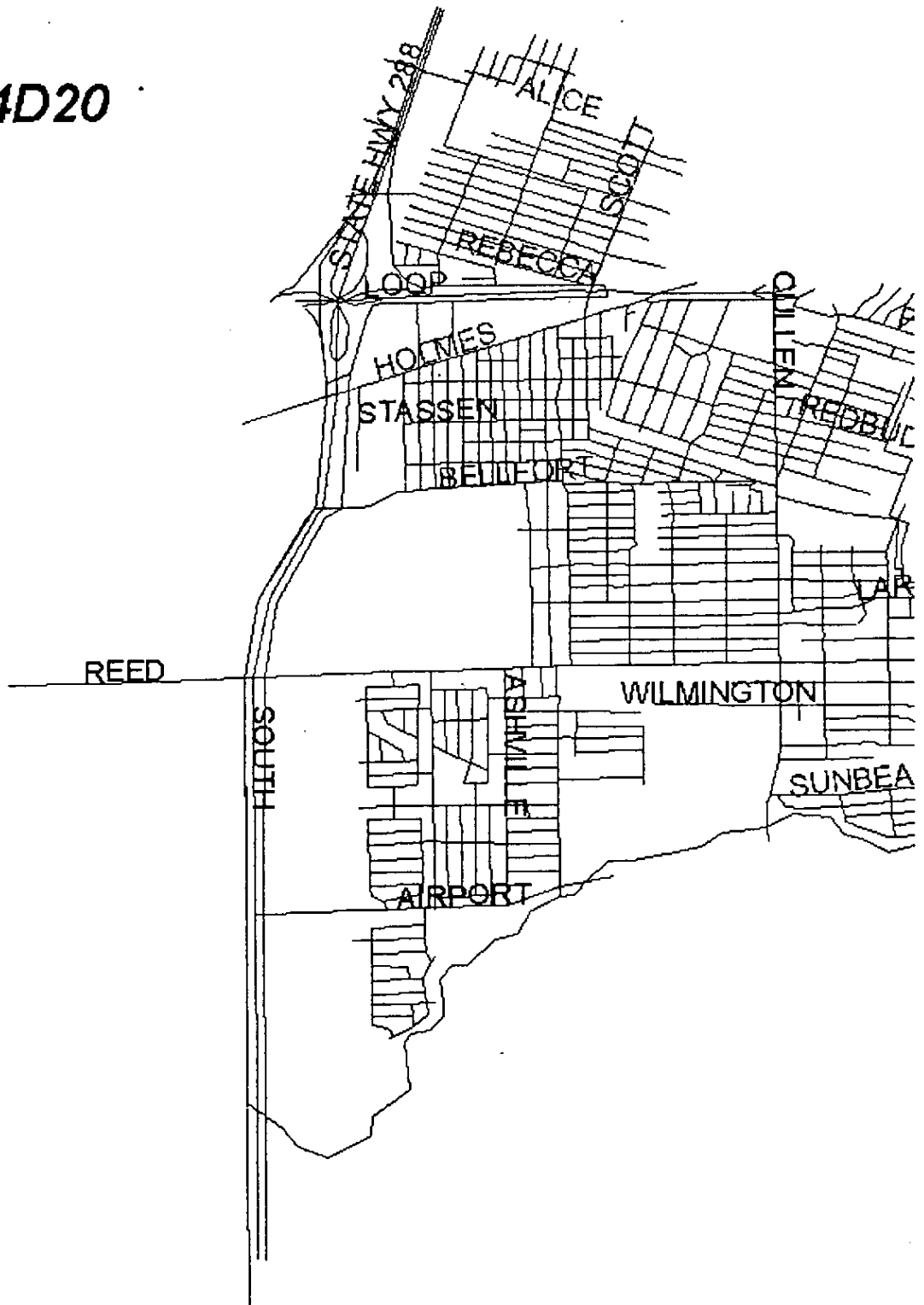
(Data available under Crime Statistics on the Internet.) *Murder and Non-Negligent Manslaughter (4)

Composite of 2002 Crime Committed At Actual Apartments (20A) in Premise 14D20:

14D20 2002 Date	Aggravated Assault	Auto Theft	Burglary	Burglary of Motor Vehicle	DWI	Narcotic Drug Laws	Rape	Robbery
Total	89	2	77	2	0	17	1	7

This area has been striving for many years to revive its community.

14D20





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14D20: Beat Description and Boundary

The boundary begins at the intersection of the South Freeway and Alice and goes east on Alice to Del Rio, north on Del Rio for one block to Idaho, east two blocks on Idaho to Lozier, north one block on Lozier to Ward, two blocks east on Ward to Winton, three blocks south on Winton to Southlawn, and east on Southlawn to Scott. All of these streets are in 14D10's beat. The boundary turns south on Scott to the South Loop. Scott is in 14D20's beat. The beat boundary follows the South Loop east to Bastian. It takes Bastian to Pershing, and Pershing east to the intersection of Pershing, Calhoun, and the South Park subdivision boundary. (See City of Houston Tax Maps, Page 229, 5454, D3-D4). On the south of Pershing and east of Calhoun is the South Park Subdivision. The beat boundary goes along the north boundary of South Park Subdivision, then along the east boundary of the South Park Subdivision at Jutland. A half block south of Vanfleet on Jutland, the South Park Subdivision boundary turns west. The beat boundary follows this subdivision boundary west. About a half block west of Darney, an alley turns south from the subdivision boundary and runs into the subdivision boundary between the Southland Acres and Smallwood Terrace Subdivisions. The beat boundary follows the alley to the subdivision boundary and continues along the subdivision boundary to Bellfort. About one-half block east on Bellfort is the intersection with Jutland. The next intersection on Bellfort is Panay. About halfway between Jutland and Panay, a subdivision boundary goes south. The beat boundary follows this subdivision. The subdivision boundary turns east along the lot lines just south of Westover Street. This line continues about one-half block west of St.Lo Street. The beat boundary follows this line for approximately five blocks east. The Inwood Terrace Subdivision boundary turns south between Noel and Rockford. It turns east between Hirondelet and Carmen. The beat boundary follows this subdivision boundary south and east. The subdivision boundary turns south again about a half block east of Merle Street. The beat boundary follows this subdivision boundary south. Just before sunbeam, it follows the lot lines along Bayfield to Martin Luther King Boulevard. The beat boundary follows Martin Luther King Blvd. south to Sims Bayou. Martin Luther King Blvd. is the responsibility of 14D30's beat. It follows Sims Bayou west to the South Freeway. The boundary then follows the South Freeway north to the intersection with Alice where it begins. The South Freeway is the responsibility of 14D20.

1/1/02	1555	Aggravated Assault	14D20	13R	9400	COFFEE	
1/5/02	2200	Aggravated Assault	14D20	20P	4600	KNOXVILLE	
1/5/02	1730	Aggravated Assault	14D20	13R	9200	SCOTT	
1/11/02	2200	Aggravated Assault	14D20	20R	8100	CANNON	
1/12/02	1010	Aggravated Assault	14D20	20V	4600	SUNFLOWE R	
1/14/02	2200	Aggravated Assault	14D20	20A	4100	BARBERRY	
1/14/02	850	Aggravated Assault	14D20	20A	5000	SUNFLOWE R	
1/16/02	1300	Aggravated Assault	14D20	20R	1100	NIAGARA	
1/16/02	1800	Aggravated Assault	14D20	250	7200	SCOTT	
1/19/02	2200	Aggravated Assault	14D20	20A	4100	BARBERRY	
1/20/02	1856	Aggravated Assault	14D20	20R	4100	MALLOW	
1/21/02	2000	Aggravated Assault	14D20	70	4200	REED	
1/22/02	1100	Aggravated Assault	14D20	20D	4400	PHLOX	
1/22/02	1100	Aggravated Assault	14D20	20D	4400	PHLOX	
1/25/02	315	Aggravated Assault	14D20	13R	3600	REED	
1/27/02	515	Aggravated Assault	14D20	13R	8500	EDGAR	
1/28/02	1700	Aggravated Assault	14D20	20A	4200	PHLOX	

Premise 14D20
Sorted by Type

10/03

1/29/02	100	Aggravated Assault	14D20	13R	3800	LYDIA
1/30/02	1100	Aggravated Assault	14D20	13R	3600	REBECCA
1/30/02	1830	Aggravated Assault	14D20	20A	4100	BARBERRY
12/20/01	100	Auto Theft	14D20	13R	3300	HOLLY HALL
1/1/02	1800	Auto Theft	14D20	18O	3900	BELLFORT
1/2/02	2100	Auto Theft	14D20	20D	3400	SUNBEAM
1/2/02	1930	Auto Theft	14D20	13R	4100	SHELBY CIR
1/2/02	600	Auto Theft	14D20	13R	4300	MAGGIE
1/4/02	0	Auto Theft	14D20	18C	3900	BELLFORT
1/10/02	1130	Auto Theft	14D20	13R	4500	STASSEN
1/12/02	2200	Auto Theft	14D20	20R	7700	SPRINGHILL
1/14/02	800	Auto Theft	14D20	20D	7800	CLEARVIE W
1/15/02	2000	Auto Theft	14D20	18C	8900	CULLEN
1/19/02	1700	Auto Theft	14D20	250	3000	BARBERRY
1/21/02	958	Auto Theft	14D20	18A	4000	BARBERRY
1/24/02	1900	Auto Theft	14D20	18A	4000	BARBERRY
1/28/02	2100	Auto Theft	14D20	18G	9200	CULLEN
1/28/02	1000	Auto Theft	14D20	20D	10500	CATHEDRAL
						DAVENPORT

1/29/02	0	Auto Theft	14D20	20R	4400	T		
1/30/02	1930	Auto Theft	14D20	180	8900	SCOTT		
1/25/01	600	Burglary	14D20	40	4900	REED		
12/22/01	900	Burglary	14D20	20R	5000	WILMINGT ON		
12/23/01	1400	Burglary	14D20	20V	5500	ELMLAWN		
12/31/01	300	Burglary	14D20	210	3600	REED		
12/31/01	2100	Burglary	14D20	20R	4500	PHLOX		
12/31/01	2330	Burglary	14D20	210	9100	CULLEN		
1/1/02	1200	Burglary	14D20	20R	4300	MALLOW		
1/1/02	915	Burglary	14D20	20R	5200	HIGGINS		
1/2/02	2110	Burglary	14D20	20P	4200	MC KINLEY		
1/3/02	1900	Burglary	14D20	20R	7900	BOWEN		
1/4/02	1830	Burglary	14D20	20R	3100	BARBERRY		
1/5/02	1800	Burglary	14D20	20R	4400	ROSEMONT		
1/5/02	1800	Burglary	14D20	20M	4500	STASSEN		
1/5/02	0	Burglary	14D20	20R	5300	WILMINGT ON		
1/5/02	2030	Burglary	14D20	05B	9100	SCOTT		
1/6/02	1540	Burglary	14D20	05Z	3200	SOUTH LP E	SER	S
1/6/02	1945	Burglary	14D20	20R	4600	PHLOX		

Premise 14D20
Sorted by Type

1/10/03

1/6/02	1900	Burglary	14D20	40	4700	WILMINGT ON
1/8/02	930	Burglary	14D20	20A	5000	SUNFLOWE R
1/9/02	900	Burglary	14D20	20R	4400	KNOXVILLE
1/9/02	615	Burglary	14D20	20R	4400	STASSEN
1/9/02	1930	Burglary	14D20	03B	4600	PHLOX
1/12/02	700	Burglary	14D20	20R	5200	CARMEN
1/13/02	2359	Burglary	14D20	20R	8000	LAWLER
1/14/02	1500	Burglary	14D20	250	3500	SOUTH LP E
1/15/02	600	Burglary	14D20	20R	3800	GOODHOP E
1/16/02	1600	Burglary	14D20	20R	3000	SUNBEAM
1/16/02	2100	Burglary	14D20	40	8400	WOODWAR D
1/17/02	1300	Burglary	14D20	20R	8900	NOEL
1/18/02	100	Burglary	14D20	20A	3700	FAULKNER
1/18/02	1745	Burglary	14D20	20P	4600	ALVIN
1/20/02	1605	Burglary	14D20	22M	4300	BELLFORT
1/23/02	1300	Burglary	14D20	20R	3500	SEABROOK
1/23/02	615	Burglary	14D20	05L	8200	CALHOUN
1/24/02	1200	Burglary	14D20	20R	3100	WILMINGT ON

RD

Precedence 14D20
Sorted by Type

1/25/02	2130	Burglary	14D20	20A	3700	FAULKNER
1/25/02	800	Burglary	14D20	20R	4600	GALESBURG
1/25/02	2300	Burglary	14D20	20R	4700	ALVIN
1/26/02	2245	Burglary	14D20	20R	3600	REBECCA
1/27/02	930	Burglary	14D20	20R	3100	GROTON
1/28/02	750	Burglary	14D20	20R	4600	DAVENPORT
1/28/02	1545	Burglary	14D20	20R	10300	ROSEHAVEN
1/28/02	1430	Burglary	14D20	20R	10500	BUFFUM
1/29/02	1415	Burglary	14D20	20R	4500	WHITE ROCK
1/29/02	1800	Burglary	14D20	20R	5000	EDFIELD
1/30/02	820	Burglary	14D20	20R	1200	DANUBE
1/30/02	2045	Burglary	14D20	40	4200	BRINKLEY
1/31/02	800	Burglary	14D20	20A	4000	ALEDO
12/23/01	1730	Motor Vehicle	14D20	250	8400	WOODWARD
12/31/01	0	Motor Vehicle	14D20	18A	5000	SUNFLOWER
1/4/02	1830	Motor Vehicle	14D20	13R	3000	ALTUS
1/22/02	2330	Motor Vehicle	14D20	180	9200	CULLEN
1/25/02	2300	Burglary of a Motor Vehicle	14D20	20D	4900	SOUTHWIND

1/25/02	1230	Burglary of a Motor Vehicle	14D20	20R	10500	FAIRLAND
1/26/02	30	Burglary of a Motor Vehicle	14D20	13R	4100	MALLOW
1/26/02	30	Burglary of a Motor Vehicle	14D20	13R	4100	MALLOW
1/10/02	201	Driving While Intoxicated	14D20	13R	3500	SOUTH LPE
1/12/02	1815	Driving While Intoxicated	14D20	13R	5000	BELLFORT
1/6/02	205	Murder & Nonnegligent Manslaughter	14D20	100	8100	GLADSTONE
1/2/01	13	Narcotic Drug Laws	14D20	13R	4500	BRISCOE
11/3/01	1950	Narcotic Drug Laws	14D20	70	7900	CULLEN
1/2/02	1304	Narcotic Drug Laws	14D20	13R	3500	LYDIA
1/3/02	1945	Narcotic Drug Laws	14D20	13S	4500	BELLFORT
1/3/02	2140	Narcotic Drug Laws	14D20	13R	7700	CULLEN
1/3/02	1950	Narcotic Drug Laws	14D20	240	7900	CULLEN
1/4/02	940	Narcotic Drug Laws	14D20	18A	3800	FAULKNER
1/5/02	1859	Narcotic Drug Laws	14D20	140	3100	HOLMES

Premise 14D20
Sorted by Type

7/10/03

1/5/02	130	Narcotic Drug Laws	14D20	20D	4900	SOUTHWIN D
1/6/02	352	Narcotic Drug Laws	14D20	13R	3600	NOAH
1/7/02	1300	Narcotic Drug Laws	14D20	22H	9200	SCOTT
1/8/02	1400	Narcotic Drug Laws	14D20	13R	7800	SCOTT
1/8/02	1400	Narcotic Drug Laws	14D20	13R	8400	SCOTT
1/8/02	2006	Narcotic Drug Laws	14D20	13R	8900	DUANE
1/9/02	1420	Narcotic Drug Laws	14D20	70	7000	SCOTT
1/10/02	2017	Narcotic Drug Laws	14D20	20R	3500	NOAH
1/10/02	1945	Narcotic Drug Laws	14D20	20R	3500	MAINER
1/10/02	2200	Narcotic Drug Laws	14D20	18M	4400	REED
1/11/02	2346	Narcotic Drug Laws	14D20	20A	3800	FAULKNER
1/13/02	1651	Narcotic Drug Laws	14D20	18A	3700	FAULKNER
1/15/02	905	Narcotic Drug Laws	14D20	13B	3700	BELLFORT
1/15/02	2111	Narcotic Drug Laws	14D20	23S	7500	SCOTT
1/15/02	2149	Narcotic Drug Laws	14D20	13R	7500	CULLEN
1/15/02	2230	Narcotic Drug Laws	14D20	13R	8200	CULLEN
1/15/02	1940	Narcotic Drug Laws	14D20	13R	9000	DUANE
1/16/02	1315	Narcotic Drug Laws	14D20	13R	4900	MALLOW
		Narcotic				

Premise 14D20
Sorted by Type

1/16/02	1940	Drug Laws	14D20	13R	8000	COFFEE	
1/17/02	2031	Narcotic Drug Laws	14D20	13R	4800	BELLFORT	
1/17/02	2029	Narcotic Drug Laws	14D20	13R	4800	BELLFORT	
1/22/02	2210	Narcotic Drug Laws	14D20	13R	4500	MAYFLOWE R	
1/24/02	1240	Narcotic Drug Laws	14D20	13R	7500	CULLEN	
1/25/02	142	Narcotic Drug Laws	14D20	13R	2900	REED	
1/25/02	1605	Narcotic Drug Laws	14D20	13R	3500	MAINER	
1/26/02	0	Narcotic Drug Laws	14D20	13R	4800	BELLFORT	
1/28/02	311	Narcotic Drug Laws	14D20	210	9200	CULLEN	
1/29/02	1944	Narcotic Drug Laws	14D20	20P	8900	DUANE	
1/30/02	120	Narcotic Drug Laws	14D20	13R	4200	BRINKLEY	
1/30/02	35	Narcotic Drug Laws	14D20	13R	4200	ALEDO	
1/30/02	2030	Narcotic Drug Laws	14D20	13R	8900	DUANE	
1/31/02	2030	Narcotic Drug Laws	14D20	13R	3900	ALEDO	
1/31/02	149	Narcotic Drug Laws	14D20	13R	4000	ALVIN	
Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type Suffix
1/8/02	1850	Rape	14D20	20R	10500	CHESTERFI ELD	
1/29/02	2230	Rape	14D20	11R	4900	GLORY LAND	DR
1/1/02	700	Robbery	14D20	13B	4600	BELLFORT	

Premise 14D20
Sorted by Type

1/1/02	2000	Robbery	14D20	13R	10500	CHESTERFIELD
1/2/02	730	Robbery	14D20	120	9400	CULLEN
1/5/02	2058	Robbery	14D20	180	7200	SCOTT
1/5/02	200	Robbery	14D20	18R	9200	CULLEN
1/6/02	100	Robbery	14D20	03B	3900	LOCKHART
1/6/02	2010	Robbery	14D20	210	4600	BELLFORT
1/6/02	2210	Robbery	14D20	18M	8000	LIVINGSTON
1/9/02	2140	Robbery	14D20	180	4100	BELLFORT
1/11/02	1600	Robbery	14D20	18C	3900	BELLFORT
1/16/02	1430	Robbery	14D20	170	8600	CULLEN
1/18/02	900	Robbery	14D20	120	9400	CULLEN
1/27/02	100	Robbery	14D20	13R	3800	NOAH
1/29/02	2230	Robbery	14D20	13R	7100	SCOTT
1/29/02	2200	Robbery	14D20	13R	7400	SCOTT
1/29/02	1540	Robbery	14D20	240	9300	CULLEN
1/30/02	2030	Robbery	14D20	13R	10100	CATHEDRAL

Premise 14D20
 SORTED BY TYPE

2/1/02	900	Aggravated Assault	14D20	20R	5000	SUNFLOWER	
2/5/02	2130	Aggravated Assault	14D20	20P	4300	ROCKINGHAM	
2/6/02	0	Aggravated Assault	14D20	20A	4800	JARMESE	
2/6/02	1610	Aggravated Assault	14D20	20P	4300	MALLOW	
2/7/02	1610	Aggravated Assault	14D20	13R	8900	BRANDON	
2/7/02	2130	Aggravated Assault	14D20	20R	7800	COLONIAL	LN
2/10/02	2300	Aggravated Assault	14D20	20R	4200	BRINKLEY	
2/10/02	1224	Aggravated Assault	14D20	20A	4100	WILMINGTON	
2/12/02	1845	Aggravated Assault	14D20	20R	4200	ROCKINGHAM	
2/13/02	2003	Aggravated Assault	14D20	20D	4800	JARMESE	
2/13/02	1700	Aggravated Assault	14D20	22H	9200	SCOTT	
2/17/02	1830	Aggravated Assault	14D20	11R	4500	BRISCOE	
2/18/02	1713	Aggravated Assault	14D20	13R	8600	RUBIN	
2/19/02	100	Aggravated Assault	14D20	20R	4700	MAGGIE	
2/24/02	1925	Aggravated Assault	14D20	18A	4800	PEDERSON	
2/26/02	100	Aggravated Assault	14D20	250	5000	BRISCOE	
2/28/02	330	Aggravated Assault	14D20	13R	5100	CARMEN	
2/28/02	1040	Aggravated Assault	14D20	13R	4600	REED	

2/28/02	1900	Aggravated Assault	14D20	70	9500	SCOTT	
1/31/02	1430	Auto Theft	14D20	20D	9200	NOEL	
2/4/02	2130	Auto Theft	14D20	18G	7400	SCOTT	
2/5/02	632	Auto Theft	14D20	20D	8000	MC LEAN	
2/8/02	0	Auto Theft	14D20	250	3800	FAULKNER	
2/8/02	1715	Auto Theft	14D20	180	2700	REED	
2/9/02	238	Auto Theft	14D20	20A	7400	CALHOUN	RD
2/11/02	1800	Auto Theft	14D20	20D	9400	SIERRA	
2/16/02	1500	Auto Theft	14D20	18G	9400	CULLEN	
2/16/02	2200	Auto Theft	14D20	18T	9000	SCOTT	
2/17/02	0	Auto Theft	14D20	18A	7000	SCOTT	
2/18/02	930	Auto Theft	14D20	18A	4600	EDFIELD	
2/19/02	2200	Auto Theft	14D20	180	8700	CULLEN	
2/19/02	2000	Auto Theft	14D20	20D	4800	MAYFLOWER	
2/21/02	1730	Auto Theft	14D20	20D	4800	MAYFLOWER	
2/22/02	1800	Auto Theft	14D20	18A	4800	JARMESE	
2/22/02	2100	Auto Theft	14D20	05X	4300	REED	
2/23/02	2200	Auto Theft	14D20	13R	9200	CULLEN	
2/24/02	410	Auto Theft	14D20	18A	7400	CALHOUN	RD

Premise 14D20
SORTED BY TYPE

	2/24/02	1115	Auto Theft	14D20 13R	8500	SCOTT
	2/26/02	2200	Auto Theft	14D20 18A	3700	FAULKNER
	2/28/02	530	Auto Theft	14D20 20R	4500	TETON
	1/31/02	1600	Burglary	14D20 20A	4000	BARBERRY
	1/31/02	1910	Burglary	14D20	7000	SCOTT
	2/1/02	1510	Burglary	14D20 20R	3000	POE
	2/2/02	455	Burglary	14D20 20R	5100	CLOVER
	2/6/02	700	Burglary	14D20 20R	4900	LARKSPUR
	2/6/02	800	Burglary	14D20 20R	4300	MALLOW
LN	2/7/02	630	Burglary	14D20 20R	8100	COLONIAL
	2/8/02	1000	Burglary	14D20 20R	4300	BRINKLEY
	2/8/02	1600	Burglary	14D20 20R	4700	CARMEN
	2/8/02	1030	Burglary	14D20 20R	4900	REDBUD
FMY	2/8/02	0	Burglary	14D20 05C	7500	SOUTH
	2/9/02	1530	Burglary	14D20	8100	CORINTH
FMY	2/11/02	348	Burglary	14D20	7500	SOUTH
	2/12/02	520	Burglary	14D20 20R	4100	KEWANEE
	2/13/02	600	Burglary	14D20 20P	9400	COFFEE

Premise 14D20
SORTED BY TYPE

2/13/02	400	Burglary	14D20	20R	9100	COMAL	
2/13/02	2200	Burglary	14D20	20R	3900	GALESBURG	
2/14/02	1500	Burglary	14D20	20R	9100	COMAL	
2/14/02	730	Burglary	14D20	20R	9100	DUANE	
2/15/02	1230	Burglary	14D20	20R	4200	DAVENPORT	
2/16/02	730	Burglary	14D20	20R	8300	LAWLER	
2/18/02	1000	Burglary	14D20	20R	8700	BRANDON	
2/18/02	600	Burglary	14D20	20A	5100	MALLOW	
2/23/02	630	Burglary	14D20	20R	5000	SOUTHWIND	
2/24/02	518	Burglary	14D20	60	3700	HOLMES	
2/25/02	2200	Burglary	14D20	20A	4400	ROSEMONT	
2/26/02	330	Burglary	14D20	20R	4100	KEWANEE	
2/27/02	1130	Burglary	14D20	20A	3800	FAULKNER	
2/27/02	1150	Burglary	14D20	20A	3800	FAULKNER	
2/28/02	300	Burglary	14D20	20P	4200	DAWSON	LN
1/30/02	1400	Burglary of a Motor Vehicle	14D20	20D	3700	DAWSON	LN
2/2/02	830	Burglary of a Motor Vehicle	14D20	20R	4500	REDBUD	
2/2/02	1200	Burglary of a Motor Vehicle	14D20	22H	9200	SCOTT	
2/9/02	2100	Burglary of a Motor Vehicle	14D20	18A	4500	MAYFLOWER	

2/15/02	1400	Burglary of a Motor Vehicle	14D20	20D	3100	CORKSIE	
2/20/02	0	Burglary of a Motor Vehicle	14D20	100	3700	BELLFORT	
2/25/02	2000	Burglary of a Motor Vehicle	14D20	18O	4100	REED	
2/25/02	745	Burglary of a Motor Vehicle	14D20	18R	4100	REED	
2/26/02	2200	Burglary of a Motor Vehicle	14D20	18R	4600	BELLFORT	
2/3/02	230	Driving While Intoxicated	14D20	13S	8900	CULLEN	
2/9/02	250	Driving While Intoxicated	14D20	13S	4600	PHLOX	
2/18/02	1201	Driving While Intoxicated	14D20	13R	10100	CULLEN	
2/28/02	235	Murder & Nonnegligent Manslaughter	14D20	20D	8200	COLONIAL	LN
2/1/02	2100	Narcotic Drug Laws	14D20	13R	9000	DUANE	
2/1/02	2142	Narcotic Drug Laws	14D20	13R	4800	JARMESE	
2/2/02	102	Narcotic Drug Laws	14D20	13R	4100	LARKSPUR	
2/4/02	1900	Narcotic Drug Laws	14D20	13R	4100	BRINKLEY	
2/4/02	247	Narcotic Drug Laws	14D20	13R	7900	SCOTT	
2/4/02	1900	Narcotic Drug Laws	14D20	13R	4700	WHITE ROCK	
2/5/02	2110	Narcotic Drug Laws	14D20	13R	7700	CALHOUN	RD
2/5/02	1953	Narcotic Drug Laws	14D20	13R	4500	CLOVER	
2/5/02	1945	Narcotic Drug Laws	14D20	13R	8200	SCOTT	

2/6/02	2215	Narcotic Drug Laws	14D20	13R	4400	ALEDO
2/6/02	1415	Narcotic Drug Laws	14D20	18O	7000	SCOTT
2/7/02	2245	Narcotic Drug Laws	14D20	13R	7700	CULLEN
2/7/02	2220	Narcotic Drug Laws	14D20	13R	7800	CULLEN
2/7/02	2155	Narcotic Drug Laws	14D20	13R	4600	STASSEN
2/9/02	1915	Narcotic Drug Laws	14D20	13R	8900	DUANE
2/9/02	1510	Narcotic Drug Laws	14D20	18T	3800	FAULKNER
2/10/02	800	Narcotic Drug Laws	14D20	13R	2500	AIRPORT
2/12/02	2030	Narcotic Drug Laws	14D20	13R	4800	BRISCOE
2/12/02	2200	Narcotic Drug Laws	14D20	13R	7600	CULLEN
2/12/02	2045	Narcotic Drug Laws	14D20	13R	8100	ROCK ROSE
2/12/02	1030	Narcotic Drug Laws	14D20	13R	8100	SCOTT
2/13/02	2047	Narcotic Drug Laws	14D20	13R	8600	CULLEN
2/13/02	1405	Narcotic Drug Laws	14D20	13R	9100	EDGAR
2/13/02	2145	Narcotic Drug Laws	14D20	13R	4100	MAYFLOWER
2/13/02	2000	Narcotic Drug Laws	14D20	13R	4500	PHLOX
2/19/02	1945	Narcotic Drug Laws	14D20	13R	8600	CULLEN
2/19/02	1945	Narcotic Drug Laws	14D20	13R	8700	CULLEN
2/20/02	2115	Narcotic Drug Laws	14D20	13R	8200	CULLEN

2/20/02	1100	Narcotic Drug Laws	14D20	140	8100	GLADSTONE	
2/20/02	1025	Narcotic Drug Laws	14D20	13R	3800	REDBUD	
2/20/02	1300	Narcotic Drug Laws	14D20	13R	8500	RUBIN	
2/21/02	1615	Narcotic Drug Laws	14D20	13R	3500	REED	
2/21/02	1630	Narcotic Drug Laws	14D20	05E	8900	SCOTT	
2/21/02	1600	Narcotic Drug Laws	14D20	05E	8900	SCOTT	
2/22/02	1542	Narcotic Drug Laws	14D20	13H	8500	SCOTT	
2/22/02	1830	Narcotic Drug Laws	14D20	20A	5000	SUNFLOWER	
2/25/02	1215	Narcotic Drug Laws	14D20	13R	4400	ALEDO	
2/25/02	1130	Narcotic Drug Laws	14D20	13R	4400	ALEDO	
2/26/02	1010	Narcotic Drug Laws	14D20	13R	8900	SCOTT	
2/26/02	1935	Narcotic Drug Laws	14D20	20R	4800	VAN FLEET	
2/27/02	445	Narcotic Drug Laws	14D20	18R	9100	CULLEN	
2/28/02	1850	Narcotic Drug Laws	14D20	18C	4700	REED	
2/28/02	2030	Narcotic Drug Laws	14D20	40	8800	SOUTHVIEW	
Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type Suffix
2/15/02	900	Rape	14D20	20R	10100	ASHVILLE	
2/19/02	2130	Rape	14D20	20P	8400	LIVINGSTON	

Premise 14D20
 SORTED BY TYPE

2/1/02	1545	Robbery	14D20	13R	4300	BELLFORT
2/3/02	245	Robbery	14D20	20A	3800	FAULKNER
2/4/02	1300	Robbery	14D20	170	7200	SCOTT
2/10/02	35	Robbery	14D20	20A	7500	MC LEAN
2/11/02	1930	Robbery	14D20	13B	4700	REED
2/12/02	1400	Robbery	14D20	12V	9400	CULLEN
2/12/02	2245	Robbery	14D20	13R	3900	GALESBURG
2/14/02	1202	Robbery	14D20	13R	4300	MAGGIE
2/16/02	150	Robbery	14D20	18C	8500	SCOTT
2/18/02	1224	Robbery	14D20	09D	9200	CULLEN
2/18/02	1230	Robbery	14D20	05B	9400	CULLEN
2/21/02	830	Robbery	14D20	18C	9600	SCOTT
2/22/02	1454	Robbery	14D20	80	9300	CULLEN
2/23/02	545	Robbery	14D20	210	4600	BELLFORT
2/25/02	500	Robbery	14D20	13R	3500	BELLFORT
2/28/02	1130	Robbery	14D20	02B	4600	REED

Premise 14D20
Sorted by Type

7/10/03

2/28/02	2350	Aggravated Assault	14D20	20A	5000	SUNFLOWE R	
3/8/02	600	Aggravated Assault	14D20	20P	5100	CLOVER	
3/9/02	1815	Aggravated Assault	14D20	20R	4500	CLOVER	
3/9/02	130	Aggravated Assault	14D20	20A	4800	JARMESE	
3/9/02	130	Aggravated Assault	14D20	20A	4800	JARMESE	
3/12/02	1900	Aggravated Assault	14D20	13R	4700	LARKSPUR	
3/12/02	1900	Aggravated Assault	14D20	13R	4700	LARKSPUR	
3/13/02	730	Aggravated Assault	14D20	20A	3700	FAULKNER	
3/14/02	2250	Aggravated Assault	14D20	23S	7500	SCOTT	
3/15/02	1520	Aggravated Assault	14D20	13R	8000	CALHOUN	RD
3/16/02	530	Aggravated Assault	14D20	20R	3500	GRASSMER E	
3/17/02	100	Aggravated Assault	14D20	18O	5100	REED	
3/17/02	100	Aggravated Assault	14D20	18O	5100	REED	
3/17/02	1500	Aggravated Assault	14D20	20A	7400	CALHOUN	RD
3/17/02	2330	Aggravated Assault	14D20	13R	9000	CULLEN	
3/19/02	1730	Aggravated Assault	14D20	20A	7400	CALHOUN	RD
3/21/02	1230	Aggravated Assault	14D20	05Z	8700	SCOTT	
		Aggravated					

3/23/02	1400	Assault	14D20	18A	3800	FAULKNER	
3/23/02	2230	Aggravated Assault	14D20	20A	7400	CALHOUN	RD
3/25/02	1130	Aggravated Assault	14D20	20A	7400	CALHOUN	RD
3/25/02	1200	Aggravated Assault	14D20	13R	9200	SCOTT	
3/28/02	1915	Aggravated Assault	14D20	13R	4200	BRINKLEY	
3/31/02	2000	Aggravated Assault	14D20	18A	3800	FAULKNER	
3/31/02	20	Aggravated Assault	14D20	18N	4500	STASSEN	
2/28/01	2330	Auto Theft	14D20	20D	4300	MC KINLEY	
3/5/02	0	Auto Theft	14D20	18R	9200	CULLEN	
3/8/02	843	Auto Theft	14D20	20R	9000	BRANDON	
3/10/02	700	Auto Theft	14D20	13R	4200	WILMINGT ON	
3/12/02	2300	Auto Theft	14D20	13R	5100	CLOVER	
3/14/02	15	Auto Theft	14D20	18A	2700	REED	
3/14/02	2100	Auto Theft	14D20	18A	7400	CALHOUN	RD
3/16/02	2100	Auto Theft	14D20	20A	3800	FAULKNER	
3/17/02	220	Auto Theft	14D20	13R	4700	BELLFORT	
3/18/02	1519	Auto Theft	14D20	18P	4400	MAGGIE	
3/20/02	930	Auto Theft	14D20	18P	3200	SOUTH LP E	SER S
3/21/02	20	Auto Theft	14D20	18O	10100	SCOTT	

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Pre 14D20
Sorted by Type

1/10/03

3/24/02	1200	Auto Theft	14D20	13R	4200	CLOVER
3/25/02	1700	Auto Theft	14D20	18A	7400	CALHOUN RD
3/29/02	1319	Auto Theft	14D20	140	3800	MAINER
3/29/02	2355	Auto Theft	14D20	250	5000	SUNFLOWER
3/1/02	815	Burglary	14D20	20R	5100	LARKSPUR
3/1/02	1200	Burglary	14D20	250	5200	JEZEBEL
3/2/02	200	Burglary	14D20	20A	4000	WILMINGTON
3/3/02	1500	Burglary	14D20	20R	4300	BRINKLEY
3/3/02	0	Burglary	14D20	20R	5600	RUE
3/5/02	1100	Burglary	14D20	20R	4800	REDBUD
3/6/02	2230	Burglary	14D20	70	8200	CULLEN
3/6/02	1130	Burglary	14D20	20R	9000	HILDA
3/7/02	600	Burglary	14D20	20A	5100	CLOVER
3/10/02	1700	Burglary	14D20	20R	4800	JARMESE
3/12/02	2130	Burglary	14D20	20V	5600	RUE
3/13/02	930	Burglary	14D20	20R	8800	DELILAH
3/15/02	200	Burglary	14D20	20P	4500	WHITE ROCK
3/15/02	2100	Burglary	14D20	20R	9300	ROSEHAVEN

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3/16/02	1200	Burglary	14D20	20R	4100	ALVIN		
3/16/02	2330	Burglary	14D20	20R	4300	CLOVER		
3/17/02	1200	Burglary	14D20	20R	1100	NIAGARA		
3/17/02	1130	Burglary	14D20	20R	3200	HOLMES		
3/17/02	1139	Burglary	14D20	40	4400	REED		
3/19/02	700	Burglary	14D20	20R	4800	CARMEN		
3/19/02	600	Burglary	14D20	20R	8600	COMAL		
3/21/02	210	Burglary	14D20	23S	9200	ROSEHAVE N		
3/22/02	1730	Burglary	14D20	20R	4600	STERLING		
3/22/02	730	Burglary	14D20	20R	7900	COLONIAL	LN	
3/22/02	700	Burglary	14D20	20R	8500	BRANDON		
3/23/02	0	Burglary	14D20	210	3700	REED		
3/24/02	556	Burglary	14D20	20R	3000	BLOOMFIEL D		
3/25/02	600	Burglary	14D20	20A	4100	ROCKINGH AM		
3/25/02	45	Burglary	14D20	210	9200	CULLEN		
3/26/02	430	Burglary	14D20	20P	3500	SUNBEAM		
3/26/02	1515	Burglary	14D20	40	5100	RUE		
3/26/02	845	Burglary	14D20	20R	8200	LIVINGSTO N		

3/27/02	1100	Burglary	14D20	20A	3500	ROSEMONT		
3/27/02	600	Burglary	14D20	20R	8200	BRANDON		
3/28/02	412	Burglary	14D20	40	10700	DULCIMER		
3/31/02	1100	Burglary	14D20	140	4700	REED		
3/8/02	2100	Burglary of a Motor Vehicle	14D20	18O	4100	REED		
3/9/02	2000	Burglary of a Motor Vehicle	14D20	20D	5300	PEDERSON		
3/12/02	0	Burglary of a Motor Vehicle	14D20	20R	4700	CARMEN		
3/16/02	845	Burglary of a Motor Vehicle	14D20	20R	4300	ELMWOOD		
3/19/02	230	Burglary of a Motor Vehicle	14D20	18O	9000	SCOTT		
3/21/02	2345	Burglary of a Motor Vehicle	14D20	18N	4300	REED		
3/21/02	2345	Burglary of a Motor Vehicle	14D20	18N	9100	SCOTT		
3/22/02	0	Burglary of a Motor Vehicle	14D20	18N	4100	REED		

Pre e 14D20
Sorted by Type

7/10/03

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3/23/02	2330	Motor Vehicle	14D20	18M	3200	SOUTH LP E	SÉR	N
3/23/02	2100	Motor Vehicle	14D20	18G	7200	SCOTT		
3/25/02	1900	Motor Vehicle	14D20	18O	9200	ASHVILLE		
3/9/02	2122	Nonnegligen t	14D20	20R	4600	GALESBUR G		
3/2/02	1507	Narcotic Drug Laws	14D20	13R	7000	TIERWEST ER		
3/2/02	1655	Narcotic Drug Laws	14D20	70	7900	CULLEN		
3/3/02	105	Narcotic Drug Laws	14D20	13R	4300	REED		
3/5/02	2145	Narcotic Drug Laws	14D20	13R	4600	GALESBUR G		
3/5/02	2130	Narcotic Drug Laws	14D20	13R	9100	COFFEE		
3/5/02	2243	Narcotic Drug Laws	14D20	18R	9100	CULLEN		
3/6/02	1245	Narcotic Drug Laws	14D20	13R	3800	SHELBY	CIR	
3/7/02	2030	Narcotic Drug Laws	14D20	13R	5000	BELLFORT		
3/7/02	2130	Narcotic Drug Laws	14D20	70	7000	SCOTT		
3/7/02	2200	Narcotic Drug Laws	14D20	13R	7500	CALHOUN	RD	
3/8/02	1559	Narcotic Drug Laws	14D20	13R	8600	SOUTHVIE W		
3/11/02	1902	Narcotic Drug Laws	14D20	13R	4400	ELMWOOD		
3/11/02	1945	Narcotic Drug Laws	14D20	13R	7800	CULLEN		
3/12/02	1112	Narcotic Drug Laws	14D20	13R	4200	ROCKINGH AM		
		Narcotic						

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3/12/02	2045	Drug Laws	14D20	13R	4700	TETON
3/12/02	2115	Narcotic Drug Laws	14D20	13R	4800	MAYFLOWE R
3/13/02	2145	Narcotic Drug Laws	14D20	13R	5000	BELLFORT
3/13/02	1330	Narcotic Drug Laws	14D20	13R	7900	COMAL
3/13/02	2030	Narcotic Drug Laws	14D20	13R	8600	CULLEN
3/14/02	1015	Narcotic Drug Laws	14D20	13R	8700	BRANDON
3/16/02	1938	Narcotic Drug Laws	14D20	13R	3600	LEHALL
3/17/02	9	Narcotic Drug Laws	14D20	13H	3600	SOUTH LP E
3/18/02	1934	Narcotic Drug Laws	14D20	13R	8500	EDGAR
3/19/02	20	Narcotic Drug Laws	14D20	13R	3600	NOAH
3/19/02	1115	Narcotic Drug Laws	14D20	13R	4100	CLOVER
3/19/02	2020	Narcotic Drug Laws	14D20	13H	8500	EDGAR
3/19/02	1015	Narcotic Drug Laws	14D20	13R	9300	SCOTT
3/20/02	1445	Narcotic Drug Laws	14D20	18M	3500	TANGERIN E
3/20/02	2300	Narcotic Drug Laws	14D20	13R	4600	SUNFLOWE R
3/20/02	2200	Narcotic Drug Laws	14D20	13R	4700	REDBUD
3/20/02	2053	Narcotic Drug Laws	14D20	13H	5000	BELLFORT
3/21/02	1030	Narcotic Drug Laws	14D20	13R	3400	HONDO
3/21/02	2320	Narcotic Drug Laws	14D20	13R	4800	EDFIELD

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3/21/02	2030	Narcotic Drug Laws	14D20	13R	7700	CULLEN	
3/21/02	1220	Narcotic Drug Laws	14D20	13R	8700	DUANE	
3/22/02	940	Narcotic Drug Laws	14D20	13B	3900	BELLFORT	
3/22/02	2145	Narcotic Drug Laws	14D20	13R	4900	EDFIELD	
3/22/02	2205	Narcotic Drug Laws	14D20	13R	7900	COFFEE	
3/26/02	2200	Narcotic Drug Laws	14D20	13R	7800	CULLEN	
3/28/02	2230	Narcotic Drug Laws	14D20	13R	8000	CULLEN	
3/29/02	2206	Narcotic Drug Laws	14D20	20R	3700	AMOS	
3/31/02	210	Narcotic Drug Laws	14D20	13R	3600	NOAH	
Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type Suffix
3/15/02	200	Rape	14D20	13R	2700	REED	
2/16/02	1800	Robbery	14D20	20R	3600	BLOOMFIELD	
3/1/02	46	Robbery	14D20	13R	4500	STASSEN	
3/9/02	300	Robbery	14D20	13R	8900	CULLEN	
3/13/02	1345	Robbery	14D20	70	9200	ROSEHAVEN	
3/21/02	2112	Robbery	14D20	18C	8300	WOODWARD	
3/27/02	1925	Robbery	14D20	20P	4800	MALLOW	
3/28/02	2230	Robbery	14D20	20R	10500	BUFFUM	

Pre 14D20
Sorted by Type

10/03

3/29/02	0	Robbery	14D20	13R	4500	LARKSPUR
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4/2/02	2000	Aggravated Assault	14D20	140	4700	REED	
4/3/02	816	Aggravated Assault	14D20	20A	5000	MALLOW	
4/3/02	2300	Aggravated Assault	14D20	20A	7400	CALHOUN RD	
4/4/02	200	Aggravated Assault	14D20	20A	4200	WILMINGT ON	
4/7/02	300	Aggravated Assault	14D20	20P	4200	PHLOX	
4/7/02	1130	Aggravated Assault	14D20	20R	4600	DAVENPOR T	
4/8/02	1645	Aggravated Assault	14D20	250	5000	REED	
4/9/02	2023	Aggravated Assault	14D20	18A	2700	REED	
4/12/02	1130	Aggravated Assault	14D20	22M	4300	BELLFORT	
4/12/02	1525	Aggravated Assault	14D20	05Z	5000	BELLFORT	
4/13/02	230	Aggravated Assault	14D20	03B	3800	GOODHOP E	
4/13/02	1045	Aggravated Assault	14D20	240	4100	REED	
4/16/02	1945	Aggravated Assault	14D20	13R	3500	NATHANIEL BROWN	
4/16/02	2130	Aggravated Assault	14D20	13R	3600	NOAH	
4/16/02	1630	Aggravated Assault	14D20	05F	3700	HOLMES	
4/16/02	0	Aggravated Assault	14D20	13R	3900	MC KINLEY	
4/17/02	1625	Aggravated Assault	14D20	250	3600	DU BOIS	
4/17/02	1030	Aggravated Assault	14D20	20R	9200	ASHVILLE	

4/18/02	2000	Aggravated Assault	14D20	20R	4400	ELMWOOD
4/19/02	1900	Aggravated Assault	14D20	20A	5000	CARMEN
4/20/02	930	Aggravated Assault	14D20	20R	3600	MT PLEASANT
4/20/02	930	Aggravated Assault	14D20	20R	3600	MT PLEASANT
4/21/02	2130	Aggravated Assault	14D20	20R	3800	LYDIA
4/21/02	2130	Aggravated Assault	14D20	20R	3800	LYDIA
4/23/02	2030	Aggravated Assault	14D20	13R	7000	SCOTT
4/23/02	1700	Aggravated Assault	14D20	20R	9200	ST LO
4/25/02	1630	Aggravated Assault	14D20	20R	3400	MT PLEASANT
4/25/02	1100	Aggravated Assault	14D20	20R	9400	HENO
4/29/02	2300	Aggravated Assault	14D20	20R	3300	AIRPORT
4/29/02	330	Aggravated Assault	14D20	20R	3800	NOAH
4/29/02	2030	Aggravated Assault	14D20	13R	4600	GALESBURG
4/30/02	1950	Aggravated Assault	14D20	20P	4600	ALVIN
4/30/02	1950	Aggravated Assault	14D20	20P	4600	ALVIN
4/30/02	1950	Aggravated Assault	14D20	20P	4600	ALVIN
4/30/02	1800	Aggravated Assault	14D20	140	4900	WILMINGT ON
4/1/02	200	Auto Theft	14D20	13R	10900	FAIRLAND

Prem 14D20
Sorted by Type

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10/03

4/2/02	1745	Auto Theft	14D20	20D	2700	REED
4/3/02	330	Auto Theft	14D20	18C	9100	CULLEN
4/6/02	1100	Auto Theft	14D20	23S	3900	BELLFORT
4/7/02	2130	Auto Theft	14D20	18O	9200	ROSEHAVE N
4/9/02	2315	Auto Theft	14D20	18O	3500	REED
4/9/02	1500	Auto Theft	14D20	20D	10400	DULCIMER
4/10/02	645	Auto Theft	14D20	18P	3500	SOUTH LP E
4/10/02	2200	Auto Theft	14D20	18A	3800	FAULKNER
4/11/02	2200	Auto Theft	14D20	20R	8300	LIVINGSTO N
4/19/02	2300	Auto Theft	14D20	20R	5100	MALLOW
4/22/02	2300	Auto Theft	14D20	18O	2500	AIRPORT
4/28/02	2300	Auto Theft	14D20	18O	3900	BELLFORT
3/31/02	2130	Burglary	14D20	20R	3600	REBECCA
3/31/02	1500	Burglary	14D20	40	5100	RUE
4/1/02	430	Burglary	14D20	20R	4800	SOUTHWIN D
4/1/02	2300	Burglary	14D20	70	8200	CULLEN
4/2/02	1230	Burglary	14D20	20R	4200	STASSEN
4/2/02	1530	Burglary	14D20	20V	4800	PEDERSON
4/3/02	1900	Burglary	14D20	20A	4200	WILMINGT ON

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Premise 14D20
Sorted by Type

4/10/03

4/3/02	1300	Burglary	14D20	20P	5100	MALLOW	
4/3/02	545	Burglary	14D20	20R	8500	BRANDON	
4/3/02	1100	Burglary	14D20	20R	10100	ROSEHAVE N	
4/5/02	1800	Burglary	14D20	20W	4700	WILMINGT ON	
4/6/02	2300	Burglary	14D20	20R	5300	WILMINGT ON	
4/6/02	1215	Burglary	14D20	20A	7400	CALHOUN	RD
4/7/02	1500	Burglary	14D20	20P	4700	CARMEN	
4/7/02	440	Burglary	14D20	20A	9300	NOEL	
4/9/02	800	Burglary	14D20	20A	7800	TIERWEST ER	
4/10/02	1000	Burglary	14D20	20R	8300	WOODWAR D	
4/10/02	1800	Burglary	14D20	20V	9400	MERLE	
4/12/02	1700	Burglary	14D20	09P	7500	SOUTH	FWY
4/12/02	1530	Burglary	14D20	22E	7600	SPRINGHIL L	
4/13/02	1210	Burglary	14D20	20R	1200	DANUBE	
4/13/02	0	Burglary	14D20		250	5100	SUNBEAM
4/14/02	1030	Burglary	14D20	20R	7900	BOWEN	
4/14/02	0	Burglary	14D20	40	8600	SOUTHVIE W	
4/15/02	2000	Burglary	14D20	120	7100	SCOTT	

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Pre-Case 14D20
Sorted by Type

7/10/03

4/15/02	1700	Burglary	14D20	20R	8900	BRANDON
4/16/02	1430	Burglary	14D20	20R	9400	FAIRLAND
4/17/02	930	Burglary	14D20	05Z	4800	JARMESE
4/17/02	1730	Burglary	14D20	20R	8400	GRANDVIE W
4/17/02	900	Burglary	14D20	20P	9300	NOEL
4/18/02	730	Burglary	14D20	20R	4300	ROSEMONT
4/19/02	900	Burglary	14D20	20R	8200	WOODWAR D
4/19/02	2145	Burglary	14D20	20R	9600	BUFFUM
4/21/02	2300	Burglary	14D20	20R	4500	BRINKLEY
4/22/02	2030	Burglary	14D20	40	4600	MAGGIE
4/24/02	1700	Burglary	14D20	20R	3600	HONDO
4/24/02	740	Burglary	14D20	20R	4700	BRINKLEY
4/24/02	1000	Burglary	14D20	20A	5000	SUNFLOWE R
4/26/02	0	Burglary	14D20	120	3500	LYDIA
4/29/02	1500	Burglary	14D20	20V	4400	KAY
4/1/02	2200	Motor Vehicle	14D20	20R	3700	BELLFORT
4/8/02	1415	Motor Vehicle	14D20	13R	9500	SCOTT
4/13/02	1500	Motor Vehicle	14D20	20D	8600	BRANDON
4/16/02	1600	Motor Vehicle	14D20	180	8600	CULLEN

CIR

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Premise 14D20
Sorted by Type

10/03

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4/17/02	2100	Motor Vehicle	14D20	20D	8700	COMAL
4/20/02	100	Motor Vehicle	14D20	18C	7500	SCOTT
4/21/02	1400	Motor Vehicle	14D20	20R	9300	NOEL
4/24/02	0	Motor Vehicle	14D20	20D	3100	AIRPORT
4/24/02	1800	Motor Vehicle	14D20	13R	4700	BRICKER
4/25/02	544	Motor Vehicle	14D20	18A	5000	SUNFLOWER
4/25/02	130	Motor Vehicle	14D20	18N	8900	SCOTT
4/29/02	245	Motor Vehicle	14D20	20D	4700	BRINKLEY
4/9/02	1230	White Intoxicated	14D20	13R	9100	COFFEE
4/12/02	200	White Intoxicated	14D20	13R	9100	JUTLAND
4/13/02	2015	White Intoxicated	14D20	13R	7800	CULLEN
4/27/02	2351	White Intoxicated	14D20	13R	7500	SCOTT
4/5/02	245	Nonnegligent	14D20	20R	1200	ELBERTA
4/1/02	2045	Narcotic Drug Laws	14D20	13R	4300	STASSEN
4/1/02	2016	Narcotic Drug Laws	14D20	13R	4600	WHITE ROCK
4/2/02	2145	Narcotic Drug Laws	14D20	13R	7500	CULLEN
4/3/02	945	Narcotic Drug Laws	14D20	13R	4100	REED
4/3/02	345	Narcotic Drug Laws	14D20	13R	7400	CALHOUN RD
		Narcotic				GLADSTON

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4/3/02	2045	Drug Laws	14D20	13R	8100	E	
4/4/02	2230	Narcotic Drug Laws	14D20	13R	3700	AMOS	
4/4/02	1630	Narcotic Drug Laws	14D20	250	7100	SCOTT	
4/5/02	1724	Narcotic Drug Laws	14D20	13R	7600	TIERWEST ER	
4/9/02	225	Narcotic Drug Laws	14D20	13R	3800	FAULKNER	
4/9/02	2100	Narcotic Drug Laws	14D20	13H	4700	BRISCOE	
4/10/02	2300	Narcotic Drug Laws	14D20	13R	3800	MAINER	
4/11/02	1100	Narcotic Drug Laws	14D20	20A	3800	FAULKNER	
4/11/02	2030	Narcotic Drug Laws	14D20	13R	5000	MALLOW	
4/11/02	2225	Narcotic Drug Laws	14D20	13R	5200	REED	
4/13/02	1539	Narcotic Drug Laws	14D20	13R	4000	ALVIN	
4/16/02	2100	Narcotic Drug Laws	14D20	13R	7700	INDEPEND ENCE	
4/17/02	1233	Narcotic Drug Laws	14D20	70	3300	CHIMIRA	LN
4/17/02	41	Narcotic Drug Laws	14D20	13R	3800	FAULKNER	
4/18/02	2305	Narcotic Drug Laws	14D20	18C	4600	BELLFORT	
4/19/02	1935	Narcotic Drug Laws	14D20	20R	4500	BELLFORT	
4/20/02	100	Narcotic Drug Laws	14D20	13R	3500	MAINER	
4/20/02	245	Narcotic Drug Laws	14D20	20A	5000	SUNFLOWE R	
4/23/02	1930	Narcotic Drug Laws	14D20	20D	3700	AMOS	

Premise 14D20
Sorted by Type

7/10/03

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
4/23/02	2000	Narcotic Drug Laws	14D20	250	5100	MALLOW		
4/24/02	406	Narcotic Drug Laws	14D20	20P	8500	BRANDON		
4/24/02	2100	Narcotic Drug Laws	14D20	13R	8600	CULLEN		
4/24/02	1510	Narcotic Drug Laws	14D20	70	9200	ROSEHAVE N		
4/24/02	1450	Narcotic Drug Laws	14D20	13R	10000	CATHEDRAL		
4/29/02	30	Narcotic Drug Laws	14D20	18A	5000	SUNFLOWER		
4/29/02	1315	Narcotic Drug Laws	14D20	13R	8300	CORINTH		
4/29/02	1300	Narcotic Drug Laws	14D20	13R	8300	CORINTH		
4/29/02	1715	Narcotic Drug Laws	14D20	13R	9300	CULLEN		
4/30/02	2344	Narcotic Drug Laws	14D20	13R	3800	GOODHOP E		
4/30/02	1128	Narcotic Drug Laws	14D20	18C	3900	BELLFORT		
4/30/02	103	Narcotic Drug Laws	14D20	20A	5000	SUNFLOWER		
4/30/02	950	Narcotic Drug Laws	14D20	13R	8700	DUANE		
4/3/02	2300	Rape	14D20	13R	7500	SCOTT		
4/12/02	525	Rape	14D20	13R	4300	WILMINGTON		
4/20/02	300	Rape	14D20	20R	8100	ROCK ROSE		
4/25/02	2000	Rape	14D20	20A	7400	CALHOUN RD		

Pre 14D20
Sorted by Type

7/10/03

4/6/02	1205	Robbery	14D20	13R	5000	BRISCOE
4/12/02	2310	Robbery	14D20	13R	7000	SCOTT
4/15/02	545	Robbery	14D20	13B	7300	TIERWEST ER
4/26/02	2300	Robbery	14D20	18D	3800	GOODHOP E
4/28/02	2245	Robbery	14D20	140	4700	REED
4/29/02	1825	Robbery	14D20	13R	9000	CULLEN

5/2/02	1445	Aggravated Assault	14D20	20P	3800	MT PLEASANT
5/2/02	540	Aggravated Assault	14D20	140	4700	REED
5/2/02	1020	Aggravated Assault	14D20	20D	9200	VINE ARBOR
5/3/02	2200	Aggravated Assault	14D20	13R	5600	SUNBEAM
5/3/02	625	Aggravated Assault	14D20	20M	8200	PARNELL
5/4/02	1600	Aggravated Assault	14D20	20R	5400	WILMINGTON
5/4/02	1645	Aggravated Assault	14D20	20A	9400	HENO
5/5/02	130	Aggravated Assault	14D20	03B	4700	REED
5/6/02	1630	Aggravated Assault	14D20	20R	5500	ELMLAWN
5/7/02	1730	Aggravated Assault	14D20	11R	3500	CORDER
5/7/02	1730	Aggravated Assault	14D20	11R	3500	CORDER
5/7/02	1910	Aggravated Assault	14D20	70	8200	SCOTT
5/9/02	2130	Aggravated Assault	14D20	13R	7000	SCOTT
5/10/02	1740	Aggravated Assault	14D20	20R	4700	MAGGIE
5/11/02	555	Aggravated Assault	14D20	20A	5000	SUNFLOWER
5/11/02	1445	Aggravated Assault	14D20	13R	9600	SCOTT
5/13/02	1730	Aggravated Assault	14D20	13R	3600	MAINER
5/13/02	1945	Aggravated Assault	14D20	13R	4200	BARBERRY

5/13/02	1945	Aggravated Assault	14D20	13R	4200	BARBERRY	
5/13/02	1910	Aggravated Assault	14D20	20R	4400	LARKSPUR	
5/13/02	1910	Aggravated Assault	14D20	20R	4400	LARKSPUR	
5/13/02	2145	Aggravated Assault	14D20	18R	8400	SCOTT	
5/18/02	1700	Aggravated Assault	14D20	20D	9200	COFFEE	
5/18/02	1815	Aggravated Assault	14D20	18A	9400	HENO	
5/19/02	925	Aggravated Assault	14D20	20A	1100	DANUBE	
5/19/02	600	Aggravated Assault	14D20	13R	4200	BRINKLEY	
5/19/02	1350	Aggravated Assault	14D20	13R	4400	MC KINLEY	
5/19/02	1350	Aggravated Assault	14D20	13R	4400	MC KINLEY	
5/19/02	1350	Aggravated Assault	14D20	13R	4400	MC KINLEY	
5/19/02	1440	Aggravated Assault	14D20	20R	9200	ST LO	
5/20/02	1630	Aggravated Assault	14D20	20P	5100	CLOVER	
5/21/02	1530	Aggravated Assault	14D20	13R	7400	SCOTT	
5/23/02	130	Aggravated Assault	14D20	20R	4100	REED	
5/24/02	1815	Aggravated Assault	14D20	13R	7400	CALHOUN	RD
5/25/02	1025	Aggravated Assault	14D20	20R	3100	BRISBANE	
5/25/02	200	Aggravated Assault	14D20	13R	9100	SCOTT	
5/27/02	15	Aggravated Assault	14D20	13R	5200	HIGGINS	

Premise 14D20
Sorted by Type

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5/28/02	2200	Aggravated Assault	14D20	18A	7400	CALHOUN	RD
5/29/02	1630	Aggravated Assault	14D20	18A	5000	SUNFLOWER	
5/31/02	1700	Aggravated Assault	14D20	250	3400	AIRPORT	
5/31/02	1730	Aggravated Assault	14D20	70	3600	NOAH	
4/23/02	400	Auto Theft	14D20	18A	5000	MALLOW	
4/28/02	1730	Auto Theft	14D20	20R	3600	CORDER	
5/1/02	1730	Auto Theft	14D20	20D	3000	ELPYCO	
5/2/02	1535	Auto Theft	14D20	20R	5300	WENDA	
5/5/02	1630	Auto Theft	14D20	23S	3900	BELLFORT	
5/7/02	2330	Auto Theft	14D20	20D	5000	EDFIELD	
5/7/02	1	Auto Theft	14D20	20R	7700	BOWEN	
5/12/02	400	Auto Theft	14D20	210	9000	SCOTT	
5/14/02	2100	Auto Theft	14D20	20D	4500	ROSEMONT	
5/15/02	0	Auto Theft	14D20	250	5600	LAKEFIELD	
5/17/02	500	Auto Theft	14D20	13H	3200	SOUTH LP E	
5/19/02	2230	Auto Theft	14D20	23S	3800	SOUTH LP E	
5/19/02	300	Auto Theft	14D20	13S	9200	SCOTT	
5/22/02	2230	Auto Theft	14D20	18A	5000	SUNFLOWER	

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5/28/02	2200	Auto Theft	14D20	18A	7200	PEERLESS
5/28/02	700	Auto Theft	14D20	20R	8500	RUBIN
5/31/02	2230	Auto Theft	14D20	70	7000	SCOTT
5/31/02	1940	Auto Theft	14D20	18T	9400	CULLEN
5/31/02	1130	Auto Theft	14D20	18G	9400	CULLEN
4/2/02	1900	Burglary	14D20	250	5100	SUNBEAM
5/1/02	725	Burglary	14D20	20A	4800	CARMEN
5/2/02	710	Burglary	14D20	20R	3000	ELPYCO
5/3/02	0	Burglary	14D20	20A	7800	TIERWESTER
5/4/02	1400	Burglary	14D20	70	3900	BELLFORT
5/5/02	1545	Burglary	14D20	20P	8100	JUTLAND
5/6/02	2300	Burglary	14D20	70	3900	BELLFORT
5/6/02	2300	Burglary	14D20	20R	8400	CANNON
5/7/02	1400	Burglary	14D20	70	3900	BELLFORT
5/7/02	2000	Burglary	14D20	20R	4600	DAVENPORT
5/7/02	625	Burglary	14D20	20R	10900	BUFFUM
5/8/02	1000	Burglary	14D20	20R	3700	ROCKINGHAM
5/9/02	1800	Burglary	14D20	20R	4000	SUNFLOWER
5/9/02	645	Burglary	14D20	20R	4400	GALESBURG

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Premise 14D20
Sorted by Type

5/9/02	1730	Burglary	14D20	20R	4600	GALESBURG
5/10/02	1945	Burglary	14D20	20R	1000	NIAGARA
5/10/02	700	Burglary	14D20	20R	4500	MAGGIE
5/12/02	1500	Burglary	14D20	20P	7900	PARNELL
5/12/02	1400	Burglary	14D20	20R	10200	BUFFUM
5/13/02	2005	Burglary	14D20	250	9300	CULLEN
5/14/02	1820	Burglary	14D20	60	2500	AIRPORT
5/14/02	800	Burglary	14D20	20R	10300	CATHEDRAL
5/17/02	1745	Burglary	14D20	20P	4300	ROSEMONT
5/18/02	1700	Burglary	14D20	20R	4600	DAVENPORT
5/19/02	2300	Burglary	14D20	20R	9000	HILDA
5/20/02	730	Burglary	14D20	20R	4300	LARKSPUR
5/20/02	1215	Burglary	14D20	20R	4800	CLOVER
5/20/02	2200	Burglary	14D20	05Z	5000	BELLFORT
5/21/02	1800	Burglary	14D20	05B	4600	BELLFORT
5/22/02	1800	Burglary	14D20	70	3900	BELLFORT
5/22/02	1800	Burglary	14D20	20R	9400	MERLE
5/23/02	800	Burglary	14D20	20R	4200	GRASSMERE

5/24/02	700	Burglary	14D20	20A	3600	SEABROOK	
5/24/02	1600	Burglary	14D20	20R	5100	CLOVER	
5/24/02	700	Burglary	14D20	20A	7800	TIERWESTER VILLAGE	
5/25/02	2000	Burglary	14D20	20R	10300	TENEHA	DR
5/28/02	2030	Burglary	14D20	20G	4700	BRINKLEY	
5/28/02	1800	Burglary	14D20	20V	8000	LAWLER	
5/28/02	730	Burglary	14D20	20R	8900	DUANE	
5/29/02	2230	Burglary	14D20	20N	1200	THERESA	
5/31/02	1941	Burglary	14D20	20P	5300	BRISCOE	
5/31/02	530	Burglary	14D20	20A	9000	JUTLAND	
5/2/02	1930	Burglary of a Motor Vehicle	14D20	13R	4700	BELLFORT	
5/6/02	630	Burglary of a Motor Vehicle	14D20	20D	3800	MT PLEASANT	
5/10/02	1630	Burglary of a Motor Vehicle	14D20	120	9400	CULLEN	
5/17/02	2100	Burglary of a Motor Vehicle	14D20	250	5000	EDFIELD	
5/21/02	1330	Burglary of a Motor Vehicle	14D20	13R	4600	GALESBURG	
5/23/02	2100	Burglary of a Motor Vehicle	14D20	18A	5000	SUNFLOWER	
5/27/02	1530	Burglary of a Motor Vehicle	14D20	18N	9100	SCOTT	
5/29/02	2300	Burglary of a Motor Vehicle	14D20	20A	4600	WHITE ROCK	
5/29/02	1845	Burglary of a Motor Vehicle	14D20	18O	4800	BELLFORT	

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5/29/02	1820	Burglary of a Motor Vehicle	14D20	18O	9400	CULLEN	
5/24/02	235	Driving While Intoxicated	14D20	13R	0	SOUTH	FWY
5/24/02	214	Driving While Intoxicated	14D20	13R	4000	SOUTH LP E	
5/28/02	900	Driving While Intoxicated	14D20	13R	9100	CULLEN	
5/30/02	232	Driving While Intoxicated	14D20	13R	4000	SOUTH LP E	
2/16/02	2045	Narcotic Drug Laws	14D20	13R	3400	REED	
5/1/02	145	Narcotic Drug Laws	14D20	13R	3100	SUNNYDALE	
5/1/02	2010	Narcotic Drug Laws	14D20	13B	4800	BELLFORT	
5/7/02	2045	Narcotic Drug Laws	14D20	13R	5100	MALLOW	
5/7/02	1550	Narcotic Drug Laws	14D20	13R	8000	COLONIAL	LN
5/7/02	1730	Narcotic Drug Laws	14D20	20R	10000	FAIRLAND	
5/8/02	2100	Narcotic Drug Laws	14D20	13R	4700	BRICKER	
5/8/02	2100	Narcotic Drug Laws	14D20	13R	4800	BELLFORT	
5/8/02	2045	Narcotic Drug Laws	14D20	13R	8600	CULLEN	
5/8/02	1900	Narcotic Drug Laws	14D20	20R	9400	CATHEDRAL	
5/9/02	2015	Narcotic Drug Laws	14D20	13R	4800	BELLFORT	
5/9/02	1000	Narcotic Drug Laws	14D20	13R	8500	EDGAR	
5/13/02	1346	Narcotic Drug Laws	14D20	13R	3500	NOAH	

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5/13/02	1620	Narcotic Drug Laws	14D20	13R	8500	RUBIN	
5/13/02	1345	Narcotic Drug Laws	14D20	13R	9400	SCOTT	
5/14/02	930	Narcotic Drug Laws	14D20	70	3300	CHIMIRA	LN
5/14/02	905	Narcotic Drug Laws	14D20	13R	4300	MAGGIE	
5/14/02	2050	Narcotic Drug Laws	14D20	13R	4600	BELLFORT	
5/14/02	2130	Narcotic Drug Laws	14D20	13R	8400	MC LEAN	
5/15/02	1230	Narcotic Drug Laws	14D20	13R	4500	MAYFLOWER	
5/15/02	1240	Narcotic Drug Laws	14D20	13R	4600	BRINKLEY	
5/18/02	2304	Narcotic Drug Laws	14D20	70	3500	REED	
5/18/02	1919	Narcotic Drug Laws	14D20	18M	8900	COMAL	
5/19/02	1558	Narcotic Drug Laws	14D20	100	3600	DU BOIS	
5/20/02	1415	Narcotic Drug Laws	14D20	13B	7400	CALHOUN	RD
5/21/02	2322	Narcotic Drug Laws	14D20	13R	3300	DULCREST	
5/21/02	1555	Narcotic Drug Laws	14D20	20D	4200	CLOVER	
5/21/02	225	Narcotic Drug Laws	14D20	13R	8000	COLONIAL	LN
5/21/02	945	Narcotic Drug Laws	14D20	13R	8100	COLONIAL	LN
5/21/02	1610	Narcotic Drug Laws	14D20	13R	8100	COLONIAL	LN
5/21/02	1000	Narcotic Drug Laws	14D20	13R	8400	FOUNTAIN	
5/22/02	1440	Narcotic Drug Laws	14D20	18R	8500	SCOTT	

5/24/02	0	Narcotic Drug Laws	14D20	13R	3500	REED	
5/24/02	1604	Narcotic Drug Laws	14D20	70	4600	BELLFORT	
5/25/02	200	Narcotic Drug Laws	14D20	20R	3800	LYDIA	
5/26/02	2345	Narcotic Drug Laws	14D20	20R	10000	FAIRLAND	
5/28/02	930	Narcotic Drug Laws	14D20	13R	4200	KNOXVILLE	
Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type Suffix
4/7/02	1600	Rape	14D20	100	4900	REED	
5/3/02	2000	Rape	14D20	13R	2700	REED	
5/8/02	1950	Rape	14D20	250	4600	DAVENPORT	
5/10/02	400	Rape	14D20	20A	5000	CARMEN	
5/11/02	400	Rape	14D20	20R	4600	CLOVER	
5/20/02	500	Rape	14D20	20R	9400	CATHEDRAL	
5/1/02	110	Robbery	14D20	13R	3800	GOODHOPE	
5/2/02	1202	Robbery	14D20	05C	9500	SCOTT	
5/5/02	30	Robbery	14D20	18C	7400	SCOTT	
5/9/02	115	Robbery	14D20	13R	9200	SCOTT	
5/10/02	2200	Robbery	14D20	13B	8500	SCOTT	
5/10/02	2045	Robbery	14D20	18T	9400	CULLEN	

Premise 14D20
Sorted by Type

5/13/02	2305	Robbery	14D20	70	5200	REED
5/14/02	1450	Robbery	14D20	13R	3500	REED
5/19/02	2200	Robbery	14D20	18N	8100	SCOTT
5/21/02	700	Robbery	14D20	18O	9000	CULLEN
5/23/02	1800	Robbery	14D20	20A	4200	BARBERRY
5/27/02	230	Robbery	14D20	13R	5200	HIGGINS
5/28/02	1250	Robbery	14D20	13R	7500	SCOTT
5/31/02	220	Robbery	14D20	03B	4300	REED

6/1/02	1951	Aggravated Assault	14D20	13R	4100	ROCKINGHAM		
6/1/02	1845	Aggravated Assault	14D20	20A	7400	CALHOUN	RD	
6/2/02	200	Aggravated Assault	14D20	18A	5000	SUNFLOWER		
6/4/02	2100	Aggravated Assault	14D20	20A	4800	JARMESE		
6/6/02	231	Aggravated Assault	14D20	13R	4600	ALEDO		
6/7/02	1120	Aggravated Assault	14D20	13R	4800	JARMESE		
6/7/02	1120	Aggravated Assault	14D20	20A	4800	JARMESE		
6/8/02	200	Aggravated Assault	14D20	13R	7900	SCOTT		
6/11/02	2245	Aggravated Assault	14D20	20P	4600	ALVIN		
6/13/02	2230	Aggravated Assault	14D20	20P	3600	BARBERRY		
6/13/02	2040	Aggravated Assault	14D20	13R	4600	MAYFLOWER		
6/13/02	2245	Aggravated Assault	14D20	13R	9200	ROSEHAVEN		
6/16/02	2200	Aggravated Assault	14D20	20R	4200	ALVIN		
6/17/02	530	Aggravated Assault	14D20	20N	1000	DANUBE		
6/17/02	1900	Aggravated Assault	14D20	20A	5100	MALLOW		
6/17/02	1800	Aggravated Assault	14D20	13R	7200	TIERWESTER		
6/18/02	2300	Aggravated Assault	14D20	20P	4700	CARMEN		
6/20/02	1200	Aggravated Assault	14D20	20A	4200	DAWSON	LN	

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6/21/02	2200	Aggravated Assault	14D20	20R	3100	CORKSIE
6/22/02	815	Aggravated Assault	14D20	20D	5000	SOUTHWIND
6/23/02	1800	Aggravated Assault	14D20	20D	3700	NOAH
6/23/02	2000	Aggravated Assault	14D20	20A	3700	FAULKNER
6/27/02	750	Aggravated Assault	14D20	20R	4400	DAVENPORT
6/28/02	2200	Aggravated Assault	14D20	13R	3500	REED
6/29/02	45	Aggravated Assault	14D20	20R	9300	FAIRLAND
5/11/02	430	Auto Theft	14D20	20D	4700	MALLOW
5/31/02	2200	Auto Theft	14D20	250	9200	CULLEN
6/4/02	1700	Auto Theft	14D20	18R	8900	CULLEN
6/5/02	2300	Auto Theft	14D20	18T	9200	SCOTT
6/7/02	2130	Auto Theft	14D20	20R	4500	BRINKLEY
6/9/02	100	Auto Theft	14D20	18C	8300	CULLEN
6/10/02	1830	Auto Theft	14D20	18A	4200	BARBERRY
6/11/02	2330	Auto Theft	14D20	250	3300	DULCREST
6/15/02	1500	Auto Theft	14D20	20D	4500	SUNFLOWER
6/17/02	0	Auto Theft	14D20	13R	7500	FORRESTAL
6/21/02	2230	Auto Theft	14D20	18A	4100	BARBERRY

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Premise 14D20
Sorted by Type

6/21/02	730	Auto Theft	14D20	20D	4800	LARKSPUR
6/23/02	30	Auto Theft	14D20	18O	8600	SCOTT
6/2/02	1900	Burglary	14D20	24B	3600	REED
6/2/02	0	Burglary	14D20	20P	4100	ROCKINGHAM
6/2/02	0	Burglary	14D20	20R	7800	MC LEAN
6/3/02	1515	Burglary	14D20	20R	4100	LARKSPUR
6/3/02	1800	Burglary	14D20	190	5100	SUNBEAM
6/5/02	845	Burglary	14D20	20P	8900	FERDINAND
6/6/02	920	Burglary	14D20	20R	9400	CHESTERFIELD
6/7/02	730	Burglary	14D20	20R	4400	STASSEN
6/7/02	1200	Burglary	14D20	20A	4800	JARMESE
6/7/02	610	Burglary	14D20	20V	9400	MERLE
6/8/02	2000	Burglary	14D20	20A	4700	WENDA
6/9/02	2230	Burglary	14D20	20A	5000	SUNFLOWER
6/11/02	2000	Burglary	14D20	20G	8700	COMAL
6/12/02	1000	Burglary	14D20	20R	7800	GLADSTONE
6/12/02	1230	Burglary	14D20	20R	10000	SIERRA
6/12/02	2345	Burglary	14D20	20R	10400	ROSEHAVEN
6/14/02	1900	Burglary	14D20	20R	5000	LARKSPUR

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6/15/02	2200	Burglary	14D20	20R	8900	BRANDON	
6/16/02	1130	Burglary	14D20	20R	5300	HIGGINS	
6/20/02	1900	Burglary	14D20	20R	4700	PEDERSON	
6/20/02	1700	Burglary	14D20	20A	7400	CALHOUN	RD
6/22/02	600	Burglary	14D20	20G	5100	CLOVER	
6/24/02	2200	Burglary	14D20	250	4500	BRISCOE	
6/26/02	1930	Burglary	14D20	05E	4100	GALESBURG	
6/30/02	100	Burglary	14D20	20A	7400	CALHOUN	RD
6/30/02	445	Burglary	14D20	20R	8500	SAFEGUARD	
5/31/02	1900	Burglary of a Motor Vehicle	14D20	20R	3100	DACCA	
6/3/02	930	Burglary of a Motor Vehicle	14D20	18G	7000	SCOTT	
6/11/02	1200	Burglary of a Motor Vehicle	14D20	13R	3700	NATHANIEL BROWN	
6/21/02	845	Burglary of a Motor Vehicle	14D20	22H	9200	SCOTT	
6/22/02	1900	Burglary of a Motor Vehicle	14D20	20D	9400	CHESTERFIELD	
6/2/02	2300	Narcotic Drug Laws	14D20	13R	4300	BRINKLEY	
6/3/02	1500	Narcotic Drug Laws	14D20	18C	7000	SCOTT	
6/4/02	302	Narcotic Drug Laws	14D20	13R	4300	SOUTH LP E	
6/9/02	1606	Narcotic Drug Laws	14D20	13R	4500	BRISCOE	

6/10/02	2100	Narcotic Drug Laws	14D20	20R	8000	GLADSTONE	
6/11/02	2000	Narcotic Drug Laws	14D20	18A	4800	JARMESE	
6/12/02	2315	Narcotic Drug Laws	14D20	20R	8000	GLADSTONE	
6/12/02	2305	Narcotic Drug Laws	14D20	20R	8000	GLADSTONE	
6/13/02	1530	Narcotic Drug Laws	14D20	13R	4200	BELLFORT	
6/15/02	1755	Narcotic Drug Laws	14D20	13R	3600	SUNBEAM	
6/15/02	2330	Narcotic Drug Laws	14D20	20R	3900	GALESBURG	
6/17/02	213	Narcotic Drug Laws	14D20	13R	8000	LIVINGSTON	
6/19/02	2140	Narcotic Drug Laws	14D20	13R	3400	MAINER	
6/19/02	9	Narcotic Drug Laws	14D20	13R	3600	WILMINGTON	
6/19/02	1030	Narcotic Drug Laws	14D20	13R	3700	DAWSON	LN
6/19/02	1407	Narcotic Drug Laws	14D20	20V	9300	ASHVILLE	
6/21/02	2035	Narcotic Drug Laws	14D20	100	4600	BELLFORT	
6/22/02	52	Narcotic Drug Laws	14D20	250	5000	SUNFLOWER	
6/23/02	354	Narcotic Drug Laws	14D20	13R	3800	FAULKNER	
6/23/02	1726	Narcotic Drug Laws	14D20	13R	4500	ROSEMONT	
6/23/02	2000	Narcotic Drug Laws	14D20	13R	7700	SCOTT	
6/24/02	142	Narcotic Drug Laws	14D20	20R	3800	LYDIA	
6/24/02	1235	Narcotic Drug Laws	14D20	13R	8400	BRANDON	

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Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type Suffix
6/25/02	255	Narcotic Drug Laws	14D20	20R	4500	ROSEMONT	
6/25/02	2200	Narcotic Drug Laws	14D20	13R	7100	SCOTT	
6/25/02	2205	Narcotic Drug Laws	14D20	13R	7800	COLONIAL	LN
6/26/02	15	Narcotic Drug Laws	14D20	13R	8500	BRANDON	
6/27/02	2130	Narcotic Drug Laws	14D20	13R	5000	SUNFLOWER	
6/29/02	1942	Narcotic Drug Laws	14D20	20A	5000	SUNFLOWER	
6/19/02	1439	Rape	14D20	20R	7900	BOWEN	
6/2/02	1520	Robbery	14D20	13R	9200	NOEL	
6/4/02	440	Robbery	14D20	20R	3400	ST BENEDICT	
6/4/02	340	Robbery	14D20	20A	3800	FAULKNER	
6/4/02	0	Robbery	14D20	13R	4700	BELLFORT	
6/6/02	1600	Robbery	14D20	210	3700	REED	
6/6/02	2145	Robbery	14D20	13R	7600	SCOTT	
6/8/02	1845	Robbery	14D20	13R	4200	BARBERRY	
6/8/02	2200	Robbery	14D20	20P	5100	CLOVER	
6/10/02	1210	Robbery	14D20	13B	8900	JUTLAND	
6/11/02	215	Robbery	14D20	20R	4200	BRINKLEY	

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Premise 14D20
Sorted by Type

6/13/02	2215	Robbery	14D20	13R	1100	ELBERTA
6/17/02	1550	Robbery	14D20	240	9400	CULLEN
6/22/02	2220	Robbery	14D20	18N	8900	SCOTT
6/22/02	1620	Robbery	14D20	13R	9400	CULLEN
6/24/02	1320	Robbery	14D20	70	3500	NOAH

7/1/02	1917	Aggravated Assault	14D20	18A	3700	FAULKNER	
7/1/02	1330	Aggravated Assault	14D20	13R	3800	AMOS	
7/2/02	2045	Aggravated Assault	14D20	13R	4100	KEWANEE	
7/3/02	1630	Aggravated Assault	14D20	18A	4600	ALVIN	
7/4/02	1930	Aggravated Assault	14D20	13R	8900	DUANE	
7/5/02	308	Aggravated Assault	14D20	20R	4500	CLOVER	
7/6/02	2100	Aggravated Assault	14D20	250	5000	MALLOW	
7/6/02	145	Aggravated Assault	14D20	03B	9100	SCOTT	
7/7/02	1730	Aggravated Assault	14D20	20A	4300	MALLOW	
7/10/02	910	Aggravated Assault	14D20	20N	4300	MALLOW	
7/11/02	200	Aggravated Assault	14D20	18A	4300	MALLOW	
7/14/02	2300	Aggravated Assault	14D20	20R	1000	DANUBE	
7/15/02	1730	Aggravated Assault	14D20	20R	3500	MT PLEASANT	
7/17/02	1030	Aggravated Assault	14D20	20R	3900	LOWDEN	
7/17/02	1030	Aggravated Assault	14D20	20R	3900	LOWDEN	
7/18/02	2000	Aggravated Assault	14D20	250	4600	BRINKLEY	
7/18/02	1530	Aggravated Assault	14D20	18A	7800	CALHOUN	RD
7/20/02	144	Aggravated Assault	14D20	20R	4700	ALVIN	

7/20/02	1930	Aggravated Assault	14D20	20A	7400	CALHOUN	RD
7/23/02	1400	Aggravated Assault	14D20	70	7400	SCOTT	
7/24/02	2350	Aggravated Assault	14D20	13R	4300	SUNFLOWER	
7/24/02	400	Aggravated Assault	14D20	13R	9200	COFFEE	
7/25/02	200	Aggravated Assault	14D20	20A	3800	FAULKNER	
7/26/02	425	Aggravated Assault	14D20	20A	3800	MAINER	
7/26/02	2315	Aggravated Assault	14D20	20R	5300	BRISCOE	
7/26/02	1845	Aggravated Assault	14D20	20R	7900	CORINTH	
7/27/02	1830	Aggravated Assault	14D20	13R	5100	MALLOW	
7/27/02	1525	Aggravated Assault	14D20	20R	5500	ELMLAWN	
7/27/02	330	Aggravated Assault	14D20	20A	7400	CALHOUN	RD
7/28/02	2335	Aggravated Assault	14D20	20A	4000	BARBERRY	
7/28/02	400	Aggravated Assault	14D20	18C	7000	SCOTT	
7/28/02	2300	Aggravated Assault	14D20	20P	8500	SAFEGUARD	
7/30/02	2145	Aggravated Assault	14D20	13R	3000	JIPSIE	LN
7/30/02	2130	Aggravated Assault	14D20	11R	3400	GOODHOPE	
7/30/02	2230	Aggravated Assault	14D20	11R	3600	CORDER	
7/30/02	200	Aggravated Assault	14D20	20R	10000	SIERRA	

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5/15/02	0	Auto Theft	14D20	13R	4300	BRINKLEY
7/5/02	1800	Auto Theft	14D20	20D	4500	REDBUD
7/5/02	1000	Auto Theft	14D20	18O	7300	SCOTT
7/6/02	0	Auto Theft	14D20	18M	4700	REED
7/6/02	1700	Auto Theft	14D20	18G	9200	CULLEN
7/8/02	1700	Auto Theft	14D20	13S	5100	JEZEBEL
7/11/02	1600	Auto Theft	14D20	18A	4400	BELLFORT
7/20/02	400	Auto Theft	14D20	13R	8900	CULLEN
7/21/02	10	Auto Theft	14D20	18A	4800	REED
7/23/02	1500	Auto Theft	14D20	13R	8500	LEE OTIS
7/24/02	2030	Auto Theft	14D20	20D	3300	TANGERINE
7/24/02	2300	Auto Theft	14D20	20D	3400	SPARROW
7/24/02	2100	Auto Theft	14D20	20D	4800	MAYFLOWER
7/25/02	650	Auto Theft	14D20	13R	3300	TANGERINE
7/25/02	115	Auto Theft	14D20	20D	9300	ROSEHAVEN
7/27/02	2000	Auto Theft	14D20	20D	3800	REBECCA
7/29/02	1200	Auto Theft	14D20	250	10300	CATHEDRAL
6/15/02	600	Burglary	14D20	20R	4600	GALESBURG
6/24/02	1900	Burglary	14D20	20A	4200	ROCKINGHAM

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6/28/02	1800	Burglary	14D20	250	4200	GRASSMERE
6/30/02	2000	Burglary	14D20	20V	5600	RICKY
7/1/02	0	Burglary	14D20	70	3500	NOAH
7/1/02	800	Burglary	14D20	20P	4100	GRASSMERE
7/1/02	200	Burglary	14D20	03B	4500	STASSEN
7/2/02	910	Burglary	14D20	20R	3500	GRASSMERE
7/3/02	2200	Burglary	14D20	40	4500	TETON
7/3/02	1200	Burglary	14D20	20R	4600	CARMEN
7/3/02	400	Burglary	14D20	20A	5000	SUNFLOWER
7/3/02	1800	Burglary	14D20	20A	8300	CANYON
7/4/02	2100	Burglary	14D20	70	8200	CULLEN
7/4/02	1630	Burglary	14D20	20R	8900	COMAL
7/4/02	1300	Burglary	14D20	20A	9400	HENO
7/4/02	1440	Burglary	14D20	20R	9400	BUFFUM
7/4/02	230	Burglary	14D20	20R	10000	SIERRA
7/5/02	1615	Burglary	14D20	20R	5100	HIGGINS
7/5/02	430	Burglary	14D20	03B	7500	CULLEN
7/5/02	1200	Burglary	14D20	20R	9200	MARTELL

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7/6/02	2300	Burglary	14D20	20R	8200	GRANDVIEW	
7/7/02	48	Burglary	14D20	22E	9600	ROSEHAVEN	
7/8/02	2230	Burglary	14D20	20R	3500	WILMINGTON	
7/8/02	820	Burglary	14D20	20A	5100	CLOVER	
7/8/02	800	Burglary	14D20	20R	8000	CANNON	
7/9/02	1800	Burglary	14D20	20R	1200	ELBERTA	
7/9/02	630	Burglary	14D20	20R	4800	MAGGIE	
7/9/02	1400	Burglary	14D20	20A	5000	SUNFLOWER	
7/9/02	1000	Burglary	14D20	20R	9400	ARDEN	CT
7/10/02	1800	Burglary	14D20	20M	4500	STASSEN	
7/10/02	1100	Burglary	14D20	20R	8000	CANNON	
7/10/02	2200	Burglary	14D20	20R	8500	LEE OTIS	
7/11/02	1130	Burglary	14D20	20R	10400	ROSEHAVEN	
7/12/02	1000	Burglary	14D20	20A	4000	WILMINGTON	
7/12/02	1900	Burglary	14D20	20M	4500	STASSEN	
7/12/02	1800	Burglary	14D20	05F	7000	STEARNS	
7/13/02	600	Burglary	14D20	20R	4400	PHLOX	
7/13/02	900	Burglary	14D20	19V	5100	PEDERSON	
7/13/02	1930	Burglary	14D20	20V	9200	MARTELL	

7/14/02	1530	Burglary	14D20	05Z	8400	CANNON	
7/15/02	1800	Burglary	14D20	20V	8600	BRANDON	
7/16/02	1500	Burglary	14D20	20R	4900	LARKSPUR	
7/17/02	1800	Burglary	14D20	20M	4500	STASSEN	
7/17/02	2030	Burglary	14D20	20R	5000	PAULA	
7/17/02	400	Burglary	14D20	40	9200	MALLORY	
7/17/02	2100	Burglary	14D20	24C	9400	CULLEN	
7/17/02	2000	Burglary	14D20	250	9400	CULLEN	
7/18/02	430	Burglary	14D20	20R	1000	NIAGARA	
7/19/02	300	Burglary	14D20	20R	7800	BRANDON	
7/20/02	1730	Burglary	14D20	20P	4100	DAWSON	LN
7/22/02	1030	Burglary	14D20	40	8600	SCOTT	
7/23/02	1700	Burglary	14D20	20R	4600	DAVENPORT	
7/23/02	2000	Burglary	14D20	20R	5100	CLOVER	
7/23/02	1930	Burglary	14D20	20R	9600	BUFFUM	
7/24/02	745	Burglary	14D20	20P	5000	CARMEN	
7/25/02	1200	Burglary	14D20	20A	4100	WILMINGTON	
7/25/02	1430	Burglary	14D20	05X	9400	CULLEN	

7/26/02	1400	Burglary	14D20	20A	4200	PHLOX
7/26/02	1515	Burglary	14D20	20R	4300	WILMINGTON
7/29/02	2200	Burglary	14D20	250	4100	BARBERRY
7/29/02	352	Burglary	14D20	05C	7000	STEARNS
7/30/02	1219	Burglary	14D20	20R	1100	VERA LOU
7/31/02	900	Burglary	14D20	20R	4900	LARKSPUR
7/3/02	1300	Burglary of a Motor Vehicle	14D20	13R	4400	STERLING
7/6/02	2300	Burglary of a Motor Vehicle	14D20	20D	8900	COMAL
7/9/02	2130	Burglary of a Motor Vehicle	14D20	20R	4500	REED
7/10/02	2000	Burglary of a Motor Vehicle	14D20	20R	3100	BOLT
7/11/02	1430	Burglary of a Motor Vehicle	14D20	20R	3600	MT PLEASANT
7/12/02	2215	Burglary of a Motor Vehicle	14D20	20D	4600	PHLOX
7/12/02	2300	Burglary of a Motor Vehicle	14D20	18N	9100	SCOTT
7/13/02	1000	Burglary of a Motor Vehicle	14D20	18A	4100	BARBERRY
7/13/02	2200	Burglary of a Motor Vehicle	14D20	13R	4600	BRINKLEY
7/16/02	1830	Burglary of a Motor Vehicle	14D20	13R	8300	CULLEN
7/20/02	830	Burglary of a Motor Vehicle	14D20	20R	3100	HARTSVILLE
7/25/02	1930	Burglary of a Motor Vehicle	14D20	250	3500	AIRPORT
7/25/02	1000	Burglary of a Motor Vehicle	14D20	18T	8600	CULLEN

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7/25/02	100	Burglary of a Motor Vehicle	14D20	20D	10300	ASHVILLE
7/26/02	1200	Burglary of a Motor Vehicle	14D20	13R	8500	LEE OTIS
7/28/02	0	Burglary of a Motor Vehicle	14D20	250	2700	REED
7/28/02	1730	Burglary of a Motor Vehicle	14D20	05D	5000	REED
7/29/02	2145	Burglary of a Motor Vehicle	14D20	18A	5000	SUNFLOWER
7/6/02	2055	Driving While Intoxicated	14D20	13R	10700	SCOTT
7/11/02	2115	Driving While Intoxicated	14D20	13R	2700	REED
4/10/02	1422	Narcotic Drug Laws	14D20	13R	3500	MAINER
7/1/02	230	Narcotic Drug Laws	14D20	13R	8200	MC LEAN
7/2/02	320	Narcotic Drug Laws	14D20	13R	7500	LA SALETTE
7/2/02	2205	Narcotic Drug Laws	14D20	13R	8900	DUANE
7/2/02	1050	Narcotic Drug Laws	14D20	13R	8900	BRANDON
7/3/02	2025	Narcotic Drug Laws	14D20	13R	8000	LAWLER
7/5/02	2100	Narcotic Drug Laws	14D20	20R	4600	MAGGIE
7/8/02	130	Narcotic Drug Laws	14D20	13R	7400	CALHOUN
7/9/02	1522	Narcotic Drug Laws	14D20	13H	7400	SCOTT
7/10/02	34	Narcotic Drug Laws	14D20	20A	3800	MAINER
7/11/02	2245	Narcotic Drug Laws	14D20	13R	3800	GOODHOPE

RD

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7/12/02	221	Narcotic Drug Laws	14D20	13R	3800	FAULKNER
7/12/02	2300	Narcotic Drug Laws	14D20	13R	8300	CORINTH
7/15/02	235	Narcotic Drug Laws	14D20	13R	3800	FAULKNER
7/15/02	1000	Narcotic Drug Laws	14D20	20R	5500	ELMLAWN
7/16/02	425	Narcotic Drug Laws	14D20	13R	3500	REED
7/16/02	2100	Narcotic Drug Laws	14D20	13R	4500	BELLFORT
7/16/02	154	Narcotic Drug Laws	14D20	13R	8600	BRANDON
7/17/02	240	Narcotic Drug Laws	14D20	13R	3900	SOUTH LP E
7/18/02	2140	Narcotic Drug Laws	14D20	13R	3400	HONDO
7/18/02	200	Narcotic Drug Laws	14D20	13R	3900	BELLFORT
7/18/02	150	Narcotic Drug Laws	14D20	13R	4100	MALLOW
7/20/02	2338	Narcotic Drug Laws	14D20	18N	4100	MALLOW
7/22/02	1230	Narcotic Drug Laws	14D20	13R	3800	FAULKNER
7/22/02	1430	Narcotic Drug Laws	14D20	18O	7200	SCOTT
7/23/02	2140	Narcotic Drug Laws	14D20	18C	7000	SCOTT
7/25/02	2040	Narcotic Drug Laws	14D20	13R	4800	MALLOW
7/25/02	150	Narcotic Drug Laws	14D20	13R	8900	SCOTT
7/26/02	2211	Narcotic Drug Laws	14D20	13R	4600	TETON
7/26/02	2145	Narcotic Drug Laws	14D20	13R	4700	BRISCOE

7/27/02	414	Narcotic Drug Laws	14D20	20A	7400	CALHOUN	RD
7/28/02	1804	Narcotic Drug Laws	14D20	18C	8200	SCOTT	
7/29/02	12	Narcotic Drug Laws	14D20	20D	1200	NIAGARA	
7/30/02	2002	Narcotic Drug Laws	14D20	13R	5600	ELMLAWN	
Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type Suffix
7/11/02	25	Rape	14D20	13R	4800	JARMESE	
7/16/02	1930	Rape	14D20	140	4500	LARKSPUR	
7/19/02	1900	Rape	14D20	13R	8000	COLONIAL	LN
7/1/02	2240	Robbery	14D20	20R	4500	STASSEN	
7/4/02	1820	Robbery	14D20	13H	3800	SOUTH LP E	
7/6/02	2025	Robbery	14D20	05Z	9400	CULLEN	
7/11/02	400	Robbery	14D20	18R	9400	CULLEN	
7/14/02	1400	Robbery	14D20	13R	3400	TANGERINE	
7/14/02	1445	Robbery	14D20	120	9400	CULLEN	
7/15/02	2148	Robbery	14D20	18R	9300	CULLEN	
7/17/02	440	Robbery	14D20	210	9100	CULLEN	
7/23/02	2030	Robbery	14D20	13R	3800	NOAH	
7/25/02	1100	Robbery	14D20	13R	8000	LIVINGSTON	

7/26/02	330	Robbery	14D20	13R	4600	BELLFORT
7/29/02	2050	Robbery	14D20	210	7100	SCOTT

8/1/02	1500	Aggravated Assault	14D20	20A	4100	BARBERRY		
8/3/02	528	Aggravated Assault	14D20	20A	1200	ELBERTA		
8/3/02	528	Aggravated Assault	14D20	20A	1200	ELBERTA		
8/3/02	330	Aggravated Assault	14D20	13R	4600	LARKSPUR		
8/5/02	1940	Aggravated Assault	14D20	13H	3500	SOUTH LP E	SER	N
8/5/02	330	Aggravated Assault	14D20	20A	4200	BARBERRY		
8/5/02	330	Aggravated Assault	14D20	20A	4200	BARBERRY		
8/5/02	1500	Aggravated Assault	14D20	20A	4300	MALLOW		
8/5/02	1620	Aggravated Assault	14D20	13R	8600	DUANE		
8/6/02	1945	Aggravated Assault	14D20	20R	8400	PARNELL		
8/8/02	500	Aggravated Assault	14D20	20A	9400	HENO		
8/10/02	40	Aggravated Assault	14D20	18A	5100	CLOVER		
8/12/02	1507	Aggravated Assault	14D20	20R	1100	VERA LOU		
8/13/02	100	Aggravated Assault	14D20	20R	8300	CANYON		
8/17/02	1345	Aggravated Assault	14D20	20R	4100	KEWANEE		
8/17/02	1345	Aggravated Assault	14D20	20R	4100	KEWANEE		
8/17/02	1345	Aggravated Assault	14D20	20R	4100	KEWANEE		
8/17/02	1900	Aggravated Assault	14D20	70	7400	SCOTT		

Sorted by Type

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8/20/02	1730	Aggravated Assault	14D20	20A	4200	BARBERRY
8/20/02	700	Aggravated Assault	14D20	20R	4500	BRISCOE
8/21/02	1	Aggravated Assault	14D20	13R	3800	FAULKNER
8/22/02	2330	Aggravated Assault	14D20	18A	4500	MAYFLOWER
8/25/02	330	Aggravated Assault	14D20	13R	7800	LIVINGSTON
8/25/02	1645	Aggravated Assault	14D20	20P	8100	JUTLAND
8/26/02	2200	Aggravated Assault	14D20	70	5200	REED
8/31/02	2323	Aggravated Assault	14D20	140	9300	MERLE
8/1/02	2200	Auto Theft	14D20	13R	7500	SCOTT
8/1/02	2200	Auto Theft	14D20	13R	10000	SCOTT
8/2/02	2030	Auto Theft	14D20	18N	9100	SCOTT
8/2/02	1328	Auto Theft	14D20	18G	9400	CULLEN
8/4/02	1250	Auto Theft	14D20	18O	7700	PARNELL
8/6/02	1000	Auto Theft	14D20	20D	3800	REBECCA
8/8/02	2000	Auto Theft	14D20	18O	3000	BARBERRY
8/9/02	30	Auto Theft	14D20	100	4700	WENDA
8/9/02	1630	Auto Theft	14D20	18T	9400	CULLEN
8/11/02	2000	Auto Theft	14D20	20D	3500	MT PLEASANT
8/16/02	1600	Auto Theft	14D20	18A	3800	FAULKNER

8/18/02	1610	Auto Theft	14D20	18A	2700	REED	
8/19/02	729	Auto Theft	14D20	13R	9500	SCOTT	
8/20/02	2100	Auto Theft	14D20	20D	10300	ROSEHAVEN	
8/22/02	1500	Auto Theft	14D20	18A	7400	CALHOUN	RD
8/24/02	0	Auto Theft	14D20	18A	2700	REED	
8/24/02	215	Auto Theft	14D20	13R	9100	SCOTT	
8/25/02	30	Auto Theft	14D20	18C	7600	SCOTT	
8/27/02	700	Auto Theft	14D20	13R	10500	CATHEDRAL	
8/31/02	1730	Auto Theft	14D20	18C	7900	CULLEN	
3/1/02	0	Burglary	14D20	20A	4700	WENDA	
5/31/02	0	Burglary	14D20	190	3500	SOUTH LP E	
7/15/02	1000	Burglary	14D20	250	3500	SOUTH LP E	
7/25/02	1800	Burglary	14D20	20R	3900	STASSEN	
7/26/02	700	Burglary	14D20	20R	4400	BRINKLEY	
7/31/02	1500	Burglary	14D20	20P	3600	SEABROOK	
8/2/02	1600	Burglary	14D20	20A	4600	MAGGIE	
8/2/02	1800	Burglary	14D20	20A	7400	CALHOUN	RD
8/3/02	800	Burglary	14D20	20R	4100	STERLING	

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8/4/02	930	Burglary	14D20	20R	4000	BARBERRY
8/7/02	1045	Burglary	14D20	20G	3700	REBECCA
8/9/02	1900	Burglary	14D20	250	9100	BRANDON
8/10/02	1100	Burglary	14D20	20G	1200	ELBERTA
8/11/02	830	Burglary	14D20	20W	4600	SUNFLOWER
8/11/02	1200	Burglary	14D20	20R	5300	BRISCOE
8/12/02	730	Burglary	14D20	20A	2700	REED
8/12/02	1200	Burglary	14D20	20R	8300	LIVINGSTON
8/12/02	2346	Burglary	14D20	210	8800	CULLEN
8/12/02	2100	Burglary	14D20	40	9000	BRANDON
8/13/02	2000	Burglary	14D20	20R	4500	EDFIELD
8/14/02	650	Burglary	14D20	20A	2700	REED
8/14/02	135	Burglary	14D20	20A	5100	MALLOW
8/14/02	1145	Burglary	14D20	210	8800	CULLEN
8/15/02	100	Burglary	14D20	40	9000	BRANDON
8/16/02	2100	Burglary	14D20	20R	7800	COMAL
8/17/02	0	Burglary	14D20	20R	8800	DELILAH
8/17/02	40	Burglary	14D20	210	8800	CULLEN
8/18/02	2230	Burglary	14D20	250	4500	REED

8/19/02	1700	Burglary	14D20	20R	10000	ROSEHAVEN	
8/20/02	2030	Burglary	14D20	20R	3400	SEABROOK	
8/20/02	100	Burglary	14D20	20R	8400	LIVINGSTON	
8/21/02	1930	Burglary	14D20	20R	4800	LARKSPUR	
8/21/02	410	Burglary	14D20	22E	9600	ROSEHAVEN	
8/23/02	2325	Burglary	14D20	20A	7800	TIERWESTER	
8/24/02	1130	Burglary	14D20	20G	4800	ANGLETON	
8/24/02	30	Burglary	14D20	20P	4900	REED	
8/25/02	2100	Burglary	14D20	20A	2700	REED	
8/25/02	1930	Burglary	14D20		250	4900	ANGLETON
8/25/02	300	Burglary	14D20	20A	5000	SUNFLOWER	
8/26/02	1200	Burglary	14D20		250	4400	PHLOX
8/27/02	1930	Burglary	14D20	20R	4800	ANGLETON	
8/29/02	1300	Burglary	14D20	20R	7900	COLONIAL	LN
8/29/02	815	Burglary	14D20	20R	9500	ASHVILLE	
8/30/02	1330	Burglary	14D20	20A	5000	SUNFLOWER	
8/30/02	400	Burglary	14D20	20A	7400	CALHOUN	RD
7/23/02	2200	Burglary of a Motor Vehicle	14D20	18A	2700	REED	

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8/2/02	2100	Burglary of a Motor Vehicle	14D20	18R	4200	ROSEMONT
8/3/02	730	Burglary of a Motor Vehicle	14D20	20R	3600	MAINER
8/3/02	100	Burglary of a Motor Vehicle	14D20	18R	8100	JUTLAND
8/5/02	1800	Burglary of a Motor Vehicle	14D20	250	5000	SUNFLOWER
8/5/02	900	Burglary of a Motor Vehicle	14D20	20D	5500	ELMLAWN
8/7/02	1230	Burglary of a Motor Vehicle	14D20	20D	5100	CLOVER
8/14/02	1500	Burglary of a Motor Vehicle	14D20	18G	7500	SCOTT
8/15/02	1400	Burglary of a Motor Vehicle	14D20	18G	9400	CULLEN
8/16/02	100	Burglary of a Motor Vehicle	14D20	18C	9200	ROSEHAVEN
8/25/02	2130	Burglary of a Motor Vehicle	14D20	20D	3700	NATHANIEL BROWN
8/29/02	900	Burglary of a Motor Vehicle	14D20	13R	9400	CATHEDRAL
8/30/02	1410	Burglary of a Motor Vehicle	14D20	22E	8700	DELILAH
8/17/00	215	Driving While Intoxicated	14D20	13H	4000	SOUTH LP E
12/22/01	302	Driving While Intoxicated	14D20	13R	4600	CARMEN
12/23/01	0	Driving While Intoxicated	14D20	13R	4800	BELLFORT
12/30/01	2248	Driving While Intoxicated	14D20	13R	3400	SPARROW
8/1/02	2020	Narcotic Drug Laws	14D20	13R	3500	MAINER
8/1/02	2333	Narcotic Drug Laws	14D20	20D	3700	REBECCA
8/2/02	2010	Narcotic Drug Laws	14D20	70	3700	NOAH

8/4/02	2330	Narcotic Drug Laws	14D20	13R	8500	FERDINAND
8/6/02	2025	Narcotic Drug Laws	14D20	13R	3400	HONDO
8/7/02	1445	Narcotic Drug Laws	14D20		9500	CHESTERFIELD
8/9/02	2339	Narcotic Drug Laws	14D20	13R	4500	EDFIELD
8/10/02	35	Narcotic Drug Laws	14D20	20R	4800	CARMEN
8/10/02	1709	Narcotic Drug Laws	14D20	13R	9200	SCOTT
8/11/02	55	Narcotic Drug Laws	14D20	13R	4100	MALLOW
8/12/02	331	Narcotic Drug Laws	14D20	13R	3500	GOODHOPE
8/12/02	1330	Narcotic Drug Laws	14D20	18O	7000	SCOTT
8/12/02	1345	Narcotic Drug Laws	14D20	18L	7200	SCOTT
8/13/02	1945	Narcotic Drug Laws	14D20	13R	4600	REDBUD
8/14/02	120	Narcotic Drug Laws	14D20	13R	7100	SCOTT
8/16/02	1430	Narcotic Drug Laws	14D20	13R	4500	ALEDO
8/19/02	230	Narcotic Drug Laws	14D20	13R	3700	STASSEN
8/19/02	1754	Narcotic Drug Laws	14D20	13R	5000	WILMINGTON
8/22/02	1745	Narcotic Drug Laws	14D20	140	3500	TANGERINE
8/23/02	2113	Narcotic Drug Laws	14D20	20A	5000	SUNFLOWER
8/25/02	2320	Narcotic Drug Laws	14D20	13R	7700	CULLEN

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type Suffix
8/26/02	6	Narcotic Drug Laws	14D20	13R	7000	TIERWESTER	
8/27/02	1307	Narcotic Drug Laws	14D20	13R	8000	LAWLER	
8/28/02	2035	Narcotic Drug Laws	14D20	13R	7500	SCOTT	
8/30/02	1637	Narcotic Drug Laws	14D20	13R	3600	DU BOIS	
8/30/02	136	Narcotic Drug Laws	14D20	20A	5000	SUNFLOWER	
8/8/02	330	Rape	14D20	20R	3100	SPARROW	
8/23/02	2330	Rape	14D20	100	7800	SPRINGHILL	
8/25/02	830	Rape	14D20	20R	4200	DAWSON	LN
8/2/02	1530	Robbery	14D20	13R	3400	HOLMES	
8/2/02	1445	Robbery	14D20	20D	9100	NOEL	
8/8/02	1800	Robbery	14D20	18A	4300	MALLOW	
8/13/02	1245	Robbery	14D20	13R	8200	SCOTT	
8/15/02	1600	Robbery	14D20	13R	4200	BARBERRY	
8/16/02	215	Robbery	14D20	18R	9100	CULLEN	
8/18/02	2300	Robbery	14D20	13R	3900	SOUTH LP E	
8/19/02	510	Robbery	14D20	20L	5000	SUNFLOWER	
8/19/02	1115	Robbery	14D20	20A	7400	CALHOUN	RD
8/21/02	1615	Robbery	14D20	13B	8500	SCOTT	

Premise 14D20
Sorted by Type

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8/21/02	2156	Robbery	14D20	70	9200	ROSEHAVEN
8/24/02	2300	Robbery	14D20	13R	5100	JEZEBEL
8/24/02	1315	Robbery	14D20	24C	8600	CULLEN
8/25/02	1430	Robbery	14D20	18O	7100	SCOTT
8/26/02	2145	Robbery	14D20	13R	4200	BARBERRY
8/26/02	1555	Robbery	14D20	13R	4200	BELLFORT
8/31/02	258	Robbery	14D20	18C	9600	SCOTT

8/7/01	123	Aggravated Assault	14D20	100	5000	PEDERSON		
8/7/01	123	Aggravated Assault	14D20	100	5000	PEDERSON		
9/1/02	1930	Aggravated Assault	14D20	20R	3700	MAINER		
9/1/02	0	Aggravated Assault	14D20	20R	3700	MAINER		
9/3/02	11	Aggravated Assault	14D20	18A	4100	BARBERRY		
9/4/02	234	Aggravated Assault	14D20	20R	4600	CLOVER		
9/7/02	215	Aggravated Assault	14D20	18A	5000	CARMEN		
9/8/02	305	Aggravated Assault	14D20	13H	3200	SOUTH LP E		
9/8/02	1330	Aggravated Assault	14D20	18W	8300	BRANDON		
9/8/02	230	Aggravated Assault	14D20	13R	8900	CULLEN		
9/9/02	1830	Aggravated Assault	14D20	13R	5600	RICKY		
9/11/02	2230	Aggravated Assault	14D20	18A	4100	BARBERRY		
9/12/02	2230	Aggravated Assault	14D20	20R	1100	VERA LOU		
9/12/02	700	Aggravated Assault	14D20	20A	4000	WILMINGTON		
9/12/02	1400	Aggravated Assault	14D20	20A	4100	BARBERRY		
9/13/02	530	Aggravated Assault	14D20	13R	3600	AMOS		
9/13/02	2119	Aggravated Assault	14D20	120	9700	SCOTT		

9/13/02	2119	Aggravated Assault	14D20	120	9700	SCOTT
9/14/02	1902	Aggravated Assault	14D20	13R	3600	LYDIA
9/15/02	2250	Aggravated Assault	14D20	13R	4200	WILMINGTON
9/15/02	2130	Aggravated Assault	14D20	20A	5000	SUNFLOWER
9/16/02	2358	Aggravated Assault	14D20	20R	9000	BRANDON
9/19/02	0	Aggravated Assault	14D20	22M	4300	BELLFORT
9/21/02	5	Aggravated Assault	14D20	03B	4600	SUNFLOWER
9/23/02	2130	Aggravated Assault	14D20	140	4900	WILMINGTON
9/25/02	2200	Aggravated Assault	14D20	20R	10300	ASHVILLE
9/28/02	2200	Aggravated Assault	14D20	20A	5000	SUNFLOWER
9/29/02	200	Aggravated Assault	14D20	20R	5000	LARKSPUR
9/29/02	2145	Aggravated Assault	14D20	20P	7800	TIERWESTER
9/30/02	1500	Aggravated Assault	14D20	13R	8500	SCOTT
9/30/02	20	Aggravated Assault	14D20	20R	10000	FAIRLAND
9/1/02	2030	Auto Theft	14D20	20D	10600	BUFFUM
9/3/02	130	Auto Theft	14D20	20R	3500	BLOOMFIELD
9/4/02	2200	Auto Theft	14D20	20D	4400	BRINKLEY
9/7/02	1300	Auto Theft	14D20	18A	7400	CALHOUN
9/7/02	1100	Auto Theft	14D20	23S	9400	CULLEN

RD

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9/8/02	1030	Auto Theft	14D20	13R	3100	AKARD	
9/8/02	1625	Auto Theft	14D20	18C	7200	SCOTT	
9/10/02	1845	Auto Theft	14D20	250	7000	WINTON	
9/12/02	2100	Auto Theft	14D20	20R	4900	REED	
9/16/02	300	Auto Theft	14D20	18N	4600	STASSEN	
9/16/02	1800	Auto Theft	14D20	20D	5200	JEZEBEL	
9/19/02	1800	Auto Theft	14D20	250	3400	SHELBY	CIR
9/20/02	0	Auto Theft	14D20	13R	5000	RICKY	
9/20/02	0	Auto Theft	14D20	13R	5000	RICKY	
9/20/02	0	Auto Theft	14D20	13R	5000	RICKY	
9/21/02	1020	Auto Theft	14D20	18C	4800	BELLFORT	
9/21/02	1600	Auto Theft	14D20	120	9200	CULLEN	
9/23/02	2300	Auto Theft	14D20	18A	3600	GRASSMERE	
9/24/02	1800	Auto Theft	14D20	13R	4800	JARMESE	
9/24/02	2100	Auto Theft	14D20	250	9200	MALLORY	
9/24/02	2145	Auto Theft	14D20	20D	9500	BUFFUM	
9/26/02	715	Auto Theft	14D20	20D	10600	BUFFUM	
9/27/02	1800	Auto Theft	14D20	18P	7500	SOUTH	FWY

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9/1/02	1000	Burglary	14D20	20A	4700	WENDA		
9/1/02	115	Burglary	14D20	250	5000	SUNFLOWER		
9/1/02	300	Burglary	14D20	20R	8500	BRANDON		
9/2/02	1800	Burglary	14D20	20R	7600	MOSSIDE		
9/4/02	1200	Burglary	14D20	20R	4900	BRINKLEY		
9/4/02	2000	Burglary	14D20	120	7100	SCOTT		
9/4/02	1500	Burglary	14D20	20V	8400	PARNELL		
9/4/02	900	Burglary	14D20	22E	9600	ROSEHAVEN		
9/4/02	615	Burglary	14D20	22E	10400	SCOTT		
9/4/02	2100	Burglary	14D20	22E	10400	SCOTT		
9/5/02	810	Burglary	14D20	20R	9400	CHESTERFIELD		
9/6/02	730	Burglary	14D20	20V	9400	FAIRLAND		
9/10/02	800	Burglary	14D20	20R	7000	TIERWESTER		
9/10/02	332	Burglary	14D20	250	9400	CULLEN		
9/11/02	1115	Burglary	14D20	20R	10400	ROSEHAVEN		
9/12/02	2330	Burglary	14D20	20A	3700	FAULKNER		
9/12/02	1300	Burglary	14D20	20P	5400	WILMINGTON		
9/14/02	740	Burglary	14D20	22E	3500	BELLFORT		
9/16/02	1700	Burglary	14D20	20R	8000	COMAL		

9/16/02	830	Burglary	14D20	20R	8000	BRANDON	
9/17/02	645	Burglary	14D20	20W	1000	NIAGARA	
9/17/02	1045	Burglary	14D20	20A	2700	REED	
9/17/02	800	Burglary	14D20	20R	8600	DOSIA	
9/19/02	600	Burglary	14D20	20R	4500	EDFIELD	
9/19/02	1900	Burglary	14D20	20R	4800	CLOVER	
9/19/02	2030	Burglary	14D20	20R	4800	BRINKLEY	
9/19/02	2030	Burglary	14D20	20R	5000	LARKSPUR	
9/20/02	1015	Burglary	14D20	20A	4100	BARBERRY	
9/20/02	1	Burglary	14D20	20R	4700	BRINKLEY	
9/21/02	2100	Burglary	14D20	20G	4500	ALVIN	
9/21/02	1200	Burglary	14D20	20G	4700	WILMINGTON	
9/21/02	313	Burglary	14D20	09P	7500	SOUTH	FWY SER E
9/22/02	1300	Burglary	14D20	20P	3800	FAULKNER	
9/23/02	1900	Burglary	14D20	20R	4100	MAGGIE	
9/23/02	630	Burglary	14D20	20R	10500	FAIRLAND	
9/25/02	1200	Burglary	14D20	20R	3400	NATHANIEL BROWN	
9/26/02	2100	Burglary	14D20	80	9400	CULLEN	

9/27/02	755	Burglary	14D20	20A	4100	BARBERRY	
9/27/02	630	Burglary	14D20	20R	8100	COLONIAL	LN
9/28/02	1600	Burglary	14D20	20R	4900	REED	
9/28/02	1100	Burglary	14D20	20R	5300	WENDA	
9/2/02	900	Burglary of a Motor Vehicle	14D20	18G	9200	CULLEN	
9/5/02	0	Burglary of a Motor Vehicle	14D20	18N	4500	STASSEN	
9/5/02	0	Burglary of a Motor Vehicle	14D20	20D	5500	ELMLAWN	
9/5/02	530	Burglary of a Motor Vehicle	14D20	23S	7500	SCOTT	
9/10/02	1330	Burglary of a Motor Vehicle	14D20	18P	8900	BRANDON	
9/14/02	1400	Burglary of a Motor Vehicle	14D20	18W	5000	CLOVER	
9/15/02	5	Burglary of a Motor Vehicle	14D20	18O	8100	SCOTT	
9/16/02	0	Burglary of a Motor Vehicle	14D20	18A	4700	WENDA	
9/17/02	1830	Burglary of a Motor Vehicle	14D20	05Z	4200	SHELBY	CIR
9/17/02	1500	Burglary of a Motor Vehicle	14D20	18O	9200	CULLEN	
9/18/02	2200	Burglary of a Motor Vehicle	14D20	20R	3500	NOAH	
9/18/02	930	Burglary of a Motor Vehicle	14D20	20D	3500	GOODHOPE	
9/22/02	1900	Burglary of a Motor Vehicle	14D20	18A	4800	JARMESE	
9/24/02	1000	Burglary of a Motor Vehicle	14D20	05D	4800	BELLFORT	
9/24/02	2100	Burglary of a Motor Vehicle	14D20	18W	5000	HIGGINS	

9/28/02	2300	Burglary of a Motor Vehicle	14D20	180	5100	REED
9/1/02	1540	Driving While Intoxicated	14D20	13R	3600	SOUTH LP E
9/1/02	240	Driving While Intoxicated	14D20	13R	3700	SOUTH LP E
9/2/02	1545	Driving While Intoxicated	14D20	13S	0	SCOTT
9/7/02	308	Driving While Intoxicated	14D20	13S	3300	HOLLY HALL
9/14/02	200	Driving While Intoxicated	14D20	13R	2500	AIRPORT
9/14/02	2228	Driving While Intoxicated	14D20	13R	4700	REED
9/20/02	2325	Driving While Intoxicated	14D20	13R	3800	NOAH
9/16/00	1642	Narcotic Drug Laws	14D20	13R	8700	COMAL
9/2/02	255	Narcotic Drug Laws	14D20	13R	4900	ALVIN
9/3/02	1310	Narcotic Drug Laws	14D20	13R	4600	REED
9/3/02	1153	Narcotic Drug Laws	14D20	13R	8600	BRANDON
9/4/02	2000	Narcotic Drug Laws	14D20	140	4600	REED
9/4/02	2320	Narcotic Drug Laws	14D20	180	7400	SCOTT
9/4/02	2315	Narcotic Drug Laws	14D20	13S	7500	SCOTT
9/4/02	2030	Narcotic Drug Laws	14D20	13R	8900	COMAL
9/5/02	1315	Narcotic Drug Laws	14D20	13R	3300	AIRPORT
9/5/02	1145	Narcotic Drug Laws	14D20	13R	4000	WILMINGTON

9/5/02	2045	Narcotic Drug Laws	14D20	18T	7000	SCOTT
9/5/02	12	Narcotic Drug Laws	14D20	18C	7400	SCOTT
9/5/02	43	Narcotic Drug Laws	14D20	13R	8500	EDGAR
9/6/02	1742	Narcotic Drug Laws	14D20	20V	4500	KNOXVILLE
9/7/02	1743	Narcotic Drug Laws	14D20	20V	4500	ROSEMONT
9/7/02	1000	Narcotic Drug Laws	14D20	140	4700	REED
9/7/02	2355	Narcotic Drug Laws	14D20	13R	8900	DUANE
9/10/02	2230	Narcotic Drug Laws	14D20	13R	4600	ALEDO
9/10/02	1030	Narcotic Drug Laws	14D20	140	4700	REED
9/10/02	2300	Narcotic Drug Laws	14D20	140	4700	REED
9/10/02	2245	Narcotic Drug Laws	14D20	20A	5000	SUNFLOWER
9/10/02	2245	Narcotic Drug Laws	14D20	13R	5000	SUNFLOWER
9/12/02	57	Narcotic Drug Laws	14D20	13R	4100	MALLOW
9/12/02	1945	Narcotic Drug Laws	14D20	13R	8000	LIVINGSTON
9/13/02	134	Narcotic Drug Laws	14D20	13R	4200	BRINKLEY
9/13/02	1545	Narcotic Drug Laws	14D20	20R	4600	REDBUD
9/13/02	1600	Narcotic Drug Laws	14D20	20R	4600	REDBUD
9/17/02	147	Narcotic Drug Laws	14D20	13R	5000	SUNFLOWER
9/19/02	1700	Narcotic Drug Laws	14D20	20R	3400	MAINER

9/20/02	2040	Narcotic Drug Laws	14D20	20V	8900	DUANE		
9/21/02	109	Narcotic Drug Laws	14D20	18A	3800	FAULKNER		
9/22/02	1958	Narcotic Drug Laws	14D20	13R	8600	CULLEN		
9/23/02	321	Narcotic Drug Laws	14D20	20D	5000	SUNFLOWER		
9/24/02	40	Narcotic Drug Laws	14D20	20R	3800	LYDIA		
9/26/02	2130	Narcotic Drug Laws	14D20	20R	4600	KNOXVILLE		
9/26/02	2159	Narcotic Drug Laws	14D20	18A	5000	SUNFLOWER		
9/26/02	1950	Narcotic Drug Laws	14D20	13R	7100	SCOTT		
9/27/02	2305	Narcotic Drug Laws	14D20	20R	4900	SOUTHWIND		
9/28/02	30	Narcotic Drug Laws	14D20	20R	8600	BRANDON		
9/28/02	513	Narcotic Drug Laws	14D20	13R	8600	CULLEN		
Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
9/3/02	859	Robbery	14D20	70	7400	SCOTT		
9/5/02	400	Robbery	14D20	13R	4800	MALLOW		
9/16/02	0	Robbery	14D20	18A	5100	CLOVER		
9/19/02	2100	Robbery	14D20	20R	9600	ASHVILLE		
9/25/02	1345	Robbery	14D20	18O	8800	SCOTT		
9/26/02	2000	Robbery	14D20	70	4800	BELFORT		

9/26/02	330	Robbery	14D20	13R	8100	BRANDON
9/27/02	950	Robbery	14D20	210	8800	CULLEN
9/28/02	1525	Robbery	14D20	20R	4400	ELMWOOD
9/29/02	50	Robbery	14D20	13R	3800	LOCKHART

10/2/02	1230	Aggravated Assault	14D20	20R	4800	CARMEN		
10/4/02	800	Aggravated Assault	14D20	20A	7200	PEERLESS		
10/5/02	1040	Aggravated Assault	14D20	18O	5000	BELLFORT		
10/6/02	0	Aggravated Assault	14D20	13R	4200	MAGGIE		
10/7/02	930	Aggravated Assault	14D20	13R	7700	CALHOUN	RD	
10/8/02	2217	Aggravated Assault	14D20	13R	3700	TANGERINE		
10/8/02	2030	Aggravated Assault	14D20	05E	3700	NOAH		
10/8/02	1720	Aggravated Assault	14D20	20R	4800	MAGGIE		
10/10/02	2225	Aggravated Assault	14D20	70	7400	SCOTT		
10/13/02	1740	Aggravated Assault	14D20	20A	4400	PHLOX		
10/13/02	2250	Aggravated Assault	14D20	18A	4800	JARMESE		
10/16/02	1200	Aggravated Assault	14D20	20A	8300	CANYON		
10/20/02	2305	Aggravated Assault	14D20	13R	8400	BRANDON		
10/22/02	1540	Aggravated Assault	14D20	13R	3700	FAULKNER		
10/22/02	1540	Aggravated Assault	14D20	13R	3700	FAULKNER		
10/22/02	1135	Aggravated Assault	14D20	22M	4300	BELLFORT		
10/23/02	2340	Aggravated Assault	14D20	20R	5100	MALLOW		
10/24/02	500	Aggravated Assault	14D20	13R	3600	GOODHOPE		

10/24/02	800	Aggravated Assault	14D20	20A	3700	FAULKNER
10/25/02	5	Aggravated Assault	14D20	20A	4700	WENDA
10/25/02	2115	Aggravated Assault	14D20	20R	4800	REDBUD
10/25/02	1550	Aggravated Assault	14D20	20A	7200	PEERLESS
10/26/02	930	Aggravated Assault	14D20	20R	3500	LYDIA
10/26/02	930	Aggravated Assault	14D20	20R	3500	LYDIA
10/26/02	400	Aggravated Assault	14D20	20R	4800	HIGGINS
10/30/02	2345	Aggravated Assault	14D20	13R	3600	SOUTH LP E
8/10/02	1200	Auto Theft	14D20	20R	9000	COFFEE
9/30/02	2100	Auto Theft	14D20	18A	4300	WILMINGTON
10/5/02	30	Auto Theft	14D20	18A	4700	WENDA
10/5/02	1700	Auto Theft	14D20	18P	7500	SOUTH FWY
10/7/02	530	Auto Theft	14D20	20R	5000	SOUTHWIND
10/8/02	2200	Auto Theft	14D20	20R	4700	SUNFLOWER
10/14/02	230	Auto Theft	14D20	250	7400	CALHOUN RD
10/15/02	2115	Auto Theft	14D20	20D	4400	STASSEN
10/16/02	0	Auto Theft	14D20	18O	7500	SCOTT
10/17/02	2200	Auto Theft	14D20	18C	8900	CULLEN
10/18/02	1800	Auto Theft	14D20	13H	3500	SOUTH LP E

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10/20/02	300	Auto Theft	14D20	20D	3100	CORKSIE	
10/24/02	300	Auto Theft	14D20	18A	9400	SCOTT	
10/1/02	900	Burglary	14D20	20A	3800	FAULKNER	
10/1/02	1900	Burglary	14D20	250	7000	SCOTT	
10/1/02	2230	Burglary	14D20	18T	7100	SCOTT	
10/1/02	1700	Burglary	14D20	05V	7600	SOUTH	FWY
10/3/02	1500	Burglary	14D20	20R	4900	LARKSPUR	
10/3/02	330	Burglary	14D20	24C	8000	SCOTT	
10/4/02	1619	Burglary	14D20	20R	4900	LARKSPUR	
10/4/02	750	Burglary	14D20	20R	5200	HIGGINS	
10/5/02	1000	Burglary	14D20	20R	3800	LEHALL	
10/5/02	2246	Burglary	14D20	20A	3800	FAULKNER	
10/5/02	1430	Burglary	14D20	250	4700	REED	
10/5/02	1000	Burglary	14D20	20R	4900	LARKSPUR	
10/6/02	1800	Burglary	14D20	250	3500	ROCKINGHAM	
10/6/02	2230	Burglary	14D20	20R	4900	VAN FLEET	
10/6/02	1315	Burglary	14D20	22H	9200	SCOTT	
10/6/02	1708	Burglary	14D20	22H	9200	SCOTT	

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Premise 14D20
Sorted by Premise

10/6/02	900	Burglary	14D20	20A	10200	SCOTT
10/7/02	2200	Burglary	14D20	20R	1000	NIAGARA
10/7/02	2000	Burglary	14D20	20A	4800	CARMEN
10/7/02	915	Burglary	14D20	20R	5000	LARKSPUR
10/8/02	1100	Burglary	14D20	20A	3800	MT PLEASANT
10/8/02	715	Burglary	14D20	20R	5100	HIGGINS
10/8/02	1800	Burglary	14D20	20A	10200	SCOTT
10/9/02	800	Burglary	14D20	20A	4200	ROCKINGHAM
10/9/02	720	Burglary	14D20	20R	8200	SCOTT
10/10/02	200	Burglary	14D20	20A	4000	BARBERRY
10/11/02	1520	Burglary	14D20	20R	4600	REDBUD
10/11/02	1100	Burglary	14D20	20R	4800	ALVIN
10/11/02	700	Burglary	14D20	20R	4800	HIGGINS
10/13/02	230	Burglary	14D20	18A	4700	WENDA
10/14/02	2300	Burglary	14D20	210	9200	CULLEN
10/15/02	1800	Burglary	14D20	20V	5600	LAKEFIELD
10/15/02	2100	Burglary	14D20	250	7200	SCOTT
10/16/02	1800	Burglary	14D20	20R	5600	LAKEFIELD
10/17/02	830	Burglary	14D20	20V	8100	GRANDVIEW

10/17/02	100	Burglary	14D20	20R	8600	AMADWE	
10/17/02	10	Burglary	14D20	20A	9400	HENO	
10/18/02	300	Burglary	14D20	20G	3700	REBECCA	
10/19/02	100	Burglary	14D20	03B	4400	STASSEN	
10/19/02	2000	Burglary	14D20	05B	4600	BELLFORT	
10/19/02	700	Burglary	14D20	40	7400	COFFEE	
10/19/02	2100	Burglary	14D20	20A	7400	CALHOUN	RD
10/19/02	2010	Burglary	14D20	20R	7800	GLADSTONE	
10/20/02	255	Burglary	14D20	03B	3900	LOCKHART	
10/20/02	245	Burglary	14D20	03B	8100	SCOTT	
10/20/02	0	Burglary	14D20	250	8500	SCOTT	
10/21/02	2140	Burglary	14D20	40	3500	LYDIA	
10/21/02	700	Burglary	14D20	20R	3500	CORDER	
10/21/02	1200	Burglary	14D20	20A	3800	FAULKNER	
10/21/02	1900	Burglary	14D20	20W	3800	MAINER	
10/21/02	2300	Burglary	14D20	250	4200	REED	
10/21/02	2200	Burglary	14D20	70	4600	BELLFORT	
10/21/02	2340	Burglary	14D20	40	7400	COFFEE	

Premise 14D20
Sorted by Premise

10/22/02	1800	Burglary	14D20	250	8300	CULLEN
10/23/02	2300	Burglary	14D20	210	3800	GOODHOPE
10/23/02	630	Burglary	14D20	20R	4100	CLOVER
10/23/02	1	Burglary	14D20	210	7200	SCOTT
10/23/02	2246	Burglary	14D20	09D	9200	CULLEN
10/25/02	30	Burglary	14D20	03B	4500	STASSEN
10/25/02	1700	Burglary	14D20	11S	7100	SCOTT
10/25/02	1830	Burglary	14D20	120	7100	SCOTT
10/26/02	1630	Burglary	14D20	20A	3800	FAULKNER
10/26/02	800	Burglary	14D20	20R	4700	BRINKLEY
10/26/02	1100	Burglary	14D20	20A	4700	WENDA
10/26/02	1700	Burglary	14D20	20V	8200	CANNON
10/27/02	2145	Burglary	14D20	210	3800	LYDIA
10/27/02	1200	Burglary	14D20	03B	4400	STASSEN
10/27/02	2100	Burglary	14D20	210	8400	SCOTT
10/27/02	1800	Burglary	14D20	210	9200	ASHVILLE
10/28/02	1800	Burglary	14D20	03B	4600	KNOXVILLE
10/28/02	941	Burglary	14D20	20A	5000	SUNFLOWER
10/29/02	1000	Burglary	14D20	20R	4900	REDBUD

10/29/02	2000	Burglary	14D20	240	7000	SCOTT
10/29/02	2300	Burglary	14D20	210	8800	CULLEN
10/29/02	244	Burglary	14D20	03B	9100	SCOTT
10/30/02	845	Burglary	14D20	20A	4100	BARBERRY
10/31/02	1030	Burglary	14D20	20R	10100	CHESTERFIELD
10/31/02	700	Burglary	14D20	20R	10600	BUFFUM
10/11/02	100	Burglary of a Motor Vehicle	14D20	20D	7800	TIERWESTER
10/13/02	922	Burglary of a Motor Vehicle	14D20	13R	8400	BRANDON
10/15/02	1215	Burglary of a Motor Vehicle	14D20	20D	3600	GOODHOPE
10/16/02	1830	Burglary of a Motor Vehicle	14D20	20D	3700	REBECCA
10/21/02	1700	Burglary of a Motor Vehicle	14D20	18A	5000	SUNFLOWER
10/21/02	1900	Burglary of a Motor Vehicle	14D20	05E	8800	CULLEN
10/24/02	730	Burglary of a Motor Vehicle	14D20	20D	10500	ROSEHAVEN
10/27/02	2100	Burglary of a Motor Vehicle	14D20	18C	7400	SCOTT
10/6/02	155	Driving While Intoxicated	14D20	13R	0	SCOTT
10/9/02	2343	Driving While Intoxicated	14D20	13R	4600	PHLOX
10/12/02	259	Driving While Intoxicated	14D20	13R	7500	SCOTT
10/19/02	230	Driving While Intoxicated	14D20	13R	4300	SOUTH LP E

Premise 14D20
Sorted by Premise

10/19/02	230	Driving While Intoxicated	14D20	13R	4300	SOUTH LP E
10/31/02	250	Driving While Intoxicated	14D20	13R	5200	REED
10/1/02	930	Narcotic Drug Laws	14D20	13R	3500	HONDO
10/1/02	2000	Narcotic Drug Laws	14D20	20A	3800	FAULKNER
10/1/02	2330	Narcotic Drug Laws	14D20	13R	4100	CLOVER
10/1/02	920	Narcotic Drug Laws	14D20	13R	8200	GLADSTONE
10/1/02	1250	Narcotic Drug Laws	14D20	22H	9200	SCOTT
10/2/02	1738	Narcotic Drug Laws	14D20	13R	2500	AIRPORT
10/2/02	2130	Narcotic Drug Laws	14D20	13S	3800	LEHALL
10/2/02	2100	Narcotic Drug Laws	14D20	13S	3800	GOODHOPE
10/2/02	2115	Narcotic Drug Laws	14D20	13R	7500	SCOTT
10/3/02	1730	Narcotic Drug Laws	14D20	13R	3500	STASSEN
10/3/02	2000	Narcotic Drug Laws	14D20	18M	3600	TANGERINE
10/3/02	2030	Narcotic Drug Laws	14D20	13R	3800	STASSEN
10/3/02	21	Narcotic Drug Laws	14D20	13R	4600	ALEDO
10/3/02	1745	Narcotic Drug Laws	14D20	120	8200	SCOTT
10/3/02	1845	Narcotic Drug Laws	14D20	13R	8600	BRANDON
10/3/02	1100	Narcotic Drug Laws	14D20	22H	9200	SCOTT
10/4/02	1400	Narcotic Drug Laws	14D20	22H	9200	SCOTT

10/8/02	2300	Narcotic Drug Laws	14D20	13R	8000	GLADSTONE
10/8/02	2056	Narcotic Drug Laws	14D20	13R	8800	CULLEN
10/8/02	1225	Narcotic Drug Laws	14D20	22H	9200	SCOTT
10/9/02	2115	Narcotic Drug Laws	14D20	13R	3800	FAULKNER
10/9/02	2030	Narcotic Drug Laws	14D20	13H	3900	SOUTH LP E
10/9/02	122	Narcotic Drug Laws	14D20	18A	4800	MALLOW
10/9/02	1850	Narcotic Drug Laws	14D20	13R	5200	HIGGINS
10/10/02	2030	Narcotic Drug Laws	14D20	13R	3500	REED
10/11/02	2324	Narcotic Drug Laws	14D20	18C	4800	BELLFORT
10/12/02	137	Narcotic Drug Laws	14D20	18A	4800	MALLOW
10/16/02	1728	Narcotic Drug Laws	14D20	13R	3700	GOODHOPE
10/16/02	156	Narcotic Drug Laws	14D20	13R	3700	FAULKNER
10/16/02	1447	Narcotic Drug Laws	14D20	20R	4800	LARKSPUR
10/16/02	1300	Narcotic Drug Laws	14D20	22H	9200	SCOTT
10/17/02	800	Narcotic Drug Laws	14D20	13H	3100	SOUTH LP E
10/17/02	1545	Narcotic Drug Laws	14D20	13R	3600	DU BOIS
10/18/02	1900	Narcotic Drug Laws	14D20	20R	5500	RUE
10/20/02	1708	Narcotic Drug Laws	14D20	13R	3600	ROSEMONT

10/20/02	1541	Narcotic Drug Laws	14D20	13R	8100	JUTLAND	
10/20/02	1713	Narcotic Drug Laws	14D20	70	8900	CULLEN	
10/21/02	133	Narcotic Drug Laws	14D20	13R	4100	MALLOW	
10/22/02	1000	Narcotic Drug Laws	14D20	20A	3700	FAULKNER	
10/23/02	1528	Narcotic Drug Laws	14D20	18O	7400	SCOTT	
10/24/02	1145	Narcotic Drug Laws	14D20	250	7400	CALHOUN	RD
10/24/02	2059	Narcotic Drug Laws	14D20	13R	7400	CALHOUN	RD
10/25/02	1715	Narcotic Drug Laws	14D20	13R	4300	CLOVER	
10/27/02	2018	Narcotic Drug Laws	14D20	70	8900	SCOTT	
10/28/02	2100	Narcotic Drug Laws	14D20	20R	5300	RUE	
10/29/02	1358	Narcotic Drug Laws	14D20	13R	3700	SHELBY	CIR
10/30/02	835	Narcotic Drug Laws	14D20	13S	3500	TANGERINE	
Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type Suffix
10/13/02	2100	Rape	14D20	20V	8600	CULLEN	
10/2/02	700	Robbery	14D20	140	3100	HOLMES	
10/3/02	1245	Robbery	14D20	18C	7200	SCOTT	
10/5/02	1505	Robbery	14D20	70	5000	REED	
10/5/02	235	Robbery	14D20	13R	5100	MALLOW	
10/26/02	1730	Robbery	14D20	05D	7500	SCOTT	

10/26/02	1930	Robbery	14D20	18A	10200	SCOTT
10/30/02	1900	Robbery	14D20	13R	7000	SCOTT

11/1/02	1800	Aggravated Assault	14D20	20R	4400	ALVIN	
11/2/02	1450	Aggravated Assault	14D20	20R	4200	BRINKLEY	
11/2/02	321	Aggravated Assault	14D20	20R	4900	MALLOW	
11/2/02	1400	Aggravated Assault	14D20	70	8900	CULLEN	
11/6/02	1515	Aggravated Assault	14D20	13B	8700	CULLEN	
11/6/02	1515	Aggravated Assault	14D20	13B	8700	CULLEN	
11/7/02	2222	Aggravated Assault	14D20	13R	3800	SEABROOK	
11/7/02	1115	Aggravated Assault	14D20	20R	8100	BRANDON	
11/8/02	1150	Aggravated Assault	14D20	20R	3700	MAINER	
11/8/02	100	Aggravated Assault	14D20	20A	4200	BARBERRY	
11/9/02	1054	Aggravated Assault	14D20	20A	4000	BARBERRY	
11/10/02	1830	Aggravated Assault	14D20	13R	8300	CANYON	
11/11/02	2000	Aggravated Assault	14D20	20A	4200	ROCKINGHAM	
11/11/02	2000	Aggravated Assault	14D20	20A	4200	ROCKINGHAM	
11/11/02	2000	Aggravated Assault	14D20	20A	4200	ROCKINGHAM	
11/12/02	1140	Aggravated Assault	14D20	18A	4600	MAYFLOWER	
11/12/02	1900	Aggravated Assault	14D20	13R	8900	CULLEN	
11/13/02	1615	Aggravated Assault	14D20	18C	9600	SCOTT	

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11/15/02	700	Aggravated Assault	14D20	13R	7900	LAWLER
11/16/02	1745	Aggravated Assault	14D20	20R	8500	LEE OTIS
11/16/02	1910	Aggravated Assault	14D20	20A	9400	COFFEE
11/18/02	1540	Aggravated Assault	14D20	20R	4900	BRINKLEY
11/22/02	230	Aggravated Assault	14D20	03B	4100	REED
11/22/02	1215	Aggravated Assault	14D20	22M	4300	BELLFORT
11/22/02	2120	Aggravated Assault	14D20	20A	4700	WENDA
11/23/02	2130	Aggravated Assault	14D20	13R	4500	NEWBERRY
11/24/02	30	Aggravated Assault	14D20	20P	3700	REBECCA
11/24/02	400	Aggravated Assault	14D20	20R	4200	BRINKLEY
11/24/02	954	Aggravated Assault	14D20	20R	4600	NEWBERRY
11/24/02	30	Aggravated Assault	14D20	20R	9500	CHESTERFIELD
11/25/02	1600	Aggravated Assault	14D20	13R	3800	FAULKNER
11/28/02	1944	Aggravated Assault	14D20	20R	4200	BRINKLEY
11/28/02	1944	Aggravated Assault	14D20	20R	4200	BRINKLEY
11/28/02	830	Aggravated Assault	14D20	20P	5100	HIGGINS
11/29/02	1915	Aggravated Assault	14D20	18C	4500	MAYFLOWER
11/29/02	945	Aggravated Assault	14D20	20R	8100	BASSETT
11/29/02	345	Aggravated Assault	14D20	13R	9100	SCOTT

11/30/02	1800	Aggravated Assault	14D20	20R	10300	SIERRA
9/3/02	0	Auto Theft	14D20	20D	3100	CORKSIE
10/28/02	1200	Auto Theft	14D20	20R	1200	NIAGARA
10/30/02	1930	Auto Theft	14D20	23S	7600	SCOTT
10/31/02	1700	Auto Theft	14D20	23S	4700	BELLFORT
10/31/02	30	Auto Theft	14D20	100	8500	BRANDON
11/2/02	1500	Auto Theft	14D20	20D	4100	REED
11/7/02	1300	Auto Theft	14D20	250	8200	SOUTHVIEW
11/9/02	1130	Auto Theft	14D20	250	3500	GOODHOPE
11/12/02	300	Auto Theft	14D20	18A	3700	FAULKNER
11/14/02	1200	Auto Theft	14D20	20R	10700	DULCIMER
11/14/02	1200	Auto Theft	14D20	20R	10700	DULCIMER
11/15/02	1640	Auto Theft	14D20	18A	4200	BARBERRY
11/16/02	700	Auto Theft	14D20	20R	4100	MALLOW
11/16/02	155	Auto Theft	14D20	20R	4300	SUNFLOWER
11/19/02	1000	Auto Theft	14D20	250	4600	MAGGIE
11/20/02	2200	Auto Theft	14D20	18O	3800	FAULKNER
11/21/02	1700	Auto Theft	14D20	18C	8900	CULLEN

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11/21/02	1730	Auto Theft	14D20	18A	10200	SCOTT
11/26/02	2245	Auto Theft	14D20	20D	3800	MT PLEASANT
11/28/02	1200	Auto Theft	14D20	18O	3900	BELLFORT
10/22/02	1100	Burglary	14D20	20R	8900	DUANE
10/31/02	900	Burglary	14D20	250	4500	MAYFLOWER
10/31/02	33	Burglary	14D20	20R	4800	MAGGIE
11/1/02	1800	Burglary	14D20	05F	3600	HOLMES
11/1/02	1330	Burglary	14D20	20A	4200	BARBERRY
11/1/02	700	Burglary	14D20	20R	4800	BRINKLEY
11/6/02	2200	Burglary	14D20	170	5000	REED
11/6/02	30	Burglary	14D20	80	9400	CULLEN
11/6/02	830	Burglary	14D20	20V	9800	DULCIMER
11/8/02	1730	Burglary	14D20	250	7100	TIERWESTER
11/10/02	1100	Burglary	14D20	03B	8700	CULLEN
11/10/02	1200	Burglary	14D20	20R	9600	CHESTERFIELD
11/11/02	730	Burglary	14D20	20R	4700	REED
11/11/02	2200	Burglary	14D20	20R	5500	RUE
11/13/02	1000	Burglary	14D20	20A	5000	SUNFLOWER
11/13/02	1715	Burglary	14D20	20R	10400	CHESTERFIELD

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11/14/02	1200	Burglary	14D20	20R	4300	REED	
11/14/02	800	Burglary	14D20	20R	4700	MAGGIE	
11/16/02	2300	Burglary	14D20	20A	3700	FAULKNER	
11/16/02	600	Burglary	14D20	20A	10200	SCOTT	
11/17/02	1800	Burglary	14D20	20R	3400	REBECCA	
11/17/02	800	Burglary	14D20	20V	3600	DAWSON	LN
11/17/02	900	Burglary	14D20	20R	4600	GALESBURG	
11/18/02	200	Burglary	14D20	20R	4600	DAVENPORT	
11/18/02	1600	Burglary	14D20	22E	7600	SPRINGHILL	
11/18/02	200	Burglary	14D20	250	8600	SCOTT	
11/18/02	913	Burglary	14D20	20R	10300	CATHEDRAL	
11/19/02	2026	Burglary	14D20	20A	4100	GRASSMERE	
11/19/02	2200	Burglary	14D20	05X	7300	SCOTT	
11/20/02	600	Burglary	14D20	20R	3100	AKARD	
11/20/02	1800	Burglary	14D20	250	7700	PARNELL	
11/20/02	2200	Burglary	14D20	70	9200	ROSEHAVEN	
11/22/02	300	Burglary	14D20	20R	4800	VAN FLEET	
11/22/02	150	Burglary	14D20	23S	9200	ROSEHAVEN	

11/23/02	2035	Burglary	14D20	20A	4200	BARBERRY
11/23/02	1100	Burglary	14D20	20A	7200	SCOTT
11/24/02	2230	Burglary	14D20	05C	4400	STASSEN
11/25/02	2140	Burglary	14D20	24P	8600	CULLEN
11/26/02	640	Burglary	14D20	20R	3500	BARBERRY
11/26/02	715	Burglary	14D20	20R	9400	ASHVILLE
11/27/02	1730	Burglary	14D20	20V	8200	CANNON
11/30/02	1200	Burglary	14D20	20R	3500	WILMINGTON
11/1/02	2200	Burglary of a Motor Vehicle	14D20	18A	5000	SUNFLOWER
11/12/02	200	Burglary of a Motor Vehicle	14D20	20A	3700	FAULKNER
11/16/02	2300	Burglary of a Motor Vehicle	14D20	13R	4000	LOCKHART
11/17/02	205	Burglary of a Motor Vehicle	14D20	18N	4700	REED
11/17/02	110	Burglary of a Motor Vehicle	14D20	18N	4700	REED
11/17/02	1430	Burglary of a Motor Vehicle	14D20	18O	9100	CULLEN
11/18/02	2000	Burglary of a Motor Vehicle	14D20	18O	4800	WILMINGTON
11/18/02	1300	Burglary of a Motor Vehicle	14D20	20D	8400	CANNON
11/27/02	800	Burglary of a Motor Vehicle	14D20	18O	8800	SCOTT
11/28/02	1430	Burglary of a Motor Vehicle	14D20	20R	4300	CLOVER
11/29/02	1700	Burglary of a Motor Vehicle	14D20	18O	9500	CULLEN

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Premise 14D20
Sorted by Type

11/1/02	403	Driving While Intoxicated	14D20	13R	3300	HOLLY HALL	
11/8/02	1935	Driving While Intoxicated	14D20	13R	10400	SCOTT	
11/17/02	1935	Driving While Intoxicated	14D20	13R	9200	JUTLAND	
11/24/02	442	Driving While Intoxicated	14D20	13R	4000	SOUTH LP E	
11/24/02	47	Driving While Intoxicated	14D20	13R	7600	CULLEN	
11/25/02	434	Driving While Intoxicated	14D20	13R	4800	BELLFORT	
11/30/02	10	Driving While Intoxicated	14D20	13R	0	SOUTH	FWY
11/1/02	2020	Narcotic Drug Laws	14D20	13R	5100	MALLOW	
11/3/02	14	Narcotic Drug Laws	14D20	13R	4800	BELLFORT	
11/5/02	1950	Narcotic Drug Laws	14D20	13R	7100	SCOTT	
11/5/02	2100	Narcotic Drug Laws	14D20		8100	BASSETT	
11/5/02	2040	Narcotic Drug Laws	14D20	13R	8500	COMAL	
11/8/02	945	Narcotic Drug Laws	14D20	13S	8500	BRANDON	
11/8/02	2334	Narcotic Drug Laws	14D20	13R	8900	DUANE	
11/9/02	146	Narcotic Drug Laws	14D20	20A	3800	MAINER	
11/10/02	40	Narcotic Drug Laws	14D20	13R	9000	DUANE	
11/12/02	2340	Narcotic Drug Laws	14D20	13R	8900	DUANE	
11/12/02	915	Narcotic Drug Laws	14D20	22H	9200	SCOTT	

Premise 14D20
Sorted by Type

11/14/02

11/13/02	1300	Narcotic Drug Laws	14D20	13S	3600	DU BOIS	
11/13/02	1510	Narcotic Drug Laws	14D20	13R	3800	LYDIA	
11/13/02	15	Narcotic Drug Laws	14D20	13R	4400	KNOXVILLE	
11/13/02	2009	Narcotic Drug Laws	14D20	13R	8600	EDGAR	
11/14/02	2300	Narcotic Drug Laws	14D20	13R	4500	MAGGIE	
11/14/02	1210	Narcotic Drug Laws	14D20	13R	4700	BELLFORT	
11/17/02	1550	Narcotic Drug Laws	14D20	13R	4200	WILMINGTON	
11/19/02	215	Narcotic Drug Laws	14D20	20A	7400	CALHOUN	RD
11/19/02	1235	Narcotic Drug Laws	14D20	13R	8200	JUTLAND	
11/21/02	2045	Narcotic Drug Laws	14D20	20V	8500	BRANDON	
11/25/02	2325	Narcotic Drug Laws	14D20	13R	8600	DUANE	
11/26/02	1330	Narcotic Drug Laws	14D20	13R	4800	MALLOW	
11/27/02	2131	Narcotic Drug Laws	14D20	13R	7000	SCOTT	
11/30/02	1636	Narcotic Drug Laws	14D20	13R	10200	CULLEN	
Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type Suffix
11/21/02	2030	Rape	14D20	13R	7900	LIVINGSTON	
11/25/02	1415	Rape	14D20	20R	4600	MALLOW	
11/7/02	1800	Robbery	14D20	13R	7000	SCOTT	
11/11/02	1600	Robbery	14D20	13R	4700	WENDA	

Premise 14D20
Sorted by Type

11/19/02	800	Robbery	14D20	20A	4300	PHLOX	
11/20/02	1400	Robbery	14D20	20R	5000	PAULA	
11/21/02	200	Robbery	14D20	18A	7400	CALHOUN	RD
11/22/02	500	Robbery	14D20	20R	4600	CARMEN	
11/26/02	200	Robbery	14D20	13R	9000	CULLEN	

12/2/02	830	Aggravated Assault	14D20	20R	5200	WILMINGTON		
12/3/02	1420	Aggravated Assault	14D20	20A	5000	SUNFLOWER		
12/3/02	430	Aggravated Assault	14D20	20R	5200	CARMEN		
12/4/02	2330	Aggravated Assault	14D20	20R	5000	PAULA		
12/5/02	900	Aggravated Assault	14D20	20R	1100	DANUBE		
12/5/02	800	Aggravated Assault	14D20	13R	3000	BLOOMFIELD		
12/5/02	1130	Aggravated Assault	14D20	20A	7400	CALHOUN	RD	
12/7/02	400	Aggravated Assault	14D20	18A	3800	FAULKNER		
12/9/02	1515	Aggravated Assault	14D20	22H	10400	DULCIMER		
12/12/02	223	Aggravated Assault	14D20	03B	8100	SCOTT		
12/14/02	2030	Aggravated Assault	14D20	20R	3600	LYDIA		
12/14/02	2030	Aggravated Assault	14D20	20R	3600	LYDIA		
12/14/02	1430	Aggravated Assault	14D20	20A	4100	BARBERRY		
12/14/02	240	Aggravated Assault	14D20	18A	5000	SUNFLOWER		
12/14/02	1150	Aggravated Assault	14D20	13R	9400	COFFEE		
12/15/02	1800	Aggravated Assault	14D20	20R	4300	PHLOX		
12/16/02	1415	Aggravated Assault	14D20	13R	3500	REED		
12/16/02	1610	Aggravated Assault	14D20	20R	9000	BRANDON		

7

12/20/02	30	Aggravated Assault	14D20	20A	4200	BARBERRY
12/21/02	248	Aggravated Assault	14D20	13R	3800	MT PLEASANT
12/24/02	530	Aggravated Assault	14D20	20R	3000	SUNBEAM
12/26/02	1155	Aggravated Assault	14D20	13H	7600	SCOTT
12/27/02	5	Aggravated Assault	14D20	20A	5000	SUNFLOWER
12/27/02	30	Aggravated Assault	14D20	20R	10600	BUFFUM
12/28/02	15	Aggravated Assault	14D20	20R	3000	GRASSMERE
12/1/02	2300	Auto Theft	14D20	18O	4300	REED
12/3/02	15	Auto Theft	14D20	18O	4700	BELLFORT
12/5/02	1500	Auto Theft	14D20	18A	4100	BARBERRY
12/9/02	2200	Auto Theft	14D20	20D	3600	MT PLEASANT
12/10/02	1700	Auto Theft	14D20	20D	3500	MT PLEASANT
12/10/02	900	Auto Theft	14D20	18T	4100	REED
12/10/02	500	Auto Theft	14D20	20D	5000	BRICKER
12/12/02	1000	Auto Theft	14D20	20D	1000	DANUBE
12/12/02	30	Auto Theft	14D20	13R	4300	BRINKLEY
12/12/02	1845	Auto Theft	14D20	20D	9700	DULCIMER
12/15/02	2000	Auto Theft	14D20	18A	4700	WENDA
12/21/02	1500	Auto Theft	14D20	13R	3700	AMOS

12

12/26/02	2100	Auto Theft	14D20	18C	3900	BELFORT	
12/27/02	700	Auto Theft	14D20	18C	9200	MALLORY	
11/27/02	1500	Burglary	14D20	11L	3500	REED	
11/28/02	2000	Burglary	14D20	20R	4100	SHELBY	CIR
11/29/02	1000	Burglary	14D20	20R	3400	NATHANIEL BROWN	
11/29/02	500	Burglary	14D20	05Z	7700	PARNELL	
11/29/02	2000	Burglary	14D20	20R	9300	FAIRLAND	
12/1/02	1443	Burglary	14D20	22H	9200	SCOTT	
12/2/02	15	Burglary	14D20	05R	7200	SCOTT	
12/2/02	117	Burglary	14D20	20A	7200	SCOTT	
12/5/02	1530	Burglary	14D20	20R	4200	DAWSON	LN
12/5/02	1945	Burglary	14D20	20A	4700	WENDA	
12/6/02	1500	Burglary	14D20	20R	1000	DANUBE	
12/6/02	1015	Burglary	14D20	40	5000	CLOVER	
12/7/02	1600	Burglary	14D20	20R	4200	KNOXVILLE	
12/10/02	2100	Burglary	14D20	250	3400	AIRPORT	
12/11/02	925	Burglary	14D20	20R	4600	DAVENPORT	
12/11/02	1800	Burglary	14D20	20R	8200	GLADSTONE	

12/12/02	630	Burglary	14D20	20P	4700	WILMINGTON		
12/14/02	1900	Burglary	14D20	40	1000	THERESA		
12/16/02	1154	Burglary	14D20	20A	4700	WENDA		
12/16/02	830	Burglary	14D20	20R	8400	MC LEAN		
12/16/02	2100	Burglary	14D20	250	9400	CULLEN		
12/17/02	315	Burglary	14D20	03B	3900	LOCKHART		
12/17/02	700	Burglary	14D20	20A	5000	SUNFLOWER		
12/17/02	715	Burglary	14D20	20A	8100	JUTLAND		
12/18/02	845	Burglary	14D20	20A	4200	ROCKINGHAM		
12/18/02	2100	Burglary	14D20	05D	8900	SCOTT		
12/19/02	745	Burglary	14D20	20R	3100	DACCA		
12/19/02	700	Burglary	14D20	20P	4100	ROCKINGHAM		
12/19/02	2130	Burglary	14D20	05O	4600	BELLFORT		
12/20/02	1530	Burglary	14D20	70	3800	SOUTH LP E	SER	N
12/20/02	2000	Burglary	14D20	20R	10100	FAIRLAND		
12/21/02	630	Burglary	14D20	20R	4600	MAYFLOWER		
12/21/02	2000	Burglary	14D20	250	9100	COMAL		
12/21/02	130	Burglary	14D20	24C	9400	CULLEN		
12/24/02	1100	Burglary	14D20	05C	3600	REED		

12/24/02	1200	Burglary	14D20	20A	3800	MAINER
12/25/02	2130	Burglary	14D20	20R	1200	ELBERTA
12/25/02	1630	Burglary	14D20	20R	3000	POE
12/25/02	2050	Burglary	14D20	20R	3700	LEHALL
12/26/02	2200	Burglary	14D20	20A	3700	FAULKNER
12/26/02	2300	Burglary	14D20	70	8200	CULLEN
12/26/02	1155	Burglary	14D20	22H	9200	SCOTT
12/28/02	30	Burglary	14D20	20G	1000	ELBERTA
12/28/02	830	Burglary	14D20	20R	3400	MT PLEASANT
10/2/02	1900	Burglary of a Motor Vehicle	14D20	18R	9400	CULLEN
12/1/02	0	Burglary of a Motor Vehicle	14D20	13R	4100	REED
12/4/02	2000	Burglary of a Motor Vehicle	14D20	18A	5000	SUNFLOWER
12/8/02	200	Burglary of a Motor Vehicle	14D20	18N	4100	REED
12/12/02	1700	Burglary of a Motor Vehicle	14D20	18A	8100	CANYON
12/13/02	1230	Burglary of a Motor Vehicle	14D20	22M	4300	BELLFORT
12/13/02	730	Burglary of a Motor Vehicle	14D20	18O	9600	ROSEHAVEN
12/14/02	2215	Burglary of a Motor Vehicle	14D20	250	3700	DREYFUS
12/14/02	1800	Burglary of a Motor Vehicle	14D20	20R	4300	LARKSPUR

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12/14/02	330	Burglary of a Motor Vehicle	14D20	18A	5000	SUNFLOWER
12/16/02	1900	Burglary of a Motor Vehicle	14D20	05B	8000	CULLEN
12/16/02	2000	Burglary of a Motor Vehicle	14D20	05B	8000	CULLEN
12/27/02	1400	Burglary of a Motor Vehicle	14D20	13R	8800	DELILAH
12/8/02	315	Driving While Intoxicated	14D20	13S	8600	CULLEN
12/13/02	255	Driving While Intoxicated	14D20	13S	4700	BELLFORT
12/20/02	229	Driving While Intoxicated	14D20	13S	8600	CULLEN
12/2/02	1342	Narcotic Drug Laws	14D20	18A	3800	FAULKNER
12/2/02	1425	Narcotic Drug Laws	14D20	20R	4600	KNOXVILLE
12/3/02	214	Narcotic Drug Laws	14D20	13R	3800	MAINER
12/5/02	2325	Narcotic Drug Laws	14D20	18O	3500	LYDIA
12/5/02	2015	Narcotic Drug Laws	14D20	20R	4400	ALEDO
12/5/02	2000	Narcotic Drug Laws	14D20	120	7000	SCOTT
12/6/02	2150	Narcotic Drug Laws	14D20	13R	3800	LYDIA
12/7/02	1150	Narcotic Drug Laws	14D20	20R	4600	KNOXVILLE
12/8/02	2350	Narcotic Drug Laws	14D20	13R	1100	DANUBE
12/8/02	1315	Narcotic Drug Laws	14D20	11R	4800	JARMESE
12/9/02	1615	Narcotic Drug Laws	14D20	20A	3800	MAINER
12/10/02	1905	Narcotic Drug Laws	14D20	250	8500	BRANDON

12/10/02	2115	Narcotic Drug Laws	14D20	20P	8900	DUANE	
12/13/02	56	Narcotic Drug Laws	14D20	20D	5500	ELMLAWN	
12/14/02	1412	Narcotic Drug Laws	14D20	11R	3500	BELLFORT	
12/22/02	235	Narcotic Drug Laws	14D20	13R	7200	PEERLESS	
12/27/02	920	Narcotic Drug Laws	14D20	13R	4600	REDBUD	
12/27/02	348	Narcotic Drug Laws	14D20	13R	5500	ELMLAWN	
12/28/02	1940	Narcotic Drug Laws	14D20	13R	3900	DAVENPORT	
12/28/02	1315	Narcotic Drug Laws	14D20	13R	7500	SCOTT	
12/29/02	10	Narcotic Drug Laws	14D20	13R	3800	LYDIA	
Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type Suffix
12/4/02	1635	Rape	14D20	20A	7200	SCOTT	
12/15/02	125	Rape	14D20	20G	4500	STASSEN	
12/19/02	2000	Rape	14D20	13R	8700	DELILAH	
12/3/02	0	Robbery	14D20	22M	4300	BELLFORT	
12/5/02	2300	Robbery	14D20	18G	5200	REED	
12/8/02	30	Robbery	14D20	18A	8300	CANYON	
12/16/02	2025	Robbery	14D20	20R	4600	CARMEN	
12/17/02	1300	Robbery	14D20	13R	3700	NOAH	

12/18/02	718	Robbery	14D20	20R	3100	GROTON
12/19/02	5	Robbery	14D20	18C	3500	LYDIA
12/21/02	2220	Robbery	14D20	140	3100	HOLMES
12/23/02	640	Robbery	14D20	18A	3800	FAULKNER
12/27/02	100	Robbery	14D20	18O	8200	SCOTT
12/28/02	2130	Robbery	14D20	18A	4100	BARBERRY
12/30/02	755	Robbery	14D20	18O	4800	BELLFORT
12/30/02	1930	Robbery	14D20	20A	8300	CANYON
12/30/02	1610	Robbery	14D20	20R	10000	FAIRLAND

PROTEST OF SOUTH HOUSTON
 CONCERNED CITIZENS COALITION

Composite of 2002 Crime:

Nov

Date	Aggravated Assault	Auto Theft	Burglary	Burglary Of Motor Vehicle	DWI	Narcotic Drug Laws	Rape	Robbery
January	3 3							
Feb.	2 2							
March			2					
April			3 3					
May			2 2					
June			1 1	4				
July								
August								
Sept.						1	1	7
Oct.								
Nov.								
Dec.								
Total	5		7	4		1	1	7

1 2 3 4 5 6 7 8 9 10 11 12

5

7

1

1

7

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1

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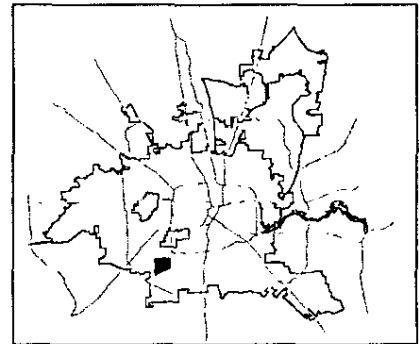
SUPERNEIGHBORHOOD NO. 37

PREMISE 15E20

ATTACHMENT 8

SUPER neighborhood

RESOURCE ASSESSMENT



Background

Westbury would have been a fairly typical large suburban development when it was built in the 1950s and 1960s, except that it was built around a highly untypical shopping district, Westbury Square. The Square featured winding pedestrian streets built in 19th century style and lined with interesting shops, including a glass blower, a candle shop and an old fashioned ice cream parlor. The surrounding homes are in styles typical for middle class homes of that time. More expensive homes are located in the north in Park West; less expensive are found in Westbury South. Although these single family homes are still well maintained, Westbury Square is now a shadow of its former glory, and many of the apartment complexes found on the southern edges of the community are in poor repair.

AREA HIGHLIGHTS

- ✓ Houston City Council District C
- ✓ Houston Independent School District (3 public schools)
- ✓ 4 Police beats (includes bordering beats)
- ✓ 5,813 properties in the neighborhood
- ✓ <1% of properties have long-term tax liens (homesteads not included)
- ✓ 2,368 acres (3.7 sq. miles)

NEIGHBORHOOD FACTS

Pop. characteristics	N'hood		City	
	1990	1997	1990	1997
Total population	18,631	18,998	NA	NA
Persons per sq. mile	5,035	5,135	2,807	2,977
Age of population				
Under 5 years	11%	9%	10%	9%
5 - 17 years	17%	19%	18%	19%
18 - 64 years	61%	62%	63%	65%
65 and over	11%	10%	8%	8%
Ethnicity				
Non Hispanic Whites	57%	46%	41%	35%
Non Hispanic Blacks	22%	26%	27%	27%
Hispanics	17%	24%	28%	31%
Non Hispanic Asians	4%	5%	4%	6%
Non Hispanic Others	0%	<1%	0%	<1%

Note:

1. Citywide data (1990 and 1997) and 1990 neighborhood data derived from U.S. Bureau of Census/State Data Center.
2. 1997 neighborhood data obtained from U.S. Department of Housing and Urban Development.
3. Family households include 2 or more persons related by birth, marriage, or adoption.
4. Some percentages may not equal 100 due to rounding.
5. "M" denotes millions; "K" denotes thousands

Household income	N'hood		City	
	1990	1997	1990	1997
Under \$15,000	NA	17%	NA	23%
\$15,000 to \$25,000	NA	13%	NA	18%
\$25,000 to \$35,000	NA	10%	NA	16%
\$35,000 to \$50,000	NA	14%	NA	15%
\$50,000 to \$75,000	NA	20%	NA	14%
Over \$75,000	NA	25%	NA	15%

Housing and households

	N'hood		City	
	1990	1997	1990	1997
Total housing units	8,030	8,472	NA	NA
Total households	6,824	6,962	NA	NA
Family households	75%	72%	63%	64%

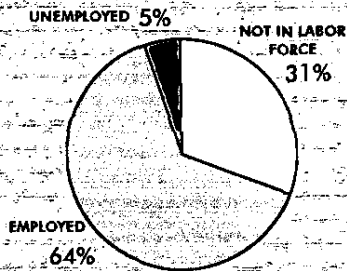
Educational status

	N'hood		City	
	1990	1997	1990	1997
Total 25 yrs and over	9,142	12,164	NA	NA
No diploma	10%	14%	30%	27%
High school diploma	11%	43%	22%	19%
Some college	26%	6%	19%	26%
College degree	36%	25%	21%	18%
Graduate+	17%	13%	9%	10%

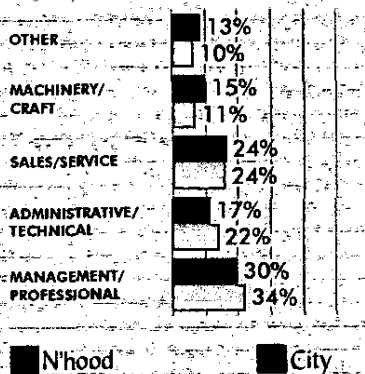
NA - Not applicable. (1990 income not included because data not adjustable for inflation)

SUPER NEIGHBORHOOD PROGRAMS

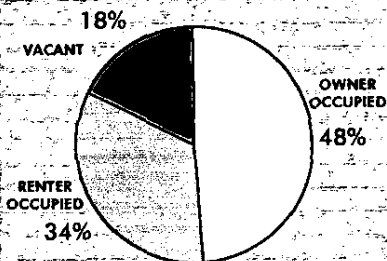
Labor Force



Employment by Occupation



Housing Occupancy



1997 HUD data

Name/Program description

Community service providers

Library Department

4th of July Parade: 4th of July history reading and a celebration with a parade

Internet basics: Basic internet training and family use of the internet are given by librarians each month

Tax Assistance: AARP and VITA volunteers help citizens with their taxes

Special Districts

3 Neighborhoods to Standard areas

Fondren Southwest (Tier II)

Westbury (Tier IV)

Westbury I (Tier VI)

AREA ORGANIZATIONS

Name/Contact/Address

Stones Throw HOA

Mr. David Parker

12127 Stone West Drive

Houston, TX 77035

Westbury SW Association

Leiv Platou

PO Box 35753

Houston, TX 77235-5753

Westbury Civic Club, Inc.

Ms. Julie Savage

PO Box 35012

Houston, TX 77235

Name/Contact/Address

Westbury Gardens Owners Association, Inc.

Ms. Michele Clemmer

8323 Southwest Frwy Ste 330

Houston, TX 77074

Westbury Sq Townhomes, Inc.

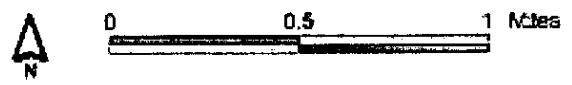
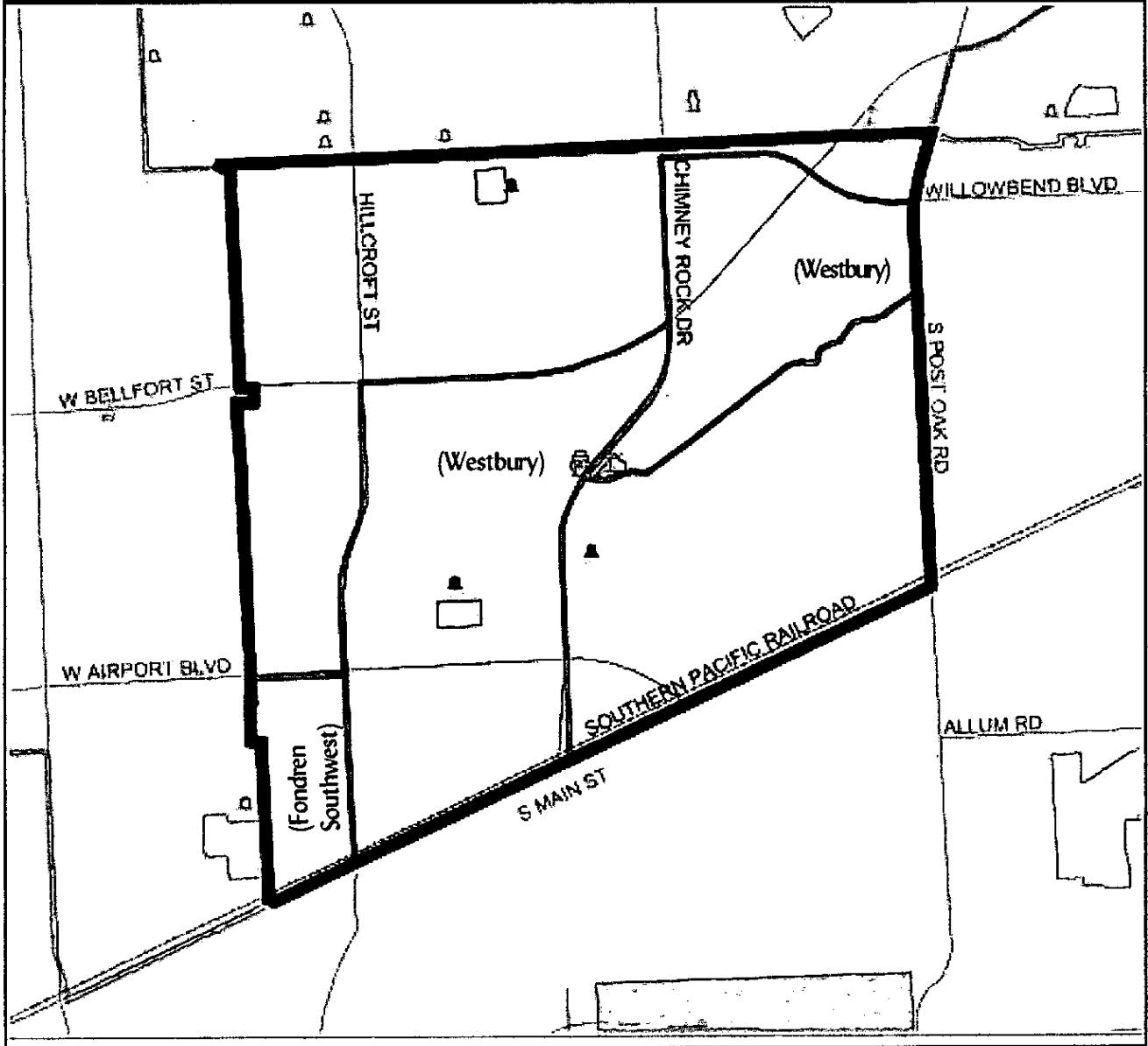
Mr. Stanley Malbrough

11550 Chimneyrock #300

Houston, TX 77035

If your organization is not listed, contact the Planning and Development Department at 713-837-7707.

PUBLIC FACILITIES & SPECIAL DISTRICTS



- | | | |
|---------------------------------|-------------|-----------------------|
| Neighborhood Boundary | Parks | Health Facilities |
| NTS Area | Major Roads | Multi-service Centers |
| Texas Enterprise Zone | Railroad | Community Centers |
| Enhanced Enterprise Community | Schools | Fire Stations |
| Tax Abatement District | Libraries | Police |
| Tax Increment Reinvestment Zone | | |

INTER-AGENCY CAPITAL IMPROVEMENT PROJECTS LISTING, JULY 1998

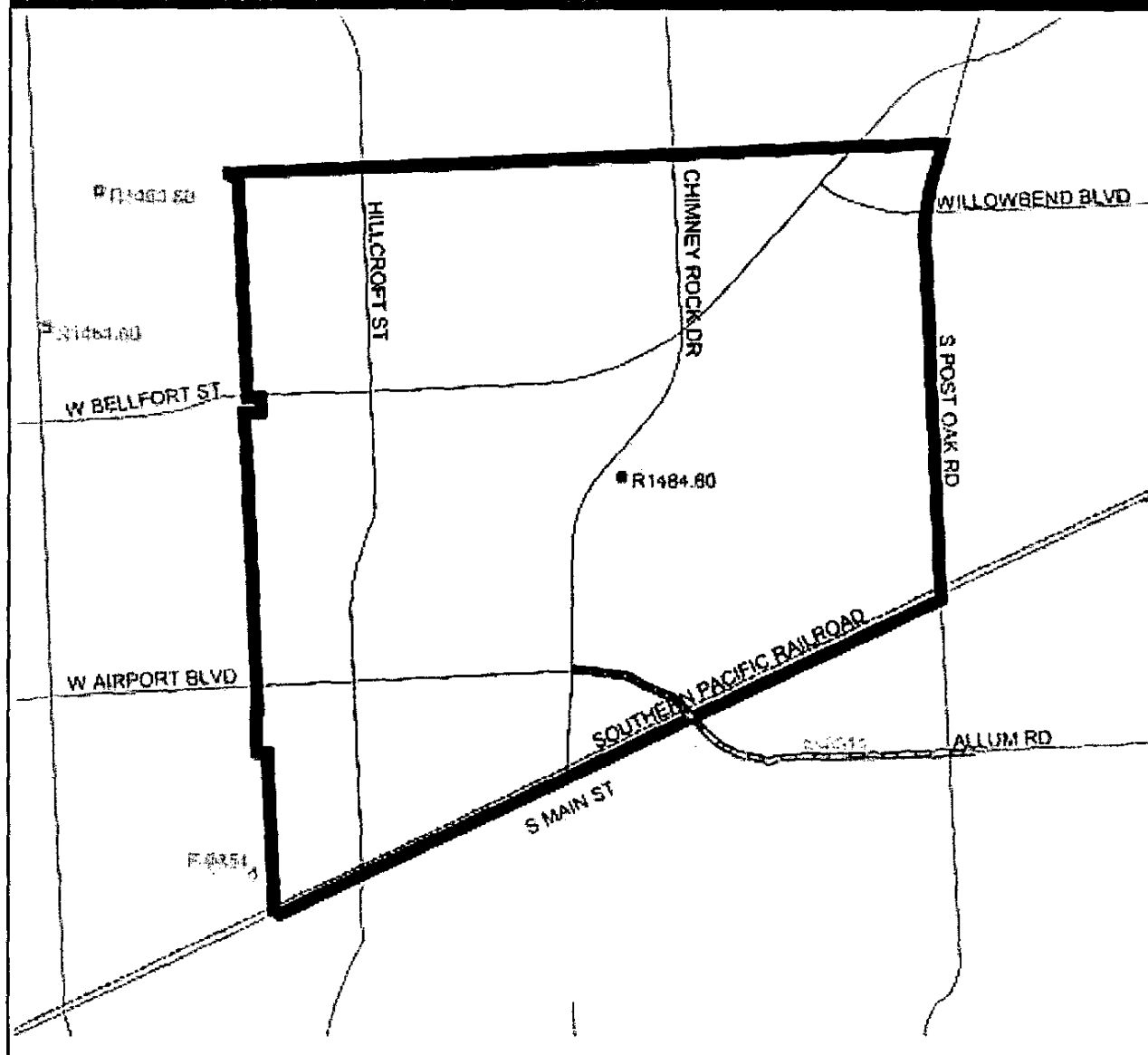
Project #	Project Type	Agency	Contact Phone
952, 952.01	Roadwork: W. Bellfort: Post Oak to Hillcroft	Metro	(713) 739-6001
1204.	Roadwork: US90A: At Ft. Bend County Line to W. of Hiram Clarke Rd.	TxDot	(713) 802-5000
1632.54	Roadwork: ROW, Stillbrooke: Atwell to Mullins	City of Houston	(713) 837-7099
1639.83	Roadwork: SB, Chimney Rock: Ludington to Benning	City of Houston	(713) 837-7099
2173.64	Water: Waterline Replacement on US90A	City of Houston	(713) 837-7099
2174.50	Water: Waterline Replacement in City of Houston	City of Houston	(713) 837-7099
6707.23	Speed Hump: Ludington: Chimney Rock to Landsdowne	City of Houston	(713) 837-7099
6708.58	Speed Hump: Ludington: Landsdowne to Hillcroft	City of Houston	(713) 837-7099

For details see City of Houston Public Works and Engineering Department's Inter-Agency Coordination Project Maps, July 1998

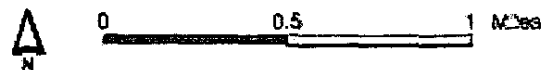
AREA PUBLIC FACILITIES

Facility	Location/Address	Facility	Location/Address
Fire Station # 48	11616 Chimney Rock	Anderson Elementary School	5727 Ludington
Westbury Park	5635 Willowbend	Parker Elementary School	10626 Atwell
Chimney Rock Park	11655 Chimney Rock	Westbury High School	11911 Chimney Rock
Hager (Lee) Park	12100 Louisiana		

CAPITAL IMPROVEMENT PROJECTS 1998 - 2002

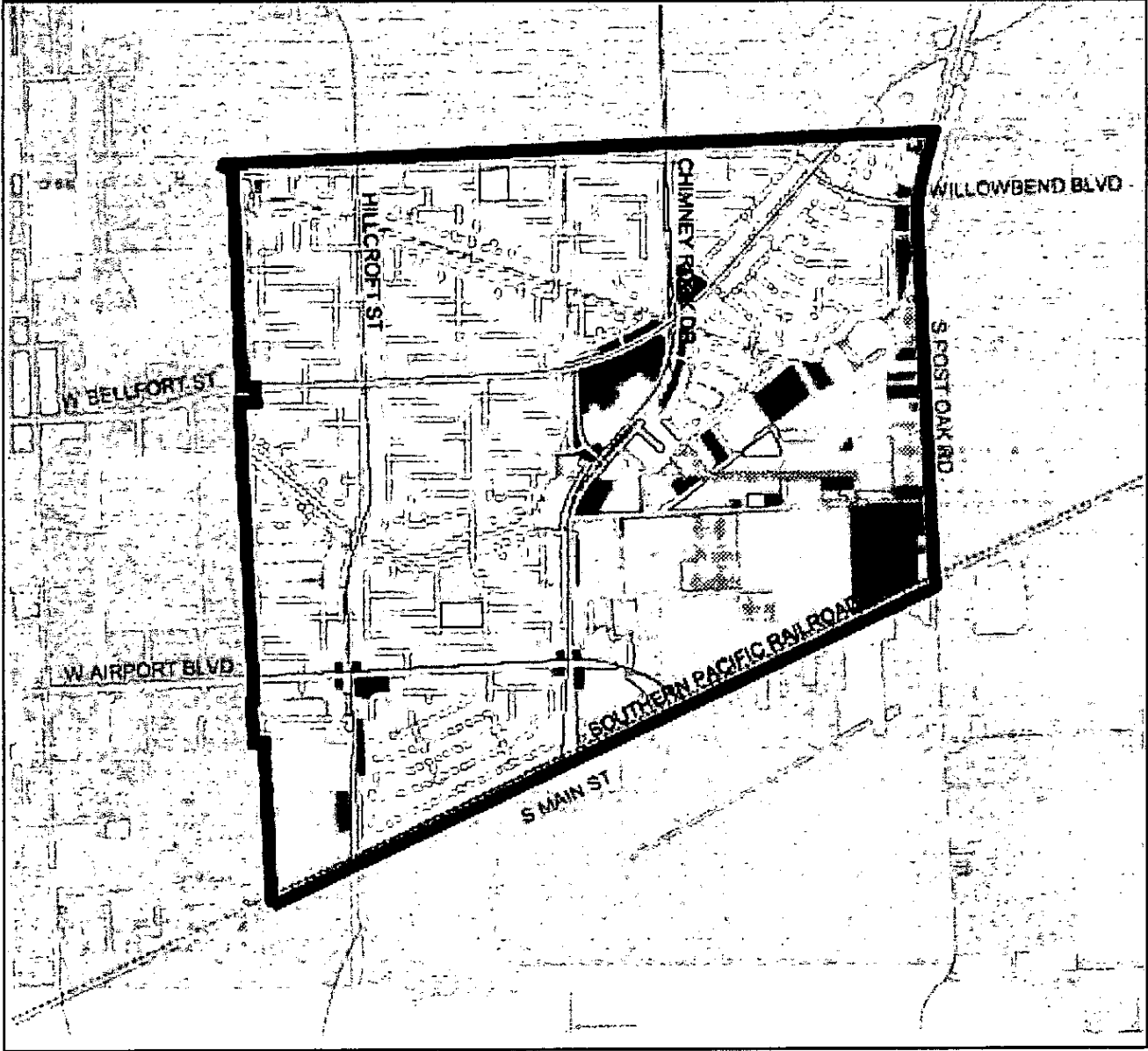


*For more information, contact the appropriate department















Program	Code	Site	Segment	Program	Code	Site	Segment	Area
Aviation	A	○	▬	Public Health	H	△		
Convention & Entertainment	B	△		Solid Waste	L	○		
Fire	C	□		Storm Drainage	M	□	▬	□
General Government (Finance & Administration)	D	○		Street & Traffic Control	N	▣	▬	
Library	E	□		Wastewater	R	▣	▬	▣
Parks & Recreation	F	△		Water	S	▣	▬	▣
Police	G	□						

GENERAL LAND USE 1996



Legend reflects colors within the super neighborhood boundary only

 Railroad	 Multi-Family Residential (6.63%)	 Park/Green Space (4.33%)
 Major Roads	 Commercial/Office (7.22%)	 Undeveloped (13.79%)
 Super Neighborhood Boundaries	 Industrial (4.35%)	 Water (0.0%)
 Single-Family Residential (58.38%)	 Public/Institutional (4.62%)	 Others (0.67%)

(See: Attachments 8)

We are attaching **Superneighborhood No. 37** "Resource Assessment" so the panel can see the location and statistics in this adjoining area. At one time there was a vibrant shopping complex called Westbury Square. Westbury Square was the social heart of the area. Apartment complexes, expensive homes, and moderate homes surrounded this area. Crime escalated in the area. Westbury Square's shops closed down, as it had become a drug and crime meeting place. Small shops were being robbed to such an extent that they went out of business. Some of the apartments were converted to multi-family dwellings for the elderly. The present apartment complexes and multi-family dwellings are in need of repair. There is a general deterioration of the area. Crime continues to be high in this area. There is a police substation located on 5556 Gasmer in what was formerly Westbury Hospital.

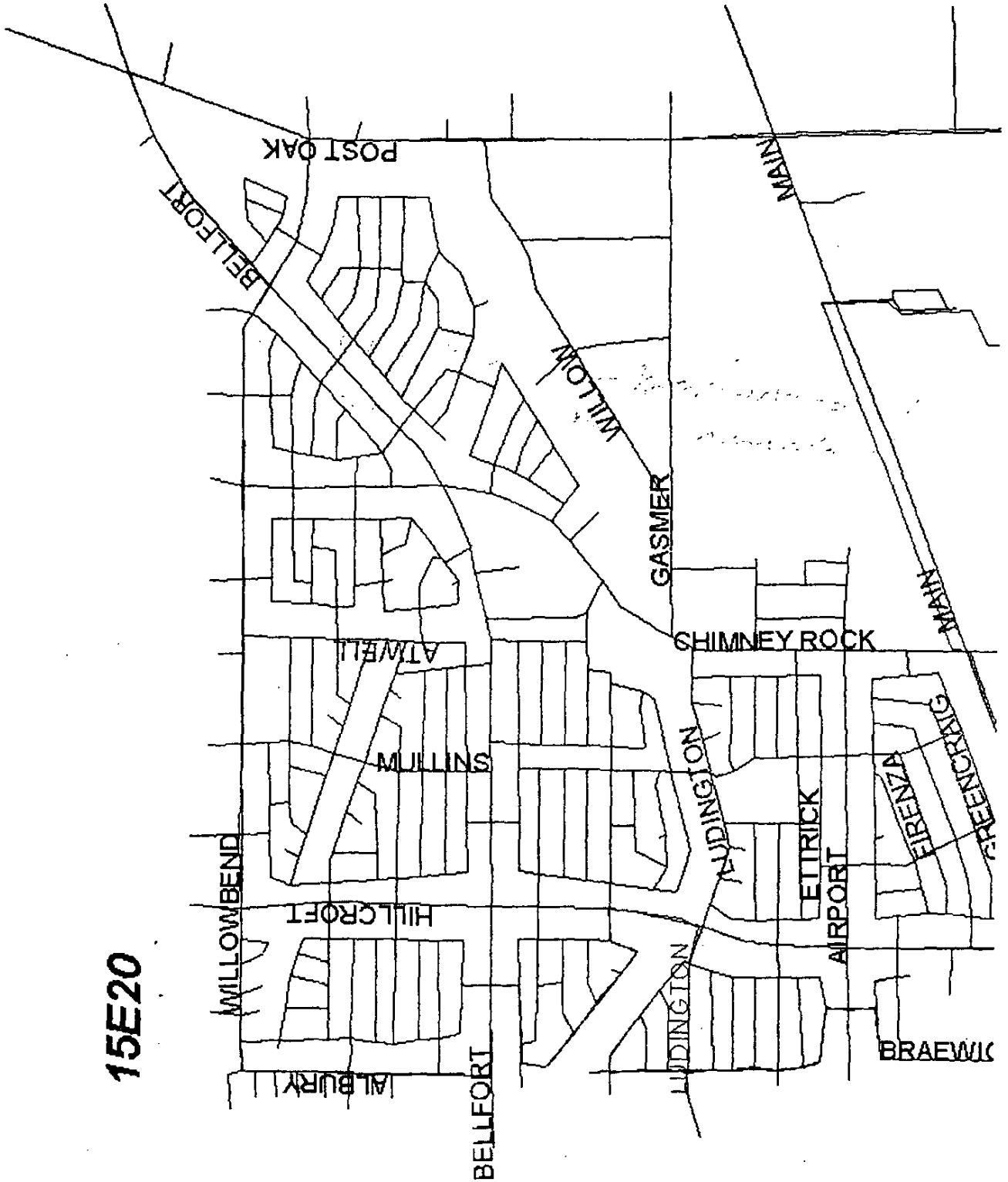
**In 2002, this Westbury area had the following crime statistics:
 This area is located in Police Premise 15E20:**

15E20 2002 Date	Aggravated Assault	Auto Theft	Burglary	Burglary of Motor Vehicle	DWI	Narcotic Drug Laws	Rape	Robbery
Jan.	4	10	16	12	1	9	1	9
Feb.	1	20	20	7	2	6	3	6
March	3	22	16	26	1	19	0	7
April	9	23	16	14	0	9	1*	10
May	4	17	10	9	1	12	0	4
June	2	23	13	7	4	10	0	3
July	3	12	13	9	4	6	0	4
Aug.	8	11	8	11	1	7	1	6
Sept.	5	12	14	10	4	7	0	10
Oct.	4	14	17	18	5	9	2	11
Nov.	7	12	13	8	3	12	0	9
Dec.	7	18	10	14	1	11	1	8
Total	57	194	166	145	27	117	9*	87

Composite of 2002 Crime Committed At Actual Apartments (20A) in Premise 15E20:

15E20 2002 Date	Aggravated Assault	Auto Theft	Burglary	Burglary of Motor Vehicle	DWI	Narcotic Drug Laws	Rape	Robbery
Total	16	7	22	2	0	4	1	7

15E20



Pre 15E20
Sorted by Type

7/13/03

1/3/02	22	Aggravated Assault	15E20	13R	12100	STONE EAST	DR	
1/4/02	1830	Aggravated Assault	15E20	13R	5500	BELLFORT		W
1/9/02	2020	Aggravated Assault	15E20	20A	5500	GASMER		
1/27/02	400	Aggravated Assault	15E20	13R	12400	MAIN		
12/31/01	1430	Auto Theft	15E20	18A	5000	WILLOW	DR	S
1/4/02	1800	Auto Theft	15E20	18A	11200	POST OAK	RD	S
1/5/02	600	Auto Theft	15E20	18A	5000	WILLOW	DR	S
1/5/02	1500	Auto Theft	15E20	18A	5200	GASMER		
1/5/02	1300	Auto Theft	15E20	20D	5500	DRYAD		
1/5/02	2300	Auto Theft	15E20	20D	5900	ETTRICK		
1/6/02	2100	Auto Theft	15E20	20D	6000	BANKSIDE		
1/7/02	2000	Auto Theft	15E20	20D	12100	STONE EAST	DR	
1/10/02	1800	Auto Theft	15E20	13R	5500	EFFINGHAM		
1/12/02	1530	Auto Theft	15E20	18O	10900	POST OAK	RD	S
1/13/02	1300	Auto Theft	15E20	20D	5500	MC KNIGHT		
1/17/02	2030	Auto Theft	15E20	20D	5100	KINGLET		
1/17/02	100	Auto Theft	15E20	20D	5800	EFFINGHAM		
1/18/02	1300	Auto Theft	15E20	18T	10400	POST OAK	RD	S

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Premise 15E20
Sorted by Type

3/03

1/19/02	1132	Auto Theft	15E20	18A	5500	GASMER		
1/20/02	2200	Auto Theft	15E20	20D	5800	AIRPORT		W
1/21/02	1900	Auto Theft	15E20	20D	5800	CLARIDGE		
1/21/02	2100	Auto Theft	15E20	18A	10500	POST OAK	RD	S
1/22/02	2200	Auto Theft	15E20	20D	12100	STONE WEST	DR	
1/23/02	1800	Auto Theft	15E20	18A	11200	POST OAK	RD	S
1/23/02	1345	Auto Theft	15E20	18G	12400	MAIN		
1/27/02	2250	Auto Theft	15E20	18C	10700	POST OAK	RD	S
1/29/02	1100	Auto Theft	15E20	20D	12100	STONE EAST	DR	
1/30/02	2240	Auto Theft	15E20	18A	12100	BURDINE		
11/26/01	800	Burglary	15E20	20R	11000	HILLCROFT		
12/21/01	1000	Burglary	15E20	20G	5900	BANKSIDE		
1/1/02	45	Burglary	15E20	210	5300	BELLFORT		W
1/2/02	519	Burglary	15E20	250	10900	CHIMNEY ROCK		
1/8/02	2000	Burglary	15E20	20R	5800	PORTAL		
1/10/02	830	Burglary	15E20	20R	10600	CARLOTA		CT
1/11/02	1800	Burglary	15E20	20R	11000	HILLCROFT		
1/12/02	1300	Burglary	15E20	20G	10700	CARLOTA		CT
1/13/02	108	Burglary	15E20	22H	5500	GASMER		

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Prem 15E20
Sorted by Type

13/03

1/16/02	700	Burglary	15E20	20G	5800	CERRITOS		
1/17/02	1130	Burglary	15E20	20R	5600	DRYAD		
1/23/02	0	Burglary	15E20	22H	11900	CHIMNEY ROCK		
1/26/02	2100	Burglary	15E20	20C	5200	ARBOLES		
1/26/02	645	Burglary	15E20	24V	10400	POST OAK	RD	S
1/29/02	1709	Burglary	15E20	20R	10700	CARLOTA	CT	
1/31/02	2232	Burglary	15E20	80	10900	CHIMNEY ROCK		
11/1/01	0	Burglary of a Motor Vehicle	15E20	250	5000	HAZELTON		
1/2/02	5	Burglary of a Motor Vehicle	15E20	20D	5900	SPELLMAN		
1/5/02	200	Burglary of a Motor Vehicle	15E20	20D	5700	CERRITOS		
1/9/02	2300	Burglary of a Motor Vehicle	15E20	20D	6000	SANFORD		
1/11/02	1450	Burglary of a Motor Vehicle	15E20	20D	10700	BRAEWICK		
1/13/02	1930	Burglary of a Motor Vehicle	15E20	20D	5700	BENNING		
1/13/02	1930	Burglary of a Motor Vehicle	15E20	20R	5700	BENNING		
1/15/02	1900	Burglary of a Motor Vehicle	15E20	20R	5800	FARWELL		
1/16/02	1630	Burglary of a Motor Vehicle	15E20	18A	5500	GASMER		
1/17/02	2000	Burglary of a Motor Vehicle	15E20	20D	11000	BRAEWICK		
1/18/02	2100	Burglary of a Motor Vehicle	15E20	18A	5500	GASMER		

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Premise 15E20
Sorted by Type

1/13/03

1/24/02	2020	Burglary of a Motor Vehicle	15E20	20D	5700	GREENCRAIG		
1/5/02	2340	Driving While Intoxicated	15E20	13R	11100	POST OAK	RD	S
1/14/01	2030	Narcotic Drug Laws	15E20	70	5500	GASMER		
1/8/02	1145	Narcotic Drug Laws	15E20	18R	11100	POST OAK	RD	S
1/14/02	2035	Narcotic Drug Laws	15E20	18A	5500	GASMER		
1/14/02	2000	Narcotic Drug Laws	15E20	18A	5500	GASMER		
1/16/02	1208	Narcotic Drug Laws	15E20	13R	5500	GASMER		
1/18/02	1000	Narcotic Drug Laws	15E20	18O	5300	BELLFORT		W
1/19/02	2255	Narcotic Drug Laws	15E20	13R	4900	BELLFORT		W
1/28/02	2240	Narcotic Drug Laws	15E20	13R	5400	EFFINGHAM		
1/29/02	1514	Narcotic Drug Laws	15E20	22H	11900	CHIMNEY ROCK		
Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
12/30/01	130	Rape	15E20	20A	5500	GASMER		
1/2/02	2322	Robbery	15E20	70	12300	HILLCROFT		
1/7/02	155	Robbery	15E20	13R	11300	CLEMATIS	LN	
1/9/02	2230	Robbery	15E20	20A	5500	GASMER		
1/9/02	1400	Robbery	15E20	120	10300	POST OAK	RD	S
1/12/02	10	Robbery	15E20	20R	10800	CHIMNEY ROCK		
1/19/02	1130	Robbery	15E20	20R	5000	BRIARBEND	DR	

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Premise 15E20
Sorted by Type

5

7/13/03

1/19/02	1130	Robbery	15E20	13R	5200	WILLOW	DR	S
1/24/02	1315	Robbery	15E20	18T	10800	POST OAK	RD	S
1/31/02	1910	Robbery	15E20	140	12700	MAIN		

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2/18/02	1600	Aggravated Assault	15E20	13R	10500	POST OAK	RD	S
1/31/02	2130	Auto Theft	15E20	18A	5500	GASMER		
1/31/02	2200	Auto Theft	15E20	13R	5900	ARBOLES		
2/4/02	2200	Auto Theft	15E20	20D	5100	WAYCROSS		
2/4/02	1600	Auto Theft	15E20	18A	5500	GASMER		
2/4/02	2200	Auto Theft	15E20	05C	11000	CHIMNEY ROCK		
2/5/02	1300	Auto Theft	15E20	18O	11500	CHIMNEY ROCK		
2/6/02	758	Auto Theft	15E20	05D	10600	POST OAK	RD	S
2/10/02	2200	Auto Theft	15E20	250	5100	WILLOWBEND		
2/12/02	400	Auto Theft	15E20	18A	5100	WILLOW	DR	S
2/16/02	1000	Auto Theft	15E20	18A	5500	GASMER		
2/17/02	1450	Auto Theft	15E20	18G	5300	BELLFORT		W
2/17/02	1900	Auto Theft	15E20	18A	11200	POST OAK	RD	S
2/17/02	1857	Auto Theft	15E20	18C	12300	HILLCROFT		
2/20/02	0	Auto Theft	15E20	18A	5500	GASMER		
2/23/02	2330	Auto Theft	15E20	18A	5000	WILLOW	DR	S
2/26/02	149	Auto Theft	15E20	13R	5500	GASMER		
2/26/02	149	Auto Theft	15E20	13R	5500	GASMER		

Pre 15E20
Sorted by Type

2/26/02	2200	Auto Theft	15E20	18A	11200	POST OAK	RD	S
2/26/02	1230	Auto Theft	15E20	18A	11500	CHIMNEY ROCK		
2/27/02	600	Auto Theft (3)	15E20	18A	5100	WILLOW	DR	S
1/30/02	1200	Burglary	15E20	20G	5900	SANFORD		
1/31/02	1800	Burglary	15E20	05X	5000	GASMER		
2/2/02	1700	Burglary	15E20	05R	5000	WILLOW	DR	S
2/3/02	730	Burglary	15E20	20A	11800	CHIMNEY ROCK		
2/4/02	1400	Burglary	15E20	20R	10900	ASHCROFT		
2/7/02	630	Burglary	15E20	20A	5500	GASMER		
2/7/02	2200	Burglary	15E20	20A	12100	BURDINE		
2/9/02	1130	Burglary	15E20	20A	12500	HILLCROFT		
2/13/02	1200	Burglary	15E20	20V	12300	NESMITH		
2/14/02	400	Burglary	15E20	170	11300	CHIMNEY ROCK		
2/15/02	1110	Burglary	15E20	20R	5800	CREEKBEND	DR	
2/15/02	1000	Burglary	15E20	22H	11900	CHIMNEY ROCK		
2/16/02	400	Burglary	15E20	05R	12100	BURDINE		
2/18/02	2000	Burglary	15E20	20R	12100	STONE WEST	DR	
2/21/02	500	Burglary	15E20	70	5500	WILLOW	DR	S
2/22/02	133	Burglary	15E20	11F	11600	CHIMNEY ROCK		

2/22/02	1200	Burglary	15E20	20A	11800	CHIMNEY ROCK		
2/23/02	1700	Burglary	15E20	20C	11400	BURDINE		
2/25/02	630	Burglary	15E20	20A	5000	WILLOW	DR	S
2/28/02	900	Burglary	15E20	20A	5500	GASMER		
2/3/02	1600	Burglary of a Motor Vehicle	15E20	20D	5600	DAWNRIDGE	DR	
2/6/02	2300	Burglary of a Motor Vehicle	15E20	20D	5800	ETTRICK		
2/7/02	2130	Burglary of a Motor Vehicle	15E20	20D	10700	BRAEWICK		
2/10/02	2300	Burglary of a Motor Vehicle	15E20	20D	5700	ALVARADO		
2/11/02	1031	Burglary of a Motor Vehicle	15E20	20D	5000	BELLFORT		W
2/21/02	2030	Burglary of a Motor Vehicle	15E20	20D	11400	BRAEWICK		
2/27/02	1930	Burglary of a Motor Vehicle	15E20	18A	5500	GASMER		
2/4/02	1300	Driving While Intoxicated	15E20	18O	5400	WILLOWBEND		
2/11/02	2045	Driving While Intoxicated	15E20	13R	5400	WILLOWBEND		
2/1/02	1320	Narcotic Drug Laws	15E20	13R	12000	BURDINE		
2/2/02	2000	Narcotic Drug Laws	15E20	70	10700	POST OAK	RD	S
2/20/02	1145	Narcotic Drug Laws	15E20	22H	11300	POST OAK	RD	S
2/25/02	2345	Narcotic Drug Laws	15E20	13R	5400	WILLOW	DR	S
2/26/02	1100	Narcotic Drug Laws	15E20	13R	12000	BURDINE		

Pre 15E20
Sorted by Type

1/13/03

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
2/28/02	1500	Narcotic Drug Laws	15E20	22H	11900	CHIMNEY ROCK		
5/1/01	0	Rape	15E20	18O	11300	CHIMNEY ROCK		
2/18/02	200	Rape	15E20	13R	5200	BELLFORT		W
2/23/02	1600	Rape	15E20	20R	12300	CHIMNEY ROCK		
12/5/01	1853	Robbery	15E20	24C	12300	CHIMNEY ROCK		
2/3/02	135	Robbery	15E20	18A	5000	WILLOW	DR	S
2/3/02	310	Robbery	15E20	18A	5500	GASMER		
2/13/02	130	Robbery	15E20	20R	11600	HILLCROFT		
2/14/02	2100	Robbery	15E20	13R	11400	MULLINS		
2/16/02	115	Robbery	15E20	03B	11100	POST OAK	RD	S

Prem 15E20
 Sorted by Type
 March

3/6/02	900	Aggravated Assault	15E20	13R	11300	POST OAK	RD	S
3/6/02	900	Aggravated Assault	15E20	13R	11300	POST OAK	RD	S
3/14/02	1400	Aggravated Assault	15E20	20A	5500	GASMER		
3/3/02	1715	Auto Theft	15E20	18G	10700	POST OAK	RD	S
3/3/02	1800	Auto Theft	15E20	18A	12100	BURDINE		
3/4/02	2200	Auto Theft	15E20	18A	5000	WILLOW	DR	S
3/5/02	2000	Auto Theft	15E20	20D	5900	AIRPORT		W
3/5/02	1230	Auto Theft	15E20	13R	10900	POST OAK	RD	S
3/8/02	2200	Auto Theft	15E20	18A	11800	CHIMNEY ROCK		
3/9/02	2200	Auto Theft	15E20	18A	5100	WILLOW	DR	S
3/9/02	2330	Auto Theft	15E20	13R	5700	GREENCRAIG		
3/12/02	2230	Auto Theft	15E20	18T	10300	POST OAK	RD	S
3/12/02	200	Auto Theft	15E20	18A	10500	POST OAK	RD	S
3/13/02	1600	Auto Theft	15E20	18A	5500	GASMER		
3/15/02	2230	Auto Theft	15E20	18A	5000	WILLOW	DR	S
3/16/02	2330	Auto Theft	15E20	18A	10500	POST OAK	RD	S
3/17/02	2100	Auto Theft	15E20	13R	5700	BANKSIDE		
3/17/02	1200	Auto Theft	15E20	20D	5800	CERRITOS		

Pre 15E20
 Sorted by Type
 March

3/19/02	1600	Auto Theft	15E20	250	5000	WILLOW	DR	S
3/23/02	430	Auto Theft	15E20	18A	5500	GASMER		
3/24/02	1000	Auto Theft	15E20	18G	10300	POST OAK	RD	S
3/25/02	600	Auto Theft	15E20	18G	10800	POST OAK	RD	S
3/25/02	1530	Auto Theft	15E20	18U	11500	CHIMNEY ROCK		
3/26/02	1900	Auto Theft	15E20	20A	5000	WILLOW	DR	S
3/30/02	2200	Auto Theft	15E20	18A	5500	GASMER		
2/12/02	900	Burglary	15E20	20A	11800	CHIMNEY ROCK		
3/2/02	2030	Burglary	15E20	250	11500	CHIMNEY ROCK		
3/8/02	1400	Burglary	15E20	20A	5500	GASMER		
3/9/02	2300	Burglary	15E20	70	6000	WILLOWBEND		
3/11/02	830	Burglary	15E20	250	5500	WILLOW	DR	S
3/13/02	1000	Burglary	15E20	20R	5800	CERRITOS		
3/14/02	700	Burglary	15E20	22H	11900	CHIMNEY ROCK		
3/15/02	1500	Burglary	15E20	20R	5100	WILLOWBEND		
3/15/02	2300	Burglary	15E20	70	6000	WILLOWBEND		
3/19/02	805	Burglary	15E20	22H	11900	CHIMNEY ROCK		
3/20/02	900	Burglary	15E20	20A	11800	CHIMNEY ROCK		
3/22/02	1700	Burglary	15E20	20R	5700	ETTRICK		

Prep 15E20
 Sorted by Type
 March

3/23/02	2130	Burglary	15E20	250	5600	ETTRICK		
3/25/02	1030	Burglary	15E20	20A	5500	GASMER		
3/26/02	1240	Burglary	15E20	20R	6000	CARTAGENA		
3/29/02	745	Burglary	15E20	22H	11900	CHIMNEY ROCK		
2/9/02	900	Burglary of a Motor Vehicle	15E20	18W	12400	MAIN		
2/27/02	2300	Burglary of a Motor Vehicle	15E20	20D	5500	SPELLMAN		
2/28/02	1800	Burglary of a Motor Vehicle	15E20	18A	5500	GASMER		
3/1/02	218	Burglary of a Motor Vehicle	15E20	20R	5700	WARM SPRINGS		
3/1/02	2000	Burglary of a Motor Vehicle	15E20	20D	12000	ATWELL	DR	
3/2/02	1300	Burglary of a Motor Vehicle	15E20	18A	5200	ARBOLES		
3/2/02	130	Burglary of a Motor Vehicle	15E20	20R	11900	ATWELL	DR	
3/5/02	2340	Burglary of a Motor Vehicle	15E20	18O	10300	POST OAK	RD	S
3/5/02	1400	Burglary of a Motor Vehicle	15E20	18T	11500	CHIMNEY ROCK		
3/7/02	1900	Burglary of a Motor Vehicle	15E20	18A	5200	GASMER		
3/7/02	1900	Burglary of a Motor Vehicle	15E20	13S	11000	RENWICK		
3/11/02	1930	Burglary of a Motor Vehicle	15E20	18A	5000	WILLOW	DR	S
3/11/02	2230	Burglary of a Motor Vehicle	15E20	20A	5000	WILLOW	DR	S
3/11/02	2000	Burglary of a Motor Vehicle	15E20	18A	5200	GASMER		

Prem 15E20
 Sorted by Type
 March

3/11/02	1930	Burglary of a Motor Vehicle	15E20	18R	10400	POST OAK	RD	S
3/12/02	1000	Burglary of a Motor Vehicle	15E20	18T	10500	POST OAK	RD	S
3/14/02	1320	Burglary of a Motor Vehicle	15E20	18P	11500	CHIMNEY ROCK		
3/14/02	1642	Burglary of a Motor Vehicle	15E20	18T	11500	CHIMNEY ROCK		
3/18/02	900	Burglary of a Motor Vehicle	15E20	18G	10300	POST OAK	RD	S
3/20/02	2130	Burglary of a Motor Vehicle	15E20	18O	11500	CHIMNEY ROCK		
3/25/02	1645	Burglary of a Motor Vehicle	15E20	250	5300	BELLFORT		W
3/26/02	1930	Burglary of a Motor Vehicle	15E20	18A	5500	GASMER		
3/27/02	1400	Burglary of a Motor Vehicle	15E20	18A	10500	POST OAK	RD	S
3/30/02	1959	Burglary of a Motor Vehicle	15E20	18A	5000	WILLOW	DR	S
3/30/02	1600	Burglary of a Motor Vehicle	15E20	18O	11500	CHIMNEY ROCK		
3/31/02	30	Burglary of a Motor Vehicle	15E20	13R	5600	CERRITOS		
3/2/02	210	Driving While Intoxicated	15E20	13R	11000	POST OAK	RD	S
3/31/02	340	Murder & Nonnegligent Manslaughter	15E20	20R	12500	ASHCROFT		
3/6/02	840	Narcotic Drug Laws	15E20	70	12000	BURDINE		
3/7/02	124	Narcotic Drug Laws	15E20	20A	5100	WILLOW	DR	S
3/7/02	1330	Narcotic Drug Laws	15E20	22P	11300	POST OAK	RD	S
3/9/02	1737	Narcotic Drug Laws	15E20	18A	5500	GASMER		
3/9/02	2202	Narcotic Drug Laws	15E20	13R	12600	POST OAK	RD	S

Premise 15E20
 Sorted by Type
 March :

3/13/03

3/10/02	1930	Narcotic Drug Laws	15E20	13R	12100	BURDINE		
3/12/02	2100	Narcotic Drug Laws	15E20	13R	5100	GASMER		
3/12/02	1640	Narcotic Drug Laws	15E20	13R	11800	CHIMNEY ROCK		
3/13/02	2108	Narcotic Drug Laws	15E20	13R	11600	CHIMNEY ROCK		
3/17/02	2125	Narcotic Drug Laws	15E20	13R	5500	LUDINGTON		
3/17/02	1745	Narcotic Drug Laws	15E20	18A	5500	GASMER		
3/18/02	1630	Narcotic Drug Laws	15E20	13R	5600	AIRPORT		W
3/18/02	2032	Narcotic Drug Laws	15E20	13R	12100	BURDINE		
3/19/02	1249	Narcotic Drug Laws	15E20	100	11200	POST OAK	RD	S
3/19/02	1936	Narcotic Drug Laws	15E20	13R	12700	POST OAK	RD	S
3/22/02	1140	Narcotic Drug Laws	15E20	180	11300	POST OAK	RD	S
3/25/02	29	Narcotic Drug Laws	15E20	13R	10500	POST OAK	RD	S
3/27/02	1200	Narcotic Drug Laws	15E20	22H	11900	CHIMNEY ROCK		
3/31/02	2250	Narcotic Drug Laws	15E20	18T	12400	MAIN		
Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
3/8/02	1616	Robbery	15E20	13R	5800	DENSMORE		
3/9/02	1815	Robbery	15E20	03S	11100	POST OAK	RD	S
3/14/02	0	Robbery	15E20	120	10300	POST OAK	RD	S

Prer 15E20

Sorted by Type

March

13/03

3/18/02	1500	Robbery	15E20	13R	5800	DUXBURY		
3/19/02	2320	Robbery	15E20	20A	5500	GASMER		
3/26/02	1945	Robbery	15E20	18G	10300	POST OAK	RD	S
3/29/02	1900	Robbery	15E20	05L	5800	AIRPORT		W

Pre 15E20
Sorted by Type
April

7/13/03

4/8/02	2130	Aggravated Assault	15E20	20R	12200	CHIMNEY ROCK		
4/13/02	2350	Aggravated Assault	15E20	13R	5500	GASMER		
4/14/02	2145	Aggravated Assault	15E20	20A	5500	GASMER		
4/18/02	2300	Aggravated Assault	15E20	20A	5200	GASMER		
4/20/02	300	Aggravated Assault	15E20	20A	5400	BELLFORT		W
4/23/02	2100	Aggravated Assault	15E20	18A	5500	GASMER		
4/23/02	2100	Aggravated Assault	15E20	18A	5500	GASMER		
4/25/02	1430	Aggravated Assault	15E20	20A	11600	CHIMNEY ROCK		
4/27/02	2337	Aggravated Assault	15E20	13R	11100	POST OAK	RD	S
3/14/02	1800	Auto Theft	15E20	20R	5200	ARBOLES		
3/31/02	2200	Auto Theft	15E20	13R	5800	GREENCRAIG		
4/1/02	1945	Auto Theft	15E20	18A	12100	BURDINE		
4/5/02	1900	Auto Theft	15E20	20R	11000	DUNLAP		
4/6/02	1900	Auto Theft	15E20	18A	5500	GASMER		
4/6/02	14	Auto Theft	15E20	13R	6000	BENNING		
4/6/02	2030	Auto Theft	15E20	18R	10400	POST OAK	RD	S
4/8/02	750	Auto Theft	15E20	13S	10600	HILLCROFT		
4/10/02	30	Auto Theft	15E20	18A	5000	WILLOW	DR	S

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Prem 15E20
 Sorted by Type
 April

4/10/02	100	Auto Theft	15E20	18A	5500	GASMER		
4/11/02	1800	Auto Theft	15E20	18O	12600	MAIN		
4/12/02	633	Auto Theft	15E20	18A	5500	GASMER		
4/13/02	1900	Auto Theft	15E20	18A	10600	POST OAK	RD	S
4/16/02	1700	Auto Theft	15E20	18O	11500	CHIMNEY ROCK		
4/17/02	2300	Auto Theft	15E20	18A	5500	GASMER		
4/20/02	2130	Auto Theft	15E20	18C	11100	POST OAK	RD	S
4/23/02	1030	Auto Theft	15E20	18A	5500	GASMER		
4/24/02	1800	Auto Theft	15E20	18A	5500	GASMER		
4/26/02	1756	Auto Theft	15E20	18O	5200	MC KNIGHT		
4/26/02	1500	Auto Theft	15E20	18G	10300	POST OAK	RD	S
4/27/02	2010	Auto Theft	15E20	18A	5500	GASMER		
4/29/02	2215	Auto Theft	15E20	18A	5500	GASMER		
4/30/02	1320	Auto Theft	15E20	250	4900	BELLFORT		W
4/3/02	2340	Burglary	15E20	20A	5000	WILLOW	DR	S
4/4/02	2300	Burglary	15E20	70	11500	CHIMNEY ROCK		
4/6/02	1830	Burglary	15E20	05B	11100	POST OAK	RD	S
4/9/02	1000	Burglary	15E20	20A	5000	WILLOW	DR	S

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Precedence 15E20
 Sorted by Type
 April

4/9/02	1500	Burglary	15E20	20V	5000	WILLOWBEND		
4/13/02	45	Burglary	15E20	250	10800	POST OAK	RD	S
4/13/02	1400	Burglary	15E20	20R	11300	GAYMOOR		
4/15/02	1330	Burglary	15E20	22H	11900	CHIMNEY ROCK		
4/16/02	830	Burglary	15E20	20R	12100	BURDINE		
4/19/02	1600	Burglary	15E20	20A	5000	WILLOW	DR	S
4/19/02	1000	Burglary	15E20	22H	11900	CHIMNEY ROCK		
4/22/02	2100	Burglary	15E20	120	10900	POST OAK	RD	S
4/22/02	0	Burglary	15E20	250	10900	POST OAK	RD	S
4/25/02	1800	Burglary	15E20	05Z	11000	POST OAK	RD	S
4/29/02	730	Burglary	15E20	20R	5800	EFFINGHAM		
4/30/02	1519	Burglary	15E20	20R	5600	ETTRICK		
4/11/01	1330	Burglary of a Motor Vehicle	15E20	18P	11500	CHIMNEY ROCK		
3/31/02	2300	Burglary of a Motor Vehicle	15E20	20D	6000	DRYAD		
4/1/02	1750	Burglary of a Motor Vehicle	15E20	250	11500	CHIMNEY ROCK		
4/2/02	1800	Burglary of a Motor Vehicle	15E20	20R	5900	DAWNRIDGE	DR	
4/4/02	1955	Burglary of a Motor Vehicle	15E20	18A	5100	WILLOW	DR	S
4/4/02	1900	Burglary of a Motor Vehicle	15E20	20D	10700	CHIMNEY ROCK		
4/5/02	1230	Burglary of a Motor Vehicle	15E20	180	5300	BELFORT		W

Premise 15E20
 Sorted by Type
 April

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
4/5/02	1700	Burglary of a Motor Vehicle	15E20	13R	6000	EFFINGHAM		
4/10/02	1400	Burglary of a Motor Vehicle	15E20	18W	5000	WILLOWBEND		
4/11/02	1035	Burglary of a Motor Vehicle	15E20	40	5200	BELFORT	W	
4/14/02	2100	Burglary of a Motor Vehicle	15E20	18A	5000	WILLOW	DR	S
4/17/02	1700	Burglary of a Motor Vehicle	15E20	18A	5100	WILLOW	DR	S
4/22/02	1600	Burglary of a Motor Vehicle	15E20	20D	5800	EFFINGHAM		
4/24/02	1	Burglary of a Motor Vehicle	15E20	18A	5000	WILLOW	DR	S
4/6/02	1812	Murder & Nonnegligent Manslaughter	15E20	03S	11100	POST OAK	RD	S
4/4/02	1245	Narcotic Drug Laws	15E20	20D	5600	EFFINGHAM		
4/5/02	1400	Narcotic Drug Laws	15E20	22H	11300	POST OAK	RD	S
4/6/02	2125	Narcotic Drug Laws	15E20	13R	5300	WILLOW	DR	S
4/9/02	1450	Narcotic Drug Laws	15E20	22H	11900	CHIMNEY ROCK		
4/11/02	1433	Narcotic Drug Laws	15E20	18A	11800	CHIMNEY ROCK		
4/11/02	1415	Narcotic Drug Laws	15E20	13R	12500	HILLCROFT		
4/18/02	1015	Narcotic Drug Laws	15E20	160	5000	WILLOW	DR	S
4/22/02	1720	Narcotic Drug Laws	15E20	13R	11500	DUNLAP		
4/30/02	1140	Narcotic Drug Laws	15E20	250	12200	HILLCROFT		

Pre 15E20
 Sorted by Type
 April

7/13/03

4/5/02	1700	Burglary of a Motor Vehicle	15E20	13R	6000	EFFINGHAM		
4/10/02	1400	Burglary of a Motor Vehicle	15E20	18W	5000	WILLOWBEND		
4/11/02	1035	Burglary of a Motor Vehicle	15E20	40	5200	BELLFORT		W
4/14/02	2100	Burglary of a Motor Vehicle	15E20	18A	5000	WILLOW	DR	S
4/17/02	1700	Burglary of a Motor Vehicle	15E20	18A	5100	WILLOW	DR	S
4/22/02	1600	Burglary of a Motor Vehicle	15E20	20D	5800	EFFINGHAM		
4/24/02	1	Burglary of a Motor Vehicle	15E20	18A	5000	WILLOW	DR	S
4/6/02	1812	Murder & Nonnegligent Manslaughter	15E20	03S	11100	POST OAK	RD	S
4/4/02	1245	Narcotic Drug Laws	15E20	20D	5600	EFFINGHAM		
4/5/02	1400	Narcotic Drug Laws	15E20	22H	11300	POST OAK	RD	S
4/6/02	2125	Narcotic Drug Laws	15E20	13R	5300	WILLOW	DR	S
4/9/02	1450	Narcotic Drug Laws	15E20	22H	11900	CHIMNEY ROCK		
4/11/02	1433	Narcotic Drug Laws	15E20	18A	11800	CHIMNEY ROCK		
4/11/02	1415	Narcotic Drug Laws	15E20	13R	12500	HILLCROFT		
4/18/02	1015	Narcotic Drug Laws	15E20	160	5000	WILLOW	DR	S
4/22/02	1720	Narcotic Drug Laws	15E20	13R	11500	DUNLAP		
4/30/02	1140	Narcotic Drug Laws	15E20	250	12200	HILLCROFT		
Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix

Pre 15E20
 Sorted by Type
 April

7/13/03

4/5/02	2230	Robbery	15E20	13R	5500	GASMER		
4/6/02	1350	Robbery	15E20	18C	12300	HILLCROFT		
4/11/02	1300	Robbery	15E20	170	12400	HILLCROFT		
4/18/02	2215	Robbery	15E20	70	12300	HILLCROFT		
4/18/02	2130	Robbery	15E20	18G	12400	MAIN		
4/20/02	2210	Robbery	15E20	18A	5500	GASMER		
4/21/02	2100	Robbery	15E20	210	10800	POST OAK	RD	S
4/26/02	500	Robbery	15E20	140	11300	POST OAK	RD	S
4/26/02	0	Robbery	15E20	180	12600	MAIN		
4/27/02	0	Robbery	15E20	70	12300	HILLCROFT		

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 Sorted by Type
 May

7/13/03

5/5/02	1452	Aggravated Assault	15E20	20A	12100	BURDINE		
5/19/02	530	Aggravated Assault	15E20	13H	5100	WILLOW	DR	S
5/24/02	2320	Aggravated Assault	15E20	13R	5500	GASMER		
5/31/02	1522	Aggravated Assault	15E20	140	12600	MAIN		
5/2/02	2000	Auto Theft	15E20	20D	5400	SPELLMAN		
5/4/02	1000	Auto Theft	15E20	18A	5500	GASMER		
5/5/02	1700	Auto Theft	15E20	18A	10600	POST OAK	RD	S
5/7/02	1900	Auto Theft	15E20	18A	5500	GASMER		
5/8/02	2300	Auto Theft	15E20	18A	5500	GASMER		
5/9/02	0	Auto Theft	15E20	250	5500	GASMER		
5/9/02	2200	Auto Theft	15E20	20D	5900	DENSMORE		
5/12/02	115	Auto Theft	15E20	18A	5200	GASMER		
5/13/02	2230	Auto Theft	15E20	20D	5500	DUXBURY		
5/14/02	2100	Auto Theft	15E20	18A	5500	GASMER		
5/17/02	700	Auto Theft	15E20	18A	5500	GASMER		
5/22/02	1040	Auto Theft	15E20	18O	12400	POST OAK	RD	S
5/24/02	2100	Auto Theft	15E20	18A	10500	POST OAK	RD	S
5/26/02	1600	Auto Theft	15E20	18A	12100	BURDINE		

Pre 15#20
 Sorted by Type
 May

7/13/03

5/27/02	1245	Auto Theft	15E20	18A	5200	GASMER		
5/28/02	1300	Auto Theft	15E20	13R	12000	BURDINE		
5/29/02	400	Auto Theft	15E20	20D	5200	ARBOLES		
5/1/02	1800	Burglary	15E20	190	5500	WILLOW	DR	S
5/4/02	1500	Burglary	15E20	20R	5000	WAYCROSS		
5/8/02	1245	Burglary	15E20	20A	11600	CHIMNEY ROCK		
5/14/02	1800	Burglary	15E20	250	0	PALMCREST		
5/16/02	302	Burglary	15E20	22H	11900	CHIMNEY ROCK		
5/18/02	1700	Burglary	15E20	20G	11500	MULLINS		
5/18/02	1419	Burglary	15E20	22H	11900	GASMER		
5/21/02	2243	Burglary	15E20	20A	5500	GASMER		
5/21/02	1530	Burglary	15E20	22E	5700	LUDINGTON		
5/23/02	645	Burglary	15E20	20R	11000	CEDARHURST		
5/4/02	915	Burglary of a Motor Vehicle	15E20	13R	10800	MOONLIGHT		
5/4/02	1000	Burglary of a Motor Vehicle	15E20	18O	11500	CHIMNEY ROCK		
5/8/02	2200	Burglary of a Motor Vehicle	15E20	20D	6000	ETTRICK		
5/10/02	1500	Burglary of a Motor Vehicle	15E20	05D	4900	BELLFORT		W
5/10/02	1900	Burglary of a Motor Vehicle	15E20	18W	12400	POST OAK	RD	S

Premise 15#20

Sorted by Type

May

7/13/03

5/14/02	1230	Burglary of a Motor Vehicle	15E20	18U	10400	POST OAK	RD	S
5/18/02	1640	Burglary of a Motor Vehicle	15E20	13R	5200	WILLOW	DR	S
5/18/02	1435	Burglary of a Motor Vehicle	15E20	13R	5200	WILLOW	DR	S
5/18/02	1450	Burglary of a Motor Vehicle	15E20	13R	5200	WILLOW	DR	S
5/26/02	330	Driving While Intoxicated	15E20	13R	5400	WILLOWBEND		
5/5/02	2205	Narcotic Drug Laws	15E20	13R	10800	POST OAK	RD	S
5/8/02	840	Narcotic Drug Laws	15E20	22H	11300	POST OAK	RD	S
5/12/02	2100	Narcotic Drug Laws	15E20	13R	5500	WILLOW	DR	S
5/12/02	2130	Narcotic Drug Laws	15E20	13R	10800	POST OAK	RD	S
5/14/02	2120	Narcotic Drug Laws	15E20	13R	12200	CHIMNEY ROCK		
5/15/02	1115	Narcotic Drug Laws	15E20	13R	5500	DRYAD		
5/18/02	1800	Narcotic Drug Laws	15E20	13R	5200	WILLOW	DR	S
5/20/02	2148	Narcotic Drug Laws	15E20	13R	5500	GASMER		
5/21/02	1930	Narcotic Drug Laws	15E20	13R	5100	WILLOW	DR	S
5/21/02	1920	Narcotic Drug Laws	15E20	13R	5500	GASMER		
5/22/02	2330	Narcotic Drug Laws	15E20	18C	11000	POST OAK	RD	S
5/22/02	1812	Narcotic Drug Laws	15E20	13R	12000	BURDINE		
Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
5/2/02		Robbery	15E20	180	11100	POST OAK	RD	S

Pre 15#20

Sorted by Type

May

7/13/03

5/6/02	2200	Robbery	15E20	13B	10700	POST OAK	RD S
5/19/02	605	Robbery	15E20	70	12300	HILLCROFT	
5/26/02	250	Robbery	15E20	18N	12800	POST OAK	RD S

Premise 15E20
 Sorted by Type
 June

7/13/03

6/18/02	2349	Aggravated Assault	15E20	70	11000	POST OAK	RD	S
6/22/02	2150	Aggravated Assault	15E20	20A	5500	GASMER		
6/13/01	1000	Auto Theft	15E20	13R	5600	DUXBURY		
5/31/02	2200	Auto Theft	15E20	20A	5500	GASMER		
5/31/02	2130	Auto Theft	15E20	18T	5800	AIRPORT		W
6/1/02	700	Auto Theft	15E20	18A	5500	GASMER		
6/3/02	2130	Auto Theft	15E20	18A	5500	GASMER		
6/4/02	2100	Auto Theft	15E20	18A	5500	ARBOLES		
6/4/02	2100	Auto Theft	15E20	18A	5500	GASMER		
6/5/02	2300	Auto Theft	15E20	18A	5500	GASMER		
6/6/02	700	Auto Theft	15E20	18A	5500	GASMER		
6/8/02	705	Auto Theft	15E20	20D	5500	DUXBURY		
6/8/02	730	Auto Theft	15E20	18A	11200	POST OAK	RD	S
6/10/02	2000	Auto Theft	15E20	18A	5500	GASMER		
6/10/02	1030	Auto Theft	15E20	20R	12800	KYLEWICK		
6/17/02	200	Auto Theft	15E20	18A	5500	GASMER		
6/18/02	1945	Auto Theft	15E20	20G	5200	ARBOLES		
6/18/02	0	Auto Theft	15E20	13R	5800	FARWELL		

Premise 15E20
 Sorted by Type
 June

6/18/02	100	Auto Theft	15E20	20R	12100	BURDINE		
6/21/02	2100	Auto Theft	15E20	18A	5500	GASMER		
6/23/02	2300	Auto Theft	15E20	20A	5500	GASMER		
6/24/02	1800	Auto Theft	15E20	18A	5000	WILLOW	DR	S
6/24/02	2130	Auto Theft	15E20	18A	12100	BURDINE		
6/25/02	2230	Auto Theft	15E20	18N	11500	BURDINE		
6/25/02	1000	Auto Theft	15E20	20D	12100	BURDINE		
6/3/02	1500	Burglary	15E20	05V	5300	BELLFORT		W
6/4/02	1830	Burglary	15E20	20A	5500	GASMER		
6/4/02	1130	Burglary	15E20	20R	5900	BANKSIDE		
6/5/02	615	Burglary	15E20	20R	5400	WILLOWBEND		
6/5/02	1200	Burglary	15E20	20R	10800	OASIS		
6/7/02	1800	Burglary	15E20	20R	5600	BURLINGHALL		
6/8/02	505	Burglary	15E20	250	11100	POST OAK	RD	S
6/12/02	18	Burglary	15E20	250	11000	POST OAK	RD	S
6/19/02	2200	Burglary	15E20	05Z	12600	HILLCROFT		
6/25/02	1730	Burglary	15E20	20P	5200	ARBOLES		
6/26/02	1730	Burglary	15E20	05N	5000	WILLOW	DR	S
6/27/02	2200	Burglary	15E20	250	5700	BELLFORT		W

Pre 15E20
 Sorted by Type
 June

7/13/03

6/30/02	1500	Burglary	15E20	20R	5700	STILLBROOKE		
6/1/02	1500	Burglary of a Motor Vehicle	15E20	20D	5800	ETTRICK		
6/2/02	951	Burglary of a Motor Vehicle	15E20	20D	5500	ARBOLES		
6/5/02	2315	Burglary of a Motor Vehicle	15E20	18A	5200	ARBOLES		
6/6/02	300	Burglary of a Motor Vehicle	15E20	18A	5500	GASMER		
6/21/02	1330	Burglary of a Motor Vehicle	15E20	13R	6000	CARTAGENA		
6/21/02	2200	Burglary of a Motor Vehicle	15E20	13R	12100	BURDINE		
6/26/02	1830	Burglary of a Motor Vehicle	15E20	18O	12600	HILLCROFT		
6/28/01	2354	Driving While Intoxicated	15E20	13R	5800	BELLFORT		W
6/17/02	117	Driving While Intoxicated	15E20	13R	5100	BELLFORT		W
6/22/02	1145	Driving While Intoxicated	15E20	13R	11100	CHIMNEY ROCK		
6/24/02	1940	Driving While Intoxicated	15E20	13R	5200	MC KNIGHT		
6/12/02	1910	Murder & Nonnegligent Manslaughter	15E20	20R	5800	GREENCRAIG		
6/3/02	1700	Narcotic Drug Laws	15E20	18A	5500	GASMER		
6/3/02	1840	Narcotic Drug Laws	15E20	13R	11800	CHIMNEY ROCK		
6/4/02	1814	Narcotic Drug Laws	15E20	13R	5500	GASMER		
6/7/02	2350	Narcotic Drug Laws	15E20	13R	12500	MAIN		
6/20/02	100	Narcotic Drug Laws	15E20	18A	5100	WILLOW	DR	S

Precense 15E20
 Sorted by Type
 June

7/13/03

6/20/02	1215	Narcotic Drug Laws	15E20	20A	5500	GASMER		
6/21/02	2024	Narcotic Drug Laws	15E20	18N	11100	POST OAK	RD	S
6/24/02	2319	Narcotic Drug Laws	15E20	13R	5200	WILLOWBEND		
6/26/02	1700	Narcotic Drug Laws	15E20	13R	12800	POST OAK	RD	S
6/27/02	1630	Narcotic Drug Laws	15E20	13R	12600	MAIN		
Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
6/1/02	427	Robbery	15E20	120	10300	POST OAK	RD	S
6/20/02	500	Robbery	15E20	18R	4900	BELLFORT		W
6/28/02	625	Robbery	15E20	13R	4900	WILLOWBEND		

Pemis 15E20

Sorted by Type

July

7/13/03

7/5/02	30	Aggravated Assault	15E20	13R	12500	MAIN		
7/22/02	1845	Aggravated Assault	15E20	20A	11800	CHIMNEY ROCK		
7/23/02	1415	Aggravated Assault	15E20	18G	10800	POST OAK	RD	S
7/3/02	1800	Auto Theft	15E20	18A	10600	POST OAK	RD	S
7/7/02	2230	Auto Theft	15E20	18A	11800	CHIMNEY ROCK		
7/13/02	900	Auto Theft	15E20	18A	12100	BURDINE		
7/14/02	829	Auto Theft	15E20	19V	5500	GASMER		
7/14/02	1010	Auto Theft	15E20	13R	12100	BURDINE		
7/15/02	300	Auto Theft	15E20	20D	5800	AIRPORT		W
7/16/02	630	Auto Theft	15E20	18A	5500	GASMER		
7/20/02	200	Auto Theft	15E20	18N	12500	MAIN		
7/23/02	2200	Auto Theft	15E20	18A	5500	GASMER		
7/26/02	1830	Auto Theft	15E20	13R	12700	MAIN		
7/27/02	1400	Auto Theft	15E20	18O	4900	GASMER		
7/30/02	1130	Auto Theft	15E20	18A	12300	POST OAK	RD	S
6/30/02	1200	Burglary	15E20	20R	5500	WILLOWBEND		
7/2/02	0	Burglary	15E20	20G	11100	ATWELL	DR	
7/4/02	630	Burglary	15E20	20R	5700	LUDINGTON		

Perm 15E20
 Sorted by Type
 July

7/13/03

7/5/02	1500	Burglary	15E20	20R	5100	BELLFORT		W
7/5/02	1045	Burglary	15E20	20R	6000	SPELLMAN		
7/10/02	2200	Burglary	15E20	05Z	10800	POST OAK	RD	S
7/12/02	1520	Burglary	15E20	20G	5300	CREEKBEND	DR	
7/15/02	1720	Burglary	15E20	20G	5900	DAWNRIDGE	DR	
7/17/02	1010	Burglary	15E20	20R	5000	WILLOWBEND		
7/19/02	1000	Burglary	15E20	20G	10900	ENDICOTT	LN	
7/20/02	1400	Burglary	15E20	20R	10800	CEDARHURST		
7/22/02	2045	Burglary	15E20	250	10800	POST OAK	RD	S
7/23/02	2200	Burglary	15E20	05E	5800	AIRPORT		W
7/24/02	1700	Burglary	15E20	20R	5700	SOUTHMINSTE R		
7/26/02	1700	Burglary	15E20	250	11300	RICECREST		
7/28/02	1025	Burglary	15E20	22H	5500	GASMER		
6/9/02	1500	Burglary of a Motor Vehicle	15E20	13R	5600	SPELLMAN		
7/3/02	1130	Burglary of a Motor Vehicle	15E20	18R	10400	POST OAK	RD	S
7/6/02	1500	Burglary of a Motor Vehicle	15E20	18O	10600	MULLINS		
7/8/02	2115	Burglary of a Motor Vehicle	15E20	18O	12500	HILLCROFT		
7/10/02	1745	Burglary of a Motor Vehicle	15E20	20D	5200	CREEKBEND	DR	
7/16/02	1700	Burglary of a Motor Vehicle	15E20	13R	12400	ATWELL	DR	

Per 15E20
 Sorted by Type
 July

7/13/03

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
7/21/02	2200	Burglary of a Motor Vehicle	15E20	180	12600	HILLCROFT		
7/25/02	2300	Burglary of a Motor Vehicle	15E20	18A	5500	GASMER		
7/30/02	0	Burglary of a Motor Vehicle	15E20	13R	4900	BELLFORT	W	
7/3/02	2127	Driving While Intoxicated	15E20	13R	5900	BELLFORT	W	
7/7/02	815	Driving While Intoxicated	15E20	13R	10400	POST OAK	RD	S
7/9/02	1954	Driving While Intoxicated	15E20	13R	11300	CHIMNEY ROCK		
7/10/02	1030	Driving While Intoxicated	15E20	13R	12300	POST OAK	RD	S
7/20/01	1938	Narcotic Drug Laws	15E20	13R	5500	GASMER		
7/9/02	433	Narcotic Drug Laws	15E20	13R	5100	WILLOW	DR	S
7/9/02	1130	Narcotic Drug Laws	15E20	180	5200	ARBOLES		
7/23/02	1355	Narcotic Drug Laws	15E20	20A	5500	GASMER		
7/23/02	1840	Narcotic Drug Laws	15E20	13R	11300	RICECREST		
7/28/02	2042	Narcotic Drug Laws	15E20	18C	5000	WILLOW	DR	S
7/16/02	1855	Robbery	15E20	70	10800	POST OAK	RD	S
7/19/02	1735	Robbery	15E20	13R	11300	HILLCROFT		
7/20/02	200	Robbery	15E20	13R	12300	HILLCROFT		
7/23/02	1440	Robbery	15E20	170	12400	HILLCROFT		

Prer 15E20
 sorted by Type
 Aug

8/9/02	1810	Aggravated Assault	15E20	20A	5100	WILLOW	DR	S
8/12/02	700	Aggravated Assault	15E20	18A	5100	WILLOW	DR	S
8/13/02	800	Aggravated Assault	15E20	13R	11300	HILLCROFT		
8/18/02	2030	Aggravated Assault	15E20	20A	5500	GASMER		
8/20/02	2300	Aggravated Assault	15E20	20R	5700	FARWELL		
8/22/02	2000	Aggravated Assault	15E20	13R	5500	GASMER		
8/22/02	1620	Aggravated Assault	15E20	13R	12300	RAMPART		
8/23/02	2340	Aggravated Assault	15E20	13R	11500	POST OAK	RD	S
8/4/02	2130	Auto Theft	15E20	18A	10500	POST OAK	RD	S
8/7/02	400	Auto Theft	15E20	18A	5000	WILLOW	DR	S
8/7/02	1800	Auto Theft	15E20	18A	5100	WILLOW	DR	S
8/12/02	2300	Auto Theft	15E20	18A	5500	GASMER		
8/12/02	1900	Auto Theft	15E20	20D	5900	DRYAD		
8/14/02	1330	Auto Theft	15E20	18O	11500	CHIMNEY ROCK		
8/14/02	1045	Auto Theft	15E20	20R	12300	ASHCROFT		
8/16/02	530	Auto Theft	15E20	20R	5800	GREENCRAIG		
8/17/02	2100	Auto Theft	15E20	20D	5700	CERRITOS		
8/17/02	2300	Auto Theft	15E20	18O	12400	HILLCROFT		

Prem 15E20
 sorted by Type
 Aug

8/21/02	800	Auto Theft	15E20	20A	11800	CHIMNEY ROCK	W
8/19/01	1400	Burglary	15E20	20R	5200	BELFORT	
8/1/02	700	Burglary	15E20	20R	5000	HAZELTON	
8/15/02	0	Burglary	15E20	20C	5200	ARBOLES	
8/17/02	1530	Burglary	15E20	20R	5500	BELROSE	
8/20/02	2235	Burglary	15E20	20A	5200	ARBOLES	
8/20/02	2315	Burglary	15E20	20A	5200	ARBOLES	
8/20/02	1130	Burglary	15E20	20A	11800	CHIMNEY ROCK	
8/22/02	800	Burglary	15E20	20A	5500	GASMER	
8/5/02	30	Burglary of a Motor Vehicle	15E20	13R	5800	EFFINGHA M	
8/5/02	1	Burglary of a Motor Vehicle	15E20	18A	11600	CHIMNEY ROCK	
8/8/02	1610	Burglary of a Motor Vehicle	15E20	18T	11500	CHIMNEY ROCK	
8/12/02	2330	Burglary of a Motor Vehicle	15E20	18A	5200	GASMER	
		Burglary of a Motor					

Premise 15E20
 sorted by Type
 Aug

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Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
8/13/02		Vehicle	15E20	18O	12600	HILLCROFT		
8/14/02	2300	Burglary of a Motor Vehicle	15E20	20D	5600	FONTENELLE		
8/18/02	1200	Burglary of a Motor Vehicle	15E20	18O	12400	MAIN		
8/21/02	2230	Burglary of a Motor Vehicle	15E20	20D	5000	KINGFISHER		
8/21/02	2300	Burglary of a Motor Vehicle	15E20	13R	5100	KINGFISHER		
8/27/02	2000	Burglary of a Motor Vehicle	15E20	18A	5100	WILLOW	DR	S
8/27/02	0	Burglary of a Motor Vehicle	15E20	13R	11000	HILLCROFT		
1/27/02	1255	Driving While Intoxicated	15E20	13R	11000	HILLCROFT		
8/7/02	1915	Narcotic Drug Laws	15E20	13R	5500	GASMER		
8/7/02	1915	Narcotic Drug Laws	15E20	13R	11200	RICECREST		
8/9/02	2040	Narcotic Drug Laws	15E20	13R	5500	WILLOW	DR	S
8/10/02	2015	Narcotic Drug Laws	15E20	13R	5500	GASMER		
8/10/02	2040	Narcotic Drug Laws	15E20	13R	11200	POST OAK	RD	S
8/21/02	1400	Narcotic Drug Laws	15E20	13R	11200	POST OAK	RD	S
8/28/02	815	Narcotic Drug Laws	15E20	13R	11200	POST OAK	RD	S
8/27/02	1000	Rape	15E20	250	6000	LUDINGTON		

Prem 15E20

sorted by Type

Aug

8/2/02	1410	Robbery	15E20	210	11000	CHIMNEY ROCK		
8/10/02	2330	Robbery	15E20	18G	10800	POST OAK	RD	S
8/23/02	2045	Robbery	15E20	05B	10800	POST OAK	RD	S
8/24/02	400	Robbery	15E20	18N	10800	POST OAK	RD	S
8/27/02	1500	Robbery	15E20	250	10500	POST OAK	RD	S
8/31/02	530	Robbery	15E20	18B	6000	WILLOWBE ND		

Premise 15E20
 Sorted by Type
 Sept 2003

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9/4/02	2341	Aggravated Assault	15E20	20D	5500	GASMER		
9/7/02	1735	Aggravated Assault	15E20	20R	12200	CHIMNEY ROCK		
9/18/02	2100	Aggravated Assault	15E20	20R	5300	SPELLMAN		
9/22/02	2020	Aggravated Assault	15E20	18A	5100	WILLOW	DR	S
9/28/02	2000	Aggravated Assault	15E20	18A	5500	GASMER		
9/3/02	1700	Auto Theft	15E20	18A	12100	BURDINE		
9/4/02	2130	Auto Theft	15E20	20D	5500	DUXBURY		
9/16/02	2100	Auto Theft	15E20	13R	5800	GREENCRAIG		
9/18/02	2200	Auto Theft	15E20	20D	5600	MC KNIGHT		
9/18/02	2300	Auto Theft	15E20	18A	11500	CHIMNEY ROCK		
9/18/02	2200	Auto Theft	15E20	20D	12100	HILLCROFT		
9/18/02	2200	Auto Theft	15E20	20D	12100	HILLCROFT		
9/19/02	33	Auto Theft	15E20	20R	5100	WILLOWBEND		
9/20/02	100	Auto Theft	15E20	18M	12400	MAIN		
9/27/02	1700	Auto Theft	15E20	250	5200	ARBOLES		
9/28/02	1130	Auto Theft	15E20	250	5300	BELLFORT		W
9/30/02	130	Auto Theft	15E20	13R	5800	BELLFORT		W
8/31/02	1130	Burglary	15E20	20G	5800	MC KNIGHT		

Prem 15E20
 Sorted by Type
 Sept

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9/6/02	342	Burglary	15E20	70	12300	HILLCROFT		
9/8/02	1400	Burglary	15E20	40	11100	POST OAK	RD	S
9/10/02	1900	Burglary	15E20	24S	11100	POST OAK	RD	S
9/11/02	515	Burglary	15E20	20G	10900	CEDARHURST		
9/17/02	1030	Burglary	15E20	20A	5500	GASMER		
9/17/02	730	Burglary	15E20	190	5500	WILLOW	DR	S
9/18/02	700	Burglary	15E20	20R	12800	GREENWICK	CT	N
9/19/02	0	Burglary	15E20	05O	4900	BELLFORT		W
9/22/02	1915	Burglary	15E20	20R	5000	WAYCROSS		
9/25/02	2000	Burglary	15E20	20G	11100	ATWELL	DR	
9/27/02	2000	Burglary	15E20	20R	5100	BRIARBEND	DR	
9/30/02	1100	Burglary	15E20	20R	5000	WILLOWBEND		
9/30/02	800	Burglary	15E20	20A	11500	BURDINE		
9/2/02	2200	Burglary of a Motor Vehicle	15E20	13R	5500	SPELLMAN		
9/10/02	1400	Burglary of a Motor Vehicle	15E20	18O	4900	BELLFORT		W
9/15/02	2000	Burglary of a Motor Vehicle	15E20	18A	5100	WILLOW	DR	S
9/22/02	100	Burglary of a Motor Vehicle	15E20	20D	12100	BURDINE		
9/24/02	1800	Burglary of a Motor Vehicle	15E20	13R	5300	STILLBROOKE		

Prem 15E20
 Sorted by Type
 Sept

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
9/24/02	2300	Burglary of a Motor Vehicle	15E20	250	10700	MOONLIGHT		
9/25/02	530	Burglary of a Motor Vehicle	15E20	70	10700	POST OAK	RD	S
9/26/02	2100	Burglary of a Motor Vehicle	15E20	20R	6000	SANFORD		
9/26/02	1830	Burglary of a Motor Vehicle	15E20	18O	12600	MAIN		
9/30/02	126	Burglary of a Motor Vehicle	15E20	20R	5900	DAWNRIDGE	DR	
9/6/02	1833	Driving While Intoxicated	15E20	13R	10600	HILLCROFT		
9/6/02	220	Driving While Intoxicated	15E20	13R	12200	CHIMNEY ROCK		
9/9/02	210	Driving While Intoxicated	15E20	13R	11700	CHIMNEY ROCK		
9/10/02	5	Driving While Intoxicated	15E20	13R	11100	HILLCROFT		
9/6/02	1809	Narcotic Drug Laws	15E20	13R	5800	WILLOWBEND		
9/10/02	1200	Narcotic Drug Laws	15E20	22H	11300	POST OAK	RD	S
9/11/02	1245	Narcotic Drug Laws	15E20	13B	11100	POST OAK	RD	S
9/13/02	855	Narcotic Drug Laws	15E20	250	11600	CHIMNEY ROCK		
9/25/02	1500	Narcotic Drug Laws	15E20	70	5500	GASMER		
9/26/02	1300	Narcotic Drug Laws	15E20	22H	11300	POST OAK	RD	S
9/27/02	1947	Narcotic Drug Laws	15E20	18T	10400	POST OAK	RD	S
9/1/02	2300	Robbery	15E20	18N	11000	HILLCROFT		
9/7/02	2340	Robbery	15E20	20A	5100	WILLOW	DR	S

Pre Case 15E20
 Sorted by Type
 Sept

9/9/02	410	Robbery	15E20	13R	5800	AIRPORT		W
9/13/02	2317	Robbery	15E20	20A	11800	CHIMNEY ROCK		
9/13/02	1645	Robbery	15E20	13R	11900	CHIMNEY ROCK		
9/13/02	545	Robbery	15E20	18C	12300	HILLCROFT		
9/16/02	135	Robbery	15E20	13R	11600	CHIMNEY ROCK		
9/17/02	2100	Robbery	15E20	23S	12200	HILLCROFT		
9/28/02	2330	Robbery	15E20	20A	11800	CHIMNEY ROCK		
9/29/02	1650	Robbery	15E20	240	10300	POST OAK	RD	S

Precise 15E20
 Sorted by Type
 Oct 2002

10/12/02	1700	Aggravated Assault	15E20	20A	5200	ARBOLES		
10/13/02	2205	Aggravated Assault	15E20	18A	10600	POST OAK	RD	S
10/13/02	2205	Aggravated Assault	15E20	18A	10600	POST OAK	RD	S
10/22/02	1900	Aggravated Assault	15E20	03S	11100	POST OAK	RD	S
9/30/02	2230	Auto Theft	15E20	18A	5500	GASMER		
10/3/02	240	Auto Theft	15E20	20A	10500	POST OAK	RD	S
10/6/02	1800	Auto Theft	15E20	18A	11100	POST OAK	RD	S
10/7/02	1945	Auto Theft	15E20	18G	10800	POST OAK	RD	S
10/7/02	730	Auto Theft	15E20	20R	11100	POST OAK	RD	S
10/8/02	1530	Auto Theft	15E20	20D	12300	HILLCROFT		
10/10/02	45	Auto Theft	15E20	18A	5000	WILLOW	DR	S
10/18/02	240	Auto Theft	15E20	18A	10900	POST OAK	RD	S
10/18/02	2200	Auto Theft	15E20	18A	12100	DUNLAP		
10/19/02	0	Auto Theft	15E20	18R	4900	BELLFORT		W
10/21/02	2100	Auto Theft	15E20	20D	5700	CARTAGENA		
10/21/02	0	Auto Theft	15E20	18G	12400	MAIN		
10/26/02	2230	Auto Theft	15E20	18A	12100	BURDINE		
10/27/02	1700	Auto Theft	15E20	18A	12100	BURDINE		

Premise 15E20
 Sorted by Type
 Oct 2002

9/21/02	1000	Burglary	15E20	20G	5700	CARTAGENA	
9/25/02	1100	Burglary	15E20	20G	5700	CARTAGENA	
10/1/02	1200	Burglary	15E20	20R	10600	CLEMATIS	LN
10/5/02	121	Burglary	15E20	20R	10900	ASHCROFT	
10/7/02	900	Burglary	15E20	22H	11900	CHIMNEY ROCK	
10/9/02	108	Burglary	15E20	80	10900	CHIMNEY ROCK	
10/14/02	1830	Burglary	15E20	60	5500	GASMER	
10/15/02	400	Burglary	15E20	20R	5700	FARWELL	
10/17/02	1700	Burglary	15E20	05O	5300	BELLFORT	W
10/17/02	1700	Burglary	15E20	05O	5300	BELLFORT	W
10/22/02	1000	Burglary	15E20	20R	5200	WILLOWBEND	
10/23/02	600	Burglary	15E20	20R	6000	FONTENELLE	
10/24/02	1100	Burglary	15E20	20R	5200	WARM SPRINGS	
10/24/02	930	Burglary	15E20	20R	5200	BELLFORT	W
10/25/02	1100	Burglary	15E20	20R	5200	BELLFORT	W
10/25/02	1300	Burglary	15E20	20R	5800	LUDINGTON	
10/28/02	930	Burglary	15E20	20R	5700	BELLFORT	W
10/1/02	2300	Burglary of a Motor Vehicle	15E20	13R	5000	KINGFISHER	

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13/03

10/1/02	2200	Burglary of a Motor Vehicle	15E20	13R	5100	KINGFISHER		
10/1/02	2000	Burglary of a Motor Vehicle	15E20	13R	5200	STILLBROOKE		
10/1/02	2200	Burglary of a Motor Vehicle	15E20	20D	6000	EFFINGHAM		
10/1/02	930	Burglary of a Motor Vehicle	15E20	18T	11200	POST OAK	RD	S
10/2/02	30	Burglary of a Motor Vehicle	15E20	13R	5000	HAZELTON		
10/2/02	1100	Burglary of a Motor Vehicle	15E20	22H	11900	CHIMNEY ROCK		
10/7/02	1335	Burglary of a Motor Vehicle	15E20	22H	11900	CHIMNEY ROCK		
10/7/02	810	Burglary of a Motor Vehicle	15E20	22H	11900	CHIMNEY ROCK		
10/9/02	1930	Burglary of a Motor Vehicle	15E20	250	11500	BURDINE		
10/11/02	1600	Burglary of a Motor Vehicle	15E20	80	4900	BELLFORT		W
10/12/02	1545	Burglary of a Motor Vehicle	15E20	13R	5600	WARM SPRINGS		
10/14/02	1315	Burglary of a Motor Vehicle	15E20	05W	11500	CHIMNEY ROCK		
10/18/02	2130	Burglary of a Motor Vehicle	15E20	20D	6000	EFFINGHAM		
10/22/02	2100	Burglary of a Motor Vehicle	15E20	18A	5100	WILLOW	DR	S
10/23/02	1505	Burglary of a Motor Vehicle	15E20	18O	12800	POST OAK	RD	S
10/27/02	110	Burglary of a Motor Vehicle	15E20	18A	12100	BURDINE		
10/27/02	1700	Burglary of a Motor Vehicle	15E20	18P	12400	POST OAK	RD	S
10/28/02	1700	Burglary of a Motor Vehicle	15E20	250	11300	POST OAK	RD	S
10/2/02	208	Driving While Intoxicated	15E20	13R	10400	POST OAK	RD	S

Pre 15E20
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 Oct 2002

11/13/03

10/3/02	220	Driving While Intoxicated	15E20	13R	11900	CHIMNEY ROCK		
10/4/02	305	Driving While Intoxicated	15E20	13R	5000	GASMER		
10/12/02	1024	Driving While Intoxicated	15E20	13R	12600	HILLCROFT		
10/17/02	355	Driving While Intoxicated	15E20	13R	11900	LANDSDOWNE		
10/2/02	1535	Narcotic Drug Laws	15E20	13R	10400	POST OAK	RD	S
10/8/02	820	Narcotic Drug Laws	15E20	22H	11300	POST OAK	RD	S
10/10/02	1100	Narcotic Drug Laws	15E20	22H	11300	POST OAK	RD	S
10/11/02	30	Narcotic Drug Laws	15E20	13R	5800	AIRPORT		W
10/16/02	1030	Narcotic Drug Laws	15E20	22H	11900	CHIMNEY ROCK		
10/19/02	22	Narcotic Drug Laws	15E20	13R	12500	POST OAK	RD	S
10/23/02	429	Narcotic Drug Laws	15E20	18O	4900	BELLFORT		W
10/31/02	128	Narcotic Drug Laws	15E20	13R	5900	AIRPORT		W
10/31/02	1020	Narcotic Drug Laws	15E20	18O	11300	POST OAK	RD	S
Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
10/8/02	908	Rape	15E20	13R	12400	CHIMNEY ROCK		
10/26/02	56	Rape	15E20	13R	11200	CLEMATIS	LN	
10/5/02	1925	Robbery	15E20	05B	5300	BELLFORT		W
10/7/02	130	Robbery	15E20	18G	10300	POST OAK	RD	S

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10/9/02	1415	Robbery	15E20	18G	10800	POST OAK	RD	S
10/10/02	1735	Robbery	15E20	210	11000	CHIMNEY ROCK		
10/10/02	1800	Robbery	15E20	18N	12800	POST OAK	RD	S
10/11/02	2335	Robbery	15E20	03B	11500	BURDINE		
10/18/02	1600	Robbery	15E20	13R	11800	CHIMNEY ROCK		
10/21/02	1800	Robbery	15E20	210	10600	POST OAK	RD	S
10/22/02	1445	Robbery	15E20	210	10800	POST OAK	RD	S
10/28/02	2026	Robbery	15E20	18A	11800	CHIMNEY ROCK		
10/31/02	2040	Robbery	15E20	18G	10300	POST OAK	RD	S

Pre: 15E20
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11/13/03

11/4/02	2215	Aggravated Assault	15E20	20A	5500	GASMER		
11/7/02	2040	Aggravated Assault	15E20	13R	6000	LUDINGTON		
11/7/02	2040	Aggravated Assault	15E20	13R	6000	LUDINGTON		
11/7/02	2040	Aggravated Assault	15E20	13R	6000	LUDINGTON		
11/9/02	2115	Aggravated Assault	15E20	18A	5100	WILLOW	DR	S
11/18/02	1405	Aggravated Assault	15E20	13R	5400	DRYAD		
11/18/02	1530	Aggravated Assault	15E20	20R	5700	SOUTHMINSTE R		
11/1/02	2100	Auto Theft	15E20	23S	4900	BELLFORT		W
11/2/02	1130	Auto Theft	15E20	18O	10800	POST OAK	RD	S
11/5/02	520	Auto Theft	15E20	18A	5000	WILLOW	DR	S
11/5/02	1500	Auto Theft	15E20	18G	11800	CHIMNEY ROCK		
11/15/02	1320	Auto Theft	15E20	18A	5200	ARBOLES		
11/20/02	800	Auto Theft	15E20	13R	5400	DRYAD		
11/21/02	2000	Auto Theft	15E20	18A	5500	GASMER		
11/22/02	2305	Auto Theft	15E20	13R	5800	BELLFORT		W
11/22/02	345	Auto Theft	15E20	18A	11200	POST OAK	RD	S
11/23/02	245	Auto Theft	15E20	20D	5100	SANFORD		
11/23/02	1800	Auto Theft	15E20	20D	5500	GASMER		

11

Pre Case 15E20
 Sorted By Type
 Nov 2002

11/29/02	2100	Auto Theft	15E20	20D	5800	GREENCRAIG		
11/2/02	421	Burglary	15E20	70	12300	HILLCROFT		
11/4/02	800	Burglary	15E20	22H	11900	CHIMNEY ROCK		
11/12/02	1110	Burglary	15E20	20R	5000	WILLOWBEND		
11/13/02	830	Burglary	15E20	20R	5700	ETTRICK		
11/13/02	1200	Burglary	15E20	20R	11900	RAMPART		
11/15/02	1630	Burglary	15E20	22E	5700	LUDINGTON		
11/17/02	428	Burglary	15E20	70	11500	CHIMNEY ROCK		
11/18/02	2346	Burglary	15E20	20A	5500	GASMER		
11/18/02	800	Burglary	15E20	20R	5500	BURLINGHALL		
11/19/02	2215	Burglary	15E20	70	5400	AIRPORT		W
11/20/02	830	Burglary	15E20	22H	11900	CHIMNEY ROCK		
11/21/02	1100	Burglary	15E20	25V	10500	POST OAK	RD	S
11/29/02	2158	Burglary	15E20	250	4900	BELLFORT		W
10/30/02	130	Burglary of a Motor Vehicle	15E20	13R	5900	AIRPORT		W
10/31/02	1930	Burglary of a Motor Vehicle	15E20	18O	12400	POST OAK	RD	S
11/1/02	200	Burglary of a Motor Vehicle	15E20	18A	5000	WILLOW	DR	S
11/7/02	1730	Burglary of a Motor Vehicle	15E20	20D	10900	CHIMNEY ROCK		

Prem 15E20
 Sorted By Type
 Nov 2002

13/03

11/17/02	2100	Burglary of a Motor Vehicle	15E20	20D	5800	BELROSE		
11/17/02	2100	Burglary of a Motor Vehicle	15E20	20D	11700	HILLCROFT		
11/23/02	0	Burglary of a Motor Vehicle	15E20	18G	5300	BELLFORT		W
11/27/02	1630	Burglary of a Motor Vehicle	15E20	18O	5100	BELLFORT		W
11/3/02	23	Driving While Intoxicated	15E20	13R	5600	BELLFORT		W
11/10/02	2345	Driving While Intoxicated	15E20	13R	10500	POST OAK	RD	S
11/26/02	1245	Driving While Intoxicated	15E20	13R	5200	BELLFORT		W
11/7/02	1117	Narcotic Drug Laws	15E20	250	5500	GASMER		
11/8/02	1150	Narcotic Drug Laws	15E20	18C	5500	GASMER		
11/8/02	2350	Narcotic Drug Laws	15E20	13R	10800	MOONLIGHT		
11/8/02	930	Narcotic Drug Laws	15E20	13R	11100	POST OAK	RD	S
11/9/02	351	Narcotic Drug Laws	15E20	13R	10900	CHIMNEY ROCK		
11/13/02	1856	Narcotic Drug Laws	15E20	13R	5900	BELLFORT		W
11/14/02	1940	Narcotic Drug Laws	15E20	13R	5800	AIRPORT		W
11/19/02	1315	Narcotic Drug Laws	15E20	18A	5500	GASMER		
11/20/02	1500	Narcotic Drug Laws	15E20	13R	5500	AIRPORT		W
11/20/02	1035	Narcotic Drug Laws	15E20	22H	11300	POST OAK	RD	S
11/24/02	47	Narcotic Drug Laws	15E20	13R	4900	BELLFORT		W
11/26/02	49	Narcotic Drug Laws	15E20	13R	11500	CHIMNEY ROCK		

Premise 15E20
 Sorted By Type
 Nov 2002

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
11/3/02	1815	Robbery	15E20	18T	10900	POST OAK	RD	S
11/7/02	1042	Robbery	15E20	13R	11500	CHIMNEY ROCK		
11/9/02	0	Robbery	15E20	18O	11500	CHIMNEY ROCK		
11/13/02	1910	Robbery	15E20	210	4900	BELLFORT		W
11/14/02	2340	Robbery	15E20	18R	4900	BELLFORT		W
11/15/02	1825	Robbery	15E20	240	10900	CHIMNEY ROCK		
11/23/02	102	Robbery	15E20	20A	11200	POST OAK	RD	S
11/24/02	2145	Robbery	15E20	210	10300	POST OAK	RD	S
11/28/02	2334	Robbery	15E20	20A	11800	CHIMNEY ROCK		

Premise 15E20
 Sorted By Type
 Dec 2002

13/03

12/1/02	15	Aggravated Assault	15E20	20A	10600	POST OAK	RD	\$
12/1/02	2230	Aggravated Assault	15E20	18N	11100	POST OAK	RD	\$
12/13/02	745	Aggravated Assault	15E20	13R	11900	CHIMNEY ROCK		
12/26/02	1532	Aggravated Assault	15E20	18G	10300	POST OAK	RD	\$
12/26/02	1532	Aggravated Assault	15E20	18G	10300	POST OAK	RD	\$
12/26/02	2030	Aggravated Assault	15E20	13R	10300	POST OAK	RD	\$
12/30/02	2200	Aggravated Assault	15E20	20A	12100	BURDINE		
11/20/02	2300	Auto Theft	15E20	18T	12400	MAIN		
12/5/02	2257	Auto Theft	15E20	70	12300	HILLCROFT		
12/7/02	2130	Auto Theft	15E20	18A	5500	GASMER		
12/7/02	905	Auto Theft	15E20	05X	12400	MAIN		
12/9/02	2200	Auto Theft	15E20	18A	5500	GASMER		
12/11/02	455	Auto Theft	15E20	18C	11000	POST OAK	RD	\$
12/12/02	1930	Auto Theft	15E20	18A	5500	GASMER		
12/12/02	2330	Auto Theft	15E20	20D	5700	AIRPORT		W
12/12/02	2330	Auto Theft	15E20	20D	5700	AIRPORT		W
12/12/02	1000	Auto Theft	15E20	18O	11500	CHIMNEY ROCK		
12/14/02	1500	Auto Theft	15E20	18A	5500	GASMER		

Premise 15E20
 Sorted By Type
 Dec 2002

12/16/02	1000	Auto Theft	15E20	18G	12400	MAIN		
12/17/02	1215	Auto Theft	15E20	18O	10300	POST OAK	RD	S
12/18/02	100	Auto Theft	15E20	20D	6000	DUXBURY		
12/22/02	748	Auto Theft	15E20	13R	11600	CHIMNEY ROCK		
12/22/02	2300	Auto Theft	15E20	18O	12400	MAIN		
12/24/02	1200	Auto Theft	15E20	05E	12200	CHIMNEY ROCK		
12/27/02	30	Auto Theft	15E20	18A	10600	POST OAK	RD	S
11/28/02	1700	Burglary	15E20	20A	5000	WILLOW	DR	S
12/3/02	1100	Burglary	15E20	22H	11900	CHIMNEY ROCK		
12/5/02	1530	Burglary	15E20	20R	11900	ATWELL	DR	
12/6/02	20	Burglary	15E20	70	5400	AIRPORT		W
12/15/02	1830	Burglary	15E20	20R	5400	STILLBROO KE		
12/21/02	1900	Burglary	15E20	05D	11100	POST OAK	RD	S
12/21/02	1330	Burglary	15E20	20R	11300	GAYMOOR		

Premise 15E20
 Sorted By Type
 Dec 2002

7/13/03

12/22/02	440	Burglary	15E20	05E	11000	POST OAK	RD	S
12/23/02	1430	Burglary	15E20	20A	5000	WILLOW	DR	S
12/25/02	355	Burglary	15E20	250	11300	POST OAK	RD	S
12/4/02	0	Burglary of a Motor Vehicle	15E20	20D	5700	SPELLMAN		
12/4/02	200	Burglary of a Motor Vehicle	15E20	13R	6000	CLARIDGE		
12/9/02	230	Burglary of a Motor Vehicle	15E20	13R	5900	ARBOLES		
12/17/02	1830	Burglary of a Motor Vehicle	15E20	18O	5500	WILLOW	DR	S
12/18/02	2200	Burglary of a Motor Vehicle	15E20	20R	5500	SPELLMAN		
12/18/02	2200	Burglary of a Motor Vehicle	15E20	20D	5600	SPELLMAN		
12/18/02	2000	Burglary of a Motor Vehicle	15E20	20D	10700	ASHCROFT		
12/18/02	430	Burglary of a Motor Vehicle	15E20	20R	11100	ATWELL	DR	
12/18/02	2100	Burglary of a Motor Vehicle	15E20	13R	11100	ATWELL	DR	
12/19/02	2000	Burglary of a Motor Vehicle	15E20	20D	5200	ARBOLES		
12/19/02	2300	Burglary of a Motor Vehicle	15E20	13R	6000	CARTAGEN A		

(11)

Premise 15E20
 Sorted By Type
 Dec 2002

1/13/03

Offense Date	Offense Time	Offense	Beat	Premise	Block	Street Name	Type	Suffix
12/19/02	2200	Motor Vehicle	15E20	250	6000	CARTAGEN A		
12/19/02	1830	Motor Vehicle	15E20	20D	10600	DOUD		
12/20/02	1	Motor Vehicle	15E20	13R	12000	BURDINE		
12/1/02	230	While Intoxicated	15E20	13R	10400	POST OAK	RD	S
12/2/02	57	Narcotic Drug Laws	15E20	13R	5700	AIRPORT		W
12/2/02	1000	Narcotic Drug Laws	15E20	22H	11300	POST OAK	RD	S
12/5/02	750	Narcotic Drug Laws	15E20	250	11200	POST OAK	RD	S
12/10/02	1227	Narcotic Drug Laws	15E20	18A	11200	POST OAK	RD	S
12/11/02	1226	Narcotic Drug Laws	15E20	13R	6000	FONTENELLE		
12/12/02	1535	Narcotic Drug Laws	15E20	13R	5700	AIRPORT		W
12/14/02	2300	Narcotic Drug Laws	15E20	18A	5100	WILLOW	DR	S
12/14/02	640	Narcotic Drug Laws	15E20	13S	5500	STILLBROOK KE		
12/15/02	1832	Narcotic Drug Laws	15E20	18T	12400	MAIN		
12/17/02	1000	Narcotic Drug Laws	15E20	13R	12800	POST OAK	RD	S
12/18/02	0	Narcotic Drug Laws	15E20	13R	5300	BELLFORT		W
10/1/02	400	Rape	15E20	20R	11000	HILLCROFT		
12/3/02	625	Robbery	15E20	13R	5200	GASMER		
						MC		

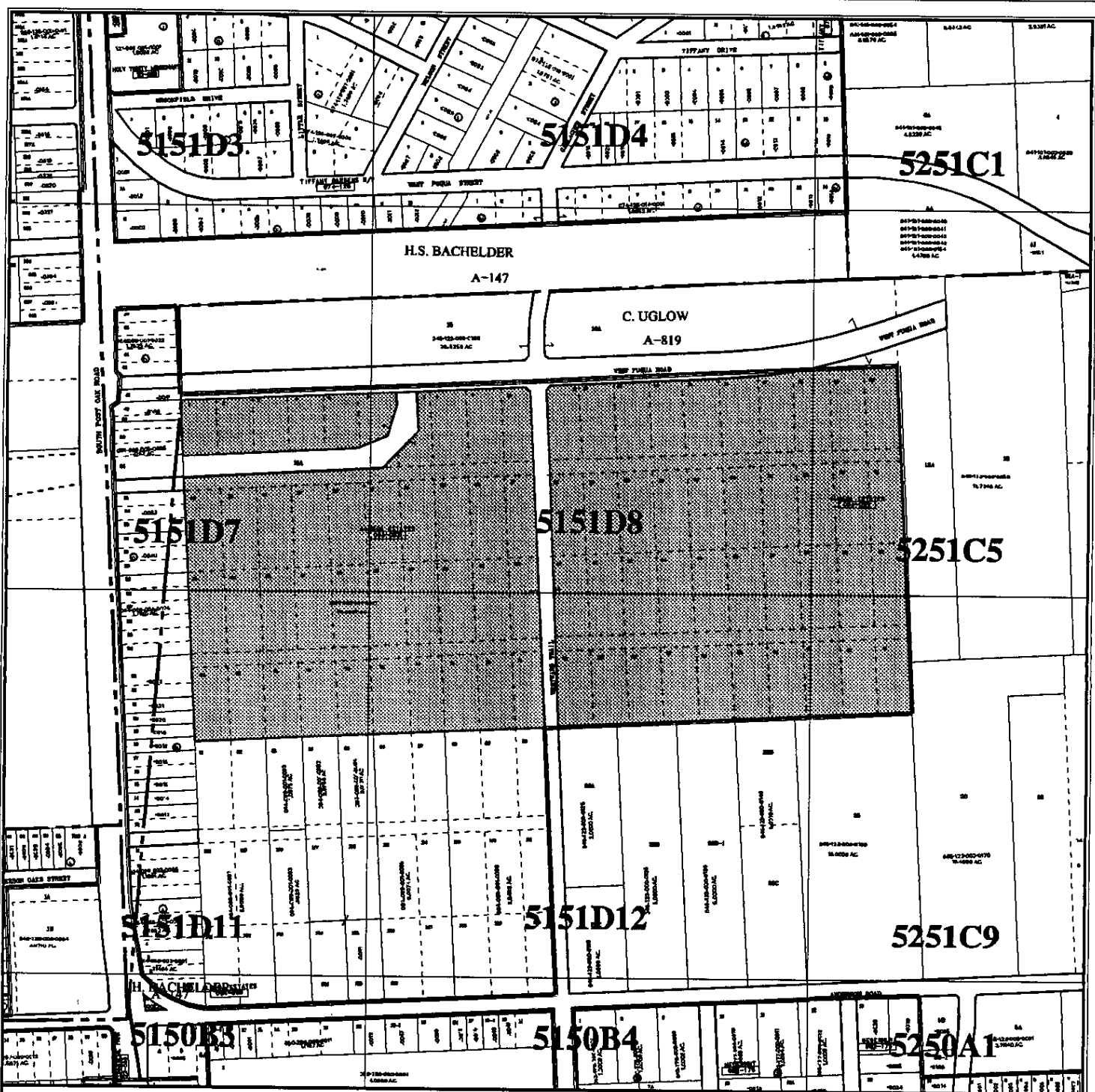
Premise 15E20
Sorted By Type
Dec 2002

12/3/02	630	Robbery	15E20	11R	12100	CLEAREN		
12/3/02	645	Robbery	15E20	13R	12500	ASHCROFT		
12/7/02	600	Robbery	15E20	18R	4900	BELLFORT		W
12/21/02	0	Robbery	15E20	20A	5500	GASMER		
12/21/02	855	Robbery	15E20	24P	10800	POST OAK RD		S
12/22/02	2120	Robbery	15E20	24V	5300	BELLFORT		W
12/26/02	216	Robbery	15E20	13R	5300	BELLFORT		W

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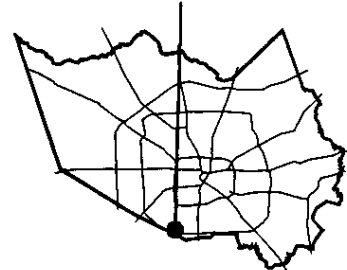
CONCLUSION

ATTACHMENT 9



**DETAIL MAP OF
ACCOUNT NUMBER
0640690010021**

**PROPERTY
LOCATION**

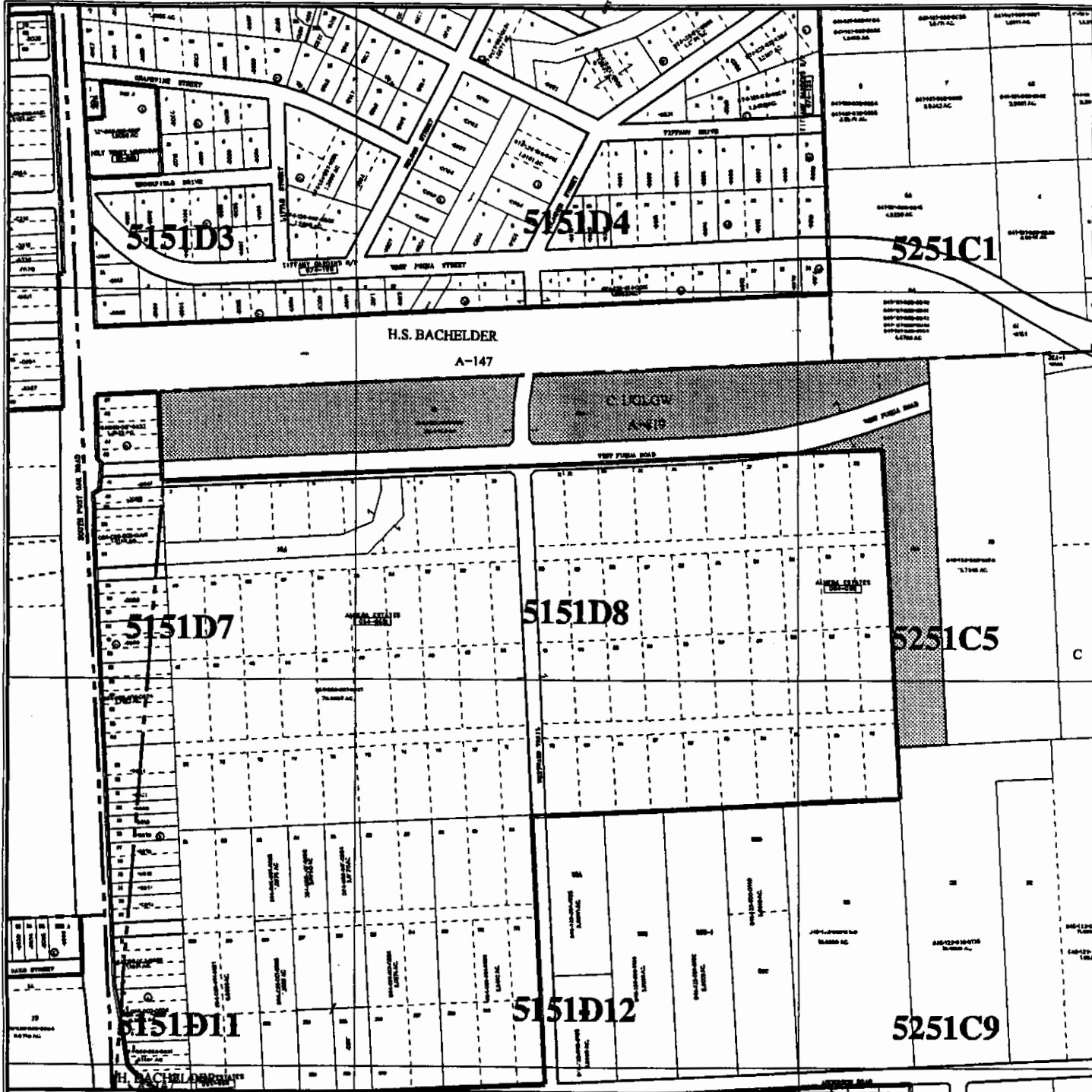


**Harris
County
Appraisal
District**

SCALE : 1" = 500'

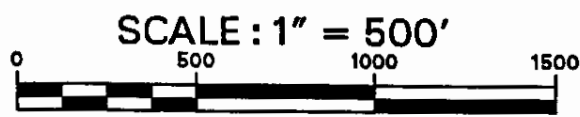


July 25, 2003



Harris
County
Appraisal
District

DETAIL MAP OF
ACCOUNT NUMBER
0451230000186



July 25, 2003

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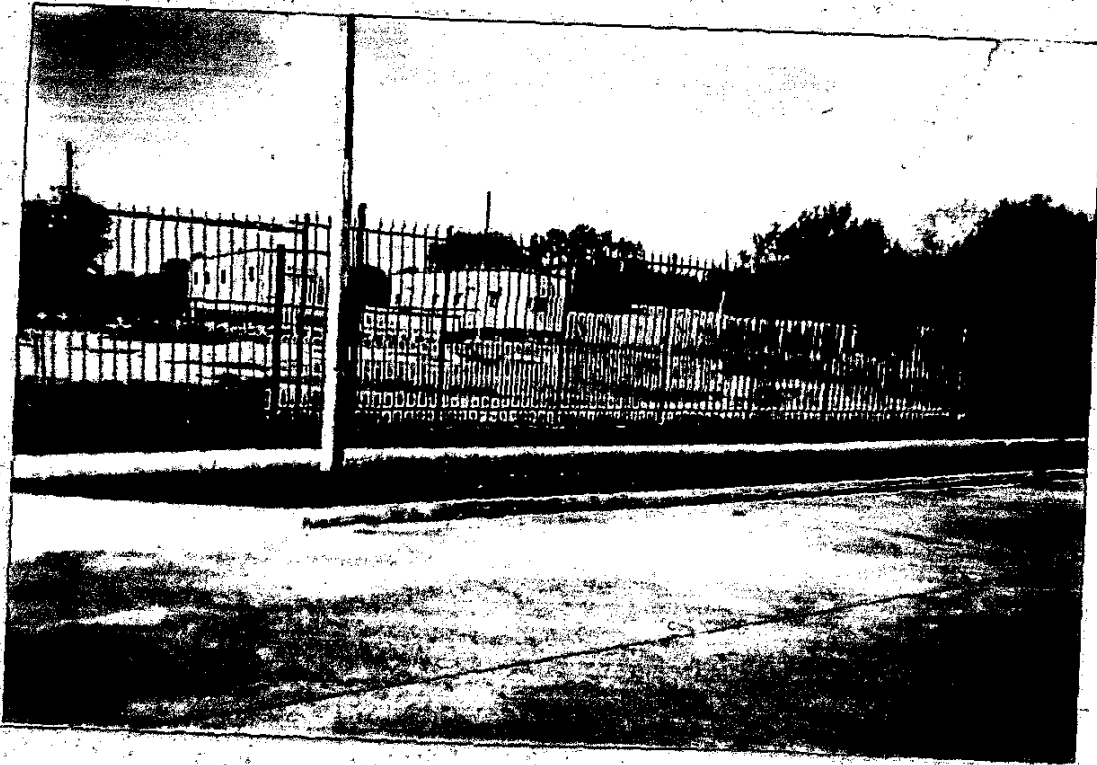
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CONCLUSION

ATTACHMENT 10



Fondren Road and Southmeadow Drive
One Block of Apartments was torn down because of crime and drugs.

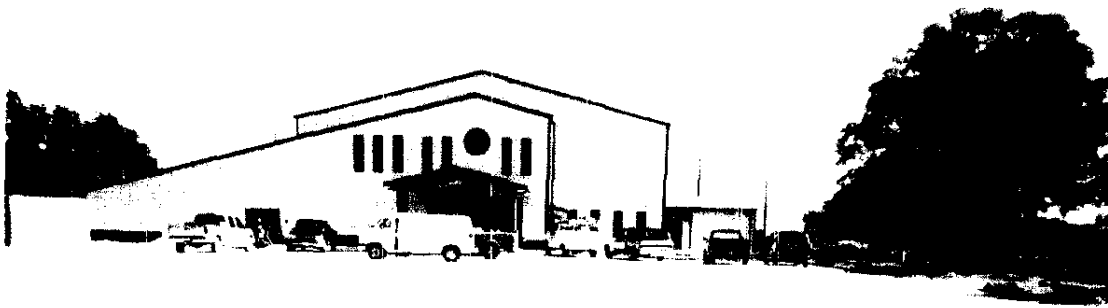




Apartment Complex had a fire and the units were never repaired.

**1200 Fondren Road (Front) and
6600 Airport St. (Back)**





1200 Block of West Airport

The complete block of apartments was torn down because of crime and drugs. The community now has a church.



12200 Split Rail



12200 Split Rail



12200 Split Rail



12200 Split Rail



12200 Split Rail Rd.

12200 Split Rail



12200 Split Rail Rd.

12200 Split Rail



Briargate Duplexes _____ W. Fuqua



Briargate Duplexes _____ W. Fuqua



Briargate Duplexes _____ W. Fuqua



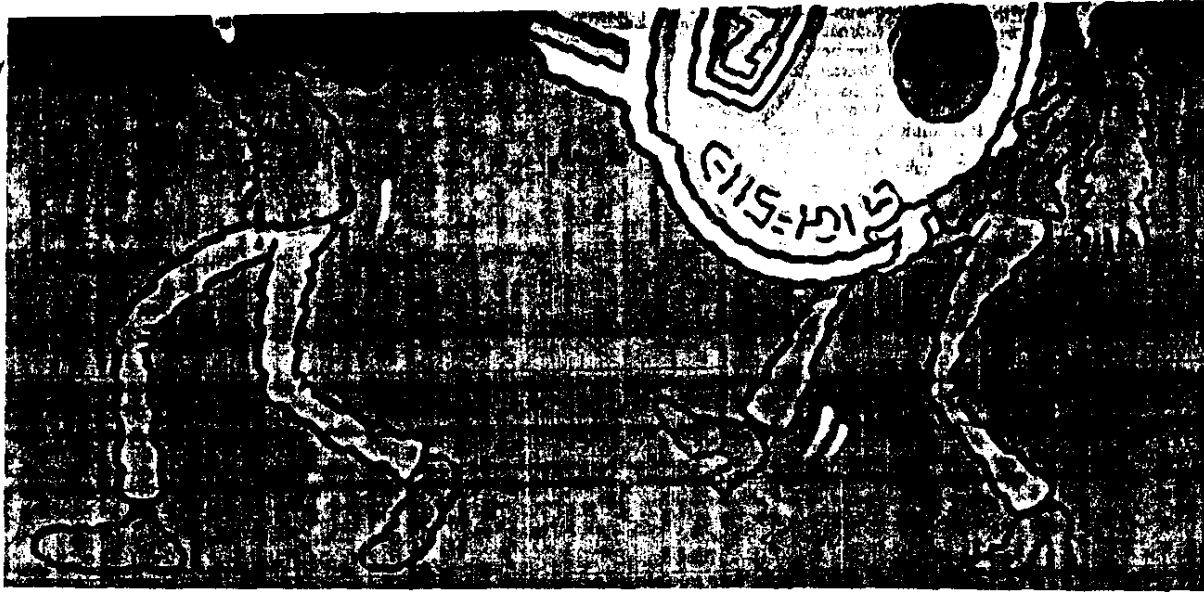
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Getty Images

Getting a good deal

SAVVY RENTERS KNOW NEGOTIATION IS KEY

By **ANDREW GUY JR.**
Houston Chronicle

A few years ago, real estate broker and property owner Gary Goodland was trying to rent his Galleria-area condo.

His price: \$900 a month and a \$900 deposit.

One couple looking at the place had their own ideas.

"They told me they'll pay me the deposit, but they wanted the first month's rent free," said Goodland, owner of Goodland Properties. "And they demanded that I refinish the cabinets."

And they were *rude* about it.

"I don't mind people who negotiate, as long as you negotiate correctly and in a polite manner," Goodland said.

Blame the market. There are more than

450,000 apartment units in Houston — with another 5,200 building permits issued so far this year for new dwellings.

The glut has turned ordinary Joes into J.R. Ewings. Normally calm and reasonable people march into apartment complexes with an oil-baron attitude. Renters these days are negotiating everything from rent rates to pet policies, with some getting what they ask for and others getting nil.

"Are things negotiable? Yes," said Catherine Bezman, spokesperson for the Houston Apartment Association. "Especially now. It's really a renter's market. Places will often work overtime to keep people."

But negotiating is a skill.

Even in a renter's market, a landlord with

See RENT on Page 12C.



Rent

Continued from Page 1C.

an upscale unit could deny a place to one person and hope that another comes along. Careful bargaining can ensure both sides a fair deal.

Those who negotiate successfully are often:

Realistic

Decide what is most important. A certain neighborhood. A certain rental rate. Pets.

If an apartment is in a great building in a great neighborhood with great rent but lacks a few of your amenities, ask for them. Don't fret if you don't get them.

In other words, be realistic about your deal-breaker, Goodland said.

"Don't ask for the moon and the stars," Goodland said. "Or be prepared to not get them. People sometimes ask for things even when they're already getting a great deal."

Referring to the couple who balked at the first month's rent payment on his condo, Goodland explained to them that the price was within market rates. They admitted that he was right, but by that point Goodland had soured to their attitude.

Polite

Ditch the attitude.

Or at least temper it.

Hard-and-fast real estate may work on television, but when negotiating the price of an apartment, friendly and polite works better. Storming in and barking a

"Don't ask for the moon and the stars. Or be prepared to not get them. People sometimes ask for things even when they're already getting a great deal."

Gary Goodland,
real estate broker

low-ball offer only works on occasion (and usually only with highly qualified applicants. More on that later).

Annette Segura, who owns a small apartment complex in the Texas Medical Center, has a "no negotiate" policy with new renters, preferring to negotiate only with existing tenants.

"It depends on their attitude and approach," Segura said. "How they talk to you about it, how they present themselves. They may say the kitchen is old, or the Formica is old, or it needs paint. How I respond depends on how they say it."

Prepared

Know your credit history.

Make sure your previous apartment references are clean.

Offer the owner something besides money — say, a guarantee that your rent payments will be on time.

"Say, 'This is a little high, but if I can pay it right on the first

of every month, will you come down \$50?'" Goodland said.

Of course, any negotiation hinges on the strength of the renter. A person's credit history, criminal record and prior rental references are checked.

Those hoping to wheel and deal had better make sure these three areas are in good shape.

"If everything else checks out, I'm more likely to negotiate with them," said Segura. "It makes them a stronger candidate."

That doesn't mean you can't rent an apartment if you have bad credit — you're just less likely to be able to negotiate.

Educated

Know the market.

"Don't go out and see a place and just toss out any offer," Goodland said. "Be educated on what other properties in the area are offering. Don't have a set idea of what you want to pay and blindly walk in and expect to pay it."

And once you are educated on prices of similar apartments?

"You can say 'Perhaps you've seen similar floor plans in the area and what they're going for, Mr. Landlord,'" said Goodland. "That way, you can really negotiate with the person and possibly get what you want."

Pete Santikes, who owns a Heights service station and repair shop and is seeking to rent a unit on Harvard, said he is seeing more people trying to negotiate prices.

"People try and negotiate the prices of cars, homes and everything else," Santikes said. "Why not rent, I guess."

MULTIFAMILY FINANCE PRODUCTION DIVISION

BOARD ACTION REQUEST

August 14, 2003

Action Item

Requests for amendments to three LIHTC applications involving material changes in construction or site plan.

Requested Action

Approve requests for amendments.

Background and Recommendations

Pertinent facts about the developments requesting amendments are summarized below. The requests are recommended for approval by staff.

Aransas Pass Retirement Center, LIHTC Development No. 02011

The applicant requested approval from the Department for several changes to the construction features proposed in the application. One of the changes requested was determined to be material by the Department and therefore requires approval by the Board. The material change proposed was the elimination of the interior corridors of the residential buildings, resulting in a reduction of 8,412 square feet of common area or 60% of the total common area originally proposed. The applicant has alternatively proposed to enlarge porches, patios and breezeways; enlarge the clubhouse; and upgrade from vinyl siding to cement board siding. The proposed changes would not have negatively impacted the points received by the applicant.

Governing QAP:	2002 QAP, Section 49.7(k)
Applicant:	Community Retirement Center of Aransas Pass, L.P.
General Partner:	Community Retirement Centre, Inc. (75% managing GP) I-Integrity Management, Inc. (25% managing GP)
Principals/Interested Parties:	Charles Holcomb, Star Nolley
Syndicator:	Midland Equity Corporation
Lender:	Midland Mortgage
City/County:	Aransas Pass/San Patricio
Set-Aside:	Rural/Elderly
Type of Development:	New Construction
Units:	76 LIHTC units
2002 Allocation:	\$416,498
Allocation per LIHTC Unit:	\$5,480
Other Funding:	\$58,900 Housing Trust Fund loan (approved, not closed) \$26,600 State Energy Conservation Office grant (approved, not executed)
Prior Board Actions:	Approved allocation on July 29, 2002
Underwriting Reevaluation:	An underwriting evaluation determined that the proposed changes would not affect the amount of the credits originally allocated.
Staff Recommendation:	In the opinion of program staff, the proposed reduction in corridors is adequately offset by the proposed additions/changes. Staff recommends approval of the requested amendment.

LIHTC Development No. 02043, King's Crossing Apartments

The request is for approval of a reduction in site size from 9.978 acres to 8.081 acres, a reduction of 19%. The density would increase from 12.03 units per acre (UPA) to 14.85 UPA, an increase of 23%. The applicant proposes to use the land for the development of affordable single family residences. The Department's Real Estate Analysis division concluded that the change would not affect the LIHTC allocation or the Housing Trust Fund or SECO awards because the reduction will result in an equivalent reduction in deferred developer fees. The proposed changes would not have negatively impacted the points received by the applicant.

Governing QAP:	2002 QAP, Section 49.7(k)
Applicant:	Affordable Housing of Kingsville II, LP
General Partner:	Texas Housing Associates, Inc. and Housing Associates, Inc.
Principals/Interested Parties:	Laura Musemeche, Mark Musemeche, Dan Allgeier
Syndicator:	MuniMae Midland
Lender:	MuniMae Midland
City/County:	Kingsville/Kleburg
Set-Aside:	General/Family
Type of Development:	New Construction
Units:	120 LIHTC
2002 Allocation:	\$777,472
Allocation per LIHTC Unit:	\$6,479
Prior Board Actions:	Approval of award July 29, 2002
Underwriting Reevaluation:	An underwriting evaluation determined that the reduction in acreage would simply reduce the deferred developer fee and have no effect on the amount of credits allocated.
Staff Recommendation:	Grant request as proposed.

Padre de Vida Apartments, LIHTC Development No. 03002

The applicant requests approval for a change in the applicable fraction and revisions in the costs and financing reflected in the original application.

In 2002 this application was awarded a forward commitment for a 2003 credit allocation; at that time the development was located in a Qualified Census Tract (QCT) as determined by HUD for 2002 allocations. However, the IRS requires that allocations of 2003 forward commitments be consistent with the 2003 QAP; furthermore they must be consistent with the QCT designation for the year of the allocation (not the year of the application or commitment). In this case, the QCT designation list generated by HUD for 2003 no longer included the tract in which the development is located as a QCT. Because of this IRS policy, and the change in the QCT designation, the development owner may no longer claim the 30% increase in basis that was utilized in the application and in the Department's underwriting calculations. Consequently, the calculations which formed the basis for the amount of credits committed were no longer valid and the development, as originally proposed, appeared to be financially infeasible. To restore feasibility, the owner is now requesting permission to reclassify all of its market rate units to tax credit units, thereby increasing the applicable fraction from 80% to 100%. Additionally, the Applicant has indicated cost increases that would increase its eligible basis.

It should be noted that the development's score would have been lower if the requested applicable fraction had been proposed in the original application.

Governing QAP:	2003 QAP, Section 49.18(c)
Applicant:	Padre de Vida Apartments, L.P.
General Partner:	Padre de Vida I, LLC
Principals/Interested Parties:	Rowan Smith
Syndicator:	Richman Group Capital Corporation
Lender:	GCC Group
City/County:	McAllen/Hidalgo
Set-Aside:	General/Family
Type of Development:	New Construction
Units:	144 LIHTC and 36 market rate units (per original proposal)
2002 Allocation:	\$1,020,676
Allocation per LIHTC Unit:	\$7,088
Prior Board Actions:	Approval of Forward Commitment: July 29, 2002
Underwriting Reevaluation:	Recommendation is that credits remain at the same level as originally allocated.
Staff Recommendation:	The unique circumstances in this case were in no way foreseeable or preventable by the applicant, and the development is already well into construction. The applicant's proposal is positive in that it creates an increase in the number of low income households that will be served. The circumstances warrant approval of the amendment as proposed and staff recommends approval of the requested amendment.

**Low Income Housing Tax Credit Program
Board Action Request
August 14, 2003**

Action Item

Request, review and possible approval of five (5) four percent (4%) tax credit applications with other issuers for tax exempt bond transaction.

Recommendation

Staff is recommending that the board review and approve the issuance of four percent (4%) Tax Credit Determination Notices with **other issuers** for tax exempt bond transaction known as:

Development No.	Name	Location	Issuer	Total Units	LI Units	Total Development	Applicant Proposed Tax Exempt Bond Amount	Recommended Credit Allocation
02475	Rose Court at Thorntree	Dallas	Dallas HFC	280	280	\$27,236,598	\$16,400,000	\$1,111,276
03409	Travis Park Apartments	Austin	Austin HFC	199*	197	\$12,467,865	\$9,000,000	\$383,918
03415	Southwest Pines Apartments	Tyler	East Texas HFC	248	248	\$21,459,771	\$12,579,000	\$936,294
03416	Glenwood Apartments	Amarillo	Panhandle Regional HFC	120	120	\$9,695,770	\$5,700,000	\$422,708
03417	North Forest Trails Apartments	Houston	Houston HFC	168	168	\$13,208,232	\$8,159,219	\$458,554

* Development has 2 Employee Occupied Units.



LOW INCOME HOUSING TAX CREDIT PROGRAM
2003 LIHTC/TAX EXEMPT BOND DEVELOPMENT PROFILE AND BOARD SUMMARY
 Texas Department of Housing and Community Affairs

Development Name: **Rose Court at Thorntree**

TDHCA#: 02475

DEVELOPMENT AND OWNER INFORMATION

Development Location: Dallas QCT: Y DDA: N TTC: N
 Development Owner: Old Hickory Tract D, Ltd.
 General Partner(s): 280 Old Hickory Tract D, LLC, 100%, Contact: Matthew Harris
 Construction Category: New
 Set-Aside Category: Tax Exempt Bond Bond Issuer: City of Dallas HFC
 Development Type: Family

Annual Tax Credit Allocation Calculation

Applicant Request: \$1,131,199 Eligible Basis Amt: \$1,111,276 Equity/Gap Amt.: \$1,412,063
Annual Tax Credit Allocation Recommendation: \$1,111,276
 Total Tax Credit Allocation Over Ten Years: \$11,112,760

PROPERTY INFORMATION

Unit and Building Information

Total Units: 280 LIHTC Units: 280 % of LIHTC Units: 100
 Gross Square Footage: 307,400 Net Rentable Square Footage: 302,400
 Average Square Footage/Unit: 1,080
 Number of Buildings: 14
 Currently Occupied: N

Development Cost

Total Cost: \$27,236,598 Total Cost/Net Rentable Sq. Ft.: \$90.07

Income and Expenses

Effective Gross Income:¹ \$2,445,219 Ttl. Expenses: \$1,185,541 Net Operating Inc.: \$1,259,678
 Estimated 1st Year DCR: .99

DEVELOPMENT TEAM

Consultant: Not Utilized Manager: Capstone Real Estate Services, Inc.
 Attorney: Coats, Rose, Yale, Ryman & Lee Architect: Gallier, Tolson, French Design Assoc.
 Accountant: To Be Determined Engineer: Jones & Carter, Inc.
 Market Analyst: Apartment Market Data Lender: Charter Municipal Mortgage
 Acceptance Company
 Contractor: Global Construction Company, LLC Syndicator: Related Capital Company

PUBLIC COMMENT²

From Citizens:	From Legislators or Local Officials:
# in Support: 0 # in Opposition: 0	Sen. Royce West, District 23 - NC Rep. Yvonne Davis, District 111 - NC Mayor Laura Miller - NC Jerry Killingsworth, Director, Housing Department, City of Dallas; Consistent with the local Consolidated Plan. James L. Fantroy, City of Dallas Councilman, Distric 8; Support

1. Gross Income less Vacancy

2. NC - No comment received, O - Opposition, S - Support

CONDITION(S) TO COMMITMENT

1. Per §49.12(c) of the Qualified Allocation Plan and Rules, all Tax Exempt Bond Project Applications “must provide an executed agreement with a qualified service provider for the provision of special supportive services that would otherwise not be available for the tenants. The provision of such services will be included in the Declaration of Land Use Restrictive Covenants (“LURA”).
2. Should the terms and rates of the proposed debt or syndication change, the transaction should be re-evaluated and an adjustment to the credit amount may be warranted.

DEVELOPMENT’S SELECTION BY PROGRAM MANAGER & DIVISION DIRECTOR IS BASED ON:

Score Utilization of Set-Aside Geographic Distrib. Tax Exempt Bond. Housing Type

Other Comments including discretionary factors (if applicable).

Robert Onion, Multifamily Finance Manager

Date

Brooke Boston, Director of Multifamily Finance Production Date

DEVELOPMENT’S SELECTION BY EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score Utilization of Set-Aside Geographic Distrib. Tax Exempt Bond Housing Type

Other Comments including discretionary factors (if applicable)._____

Edwina P. Carrington, Executive Director

Date

Chairman of Executive Award and Review Advisory Committee

TDHCA Board of Director’s Approval and description of discretionary factors (if applicable).

Chairperson Signature: _____

Michael E. Jones, Chairman of the Board

Date

Developer Evaluation

Project ID # **02475**

Name: **Rose Court @ Thorntree**

City: **Dallas**

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

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

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Projects in Material Noncompliance: No Yes # of Projects: 0

Total # of Projects monitored: 1 Projects grouped by score 0-9 0 10-19 0 20-29 1

Total # monitored with a score less than 30: 1 # not yet monitored or pending review: 2

Program Monitoring/Draws

Not applicable Review pending No unresolved issues Unresolved issues found

Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Asset Management

Not applicable Review pending No unresolved issues Unresolved issues found

Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by Sara Carr Newsom Date uesday, July 29, 2003

Multifamily Finance Production

Not applicable Review pending No unresolved issues Unresolved issues found

Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by Robbye Meyer Date 2 /7 /2003

Single Family Finance Production

Not applicable Review pending No unresolved issues Unresolved issues found

Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by _____ Date _____

Community Affairs

Not applicable Review pending No unresolved issues Unresolved issues found

Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by EEF Date 7 /16/2003

Office of Colonia Initiatives

Not applicable Review pending No unresolved issues Unresolved issues found

Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by _____ Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable Review pending No unresolved issues Unresolved issues found

Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by _____ Date _____

Loan Administration

Not applicable No delinquencies found Delinquencies found

Delinquencies found that warrant disqualification (Additional information/comments must be attached)

Reviewed by Stephanie Stuntz Date 7 /24/2003

Executive Director: Edwina Carrington

Executed: uesday, August 05, 2003

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

DATE: August 6, 2003

PROGRAM: 4% LIHTC

FILE NUMBER: 02475

DEVELOPMENT NAME

Rose Court at Thorntree

APPLICANT

Name: Old Hickory Tract D, Ltd. **Type:** For Profit
Address: 17440 N. Dallas Parkway, Suite 230 **City:** Dallas **State:** TX
Zip: 75287 **Contact:** Matt Harris **Phone:** (972) 733-3399 **Fax:** (972) 931-9369

PRINCIPALS of the APPLICANT/ KEY PARTICIPANTS

Name:	<u>280 Old Hickory Tract D, LLC</u>	(%):	<u>0.02</u>	Title:	<u>Managing General Partner</u>
Name:	<u>Leon J. Backes</u>	(%):	<u>N/A</u>	Title:	<u>100% Owner of MGP</u>
Name:	<u>Provident Realty Advisors, Inc.</u>	(%):	<u>N/A</u>	Title:	<u>Co-Developer</u>
Name:	<u>Leon J. Backes</u>	(%):	<u>N/A</u>	Title:	<u>President of Provident Realty</u>
Name:	<u>Sphinx Development</u>	(%):	<u>N/A</u>	Title:	<u>Co-Developer</u>
Name:	<u>Jay O. Oji</u>	(%):	<u>N/A</u>	Title:	<u>President of Sphinx Development</u>

PROPERTY LOCATION

Location: West side of Old Hickory Trail, South of Wheatland Road **QCT** **DDA**
City: Dallas **County:** Dallas **Zip:** 75237

REQUEST

<u>Amount</u>	<u>Interest Rate</u>	<u>Amortization</u>	<u>Term</u>
1) \$1,131,199	N/A	N/A	N/A
Other Requested Terms: <u>1) Annual ten-year allocation of low-income housing tax credits</u>			
Proposed Use of Funds: <u>New Construction</u>		Property Type: <u>Multifamily</u>	

RECOMMENDATION

RECOMMEND APPROVAL OF AN LIHTC ALLOCATION NOT TO EXCEED \$1,111,276 ANNUALLY FOR TEN YEARS, SUBJECT TO CONDITIONS.

CONDITIONS

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

REVIEW of PREVIOUS UNDERWRITING REPORTS

No previous reports.

DEVELOPMENT SPECIFICATIONS

IMPROVEMENTS

Total Units: 280 **# Rental Buildings:** 14 **# Common Area Bldngs:** 1 **# of Floors:** 3 **Age:** N/A yrs
Net Rentable SF: 302,400 **Av Un SF:** 1,080 **Common Area SF:** 5,000 **Gross Bldg SF:** 307,400

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

STRUCTURAL MATERIALS

Wood frame on a post-tensioned concrete slab on grade, 10% stone veneer/30% Hardiplank siding/60% stucco exterior wall covering, drywall interior wall surfaces, composite shingle roofing

APPLIANCES AND INTERIOR FEATURES

Carpeting & vinyl flooring, range & oven, hood & fan, garbage disposal, dishwasher, refrigerator, fiberglass tub/shower, washer & dryer connections, ceiling fans, laminated counter tops

ON-SITE AMENITIES

5,000 SF community building with activity room, management offices, fitness & laundry facilities, kitchen, restrooms, business center, central mailroom, swimming pool, equipped children's play area are located at the entrance to the property. In addition a sports courts and perimeter fencing with limited access gates are also planned for the site

Uncovered Parking: 506 spaces **Carports:** 100 spaces **Garages:** N/A spaces

PROPOSAL and DEVELOPMENT PLAN DESCRIPTION

Description: Rose Court at Thorntree is a relatively dense 14.73 units per acres new construction development of 280 units of affordable income housing located in southwest Dallas. The development is comprised of 14 evenly distributed large garden style walk-up residential buildings as follows:

- (9) Building Type A with two two-bedroom/ two-bath units, and eighteen three- bedroom/ two-bath units;
- (4) Building Type B with ten two-bedroom/ two-bath units, and ten three- bedroom/ two-bath units;
- (1) Building Type C with twelve two-bedroom/ two-bath units, and eight three- bedroom/ two-bath units;

Architectural Review: The building elevations and unit floor plans are attractive and functional.

Supportive Services: New Horizons will provide supportive services that will consist of: family counseling, ESL, after school programs, adult education classes, and computer lab. The services will be optional and the cost of the services will be paid by the owner.

Schedule: The Applicant anticipates construction to begin in October of 2003, to be completed in January of 2005, to be placed in service in April of 2005, and to be substantially leased-up in April of 2005.

SITE ISSUES

SITE DESCRIPTION

Size: 19.01 acres 828,076 square feet **Zoning/ Permitted Uses:** MF-2 & RR

Flood Zone Designation: Zone X **Status of Off-Sites:** Partially Improved

SITE and NEIGHBORHOOD CHARACTERISTICS

Location: The site is a rectangularly-shaped parcel located in the southwest area of Dallas. The site is situated on the west side of Old Hickory Trail.

Adjacent Land Uses:

- **North:** vacant land, retail and Wheatland Road
- **South:** vacant land
- **East:** Old Hickory Trail, office/industrial
- **West:** vacant land

Site Access: Access to the property is from the north or south from Old Hickory Trail. The development is to have two main entries, both from the east side of the development. The site has good freeway access to the entire D/FW Metroplex via several major roadway; IH 20, which bisects the neighborhood in an east/west direction; Marvin D. Love (US 67), which traverses the neighborhood, and then merges with IH 35E to the north, IH 35E traverses the eastern border in a north/ south direction and Loop 12 that traverses the northern portion of the neighborhood in an east/west direction and encircles the city of Dallas..

Public Transportation: The Dallas Area Rapid Transit "DART" provides bus service in the city of Dallas

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

with stops adjacent to the site.

Shopping & Services: The site is well located relative to transportation and community uses that will enhance its use as a residential site.

Site Inspection Findings: TDHCA staff performed a site inspection on March 18, 2003 and found the location to be acceptable.

HIGHLIGHTS of SOILS & HAZARDOUS MATERIALS REPORT(S)

A Phase I Environmental Site Assessment report dated June 2, 2003 was prepared by Butler♦Burgher, Inc. and contained the following findings and recommendations:

Findings: In the professional opinion of Butler♦Burgher, and appropriate level of inquiry has been made into the previous ownership and uses of the property consistent with good commercial and customary practice in an effort to minimize liability, and no evidence or indication of recognized environmental conditions has been revealed.

Recommendations: No further investigation/assessment is warranted at this time.

POPULATIONS TARGETED

Income Set-Aside: The Applicant has elected the 40% at 60% or less of area median gross income (AMGI) set-aside. Two hundred-eighty of the units (100% of the total) will be reserved for low-income tenants. As a priority 1 tax exempt bond transaction all of the units will be reserved for households earning 50% or less of AMGI.

MAXIMUM ELIGIBLE INCOMES

	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
60% of AMI	\$27,960	\$31,920	\$35,940	\$39,900	\$43,080	\$46,260

MARKET HIGHLIGHTS

A market feasibility study dated April 24, 2003 was prepared by Butler♦Burgher and highlighted the following findings:

Definition of Primary Market Area: “The Primary Market Area is defined as the area of Illinois Avenue (north border), IH 35E (east border), Belt Line Road (south border), and Clark Road (west border).” (p. 52)

Population: The estimated 2000 population of the market area was 159,473 and is expected to increase by 7% to approximately 1714,076 by 2007. Within the primary market area there were estimated to be 56,087 households in 2000.

Total Local/Submarket Demand for Rental Units:

ANNUAL INCOME-ELIGIBLE SUBMARKET DEMAND SUMMARY

Type of Demand	Market Analyst		Underwriter	
	Units of Demand	% of Total Demand	Units of Demand	% of Total Demand
Household Growth	85	2%	84	2%
Resident Turnover	5,398	98%	5,340	98%
TOTAL ANNUAL DEMAND	5,483	100%	5,424	100%

Ref: p. 71

Inclusive Capture Rate: “The capture rate of 19.73% for the Primary Market Area is acceptable under the TDHCA concentration guidelines. It considers the future completion of the subject LIHTC units (280) and other units currently under construction.” (p.71) This included 802 additional unstabilized comparable units in the submarket.

Market Rent Comparables: The Market Analyst surveyed eleven comparable apartment projects totaling 2,646 units in the market area. (p. 74)

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MULTIFAMILY UNDERWRITING ANALYSIS**

RENT ANALYSIS (net tenant-paid rents)					
Unit Type (% AMI)	Proposed	Program Max	Differential	Market	Differential
2-Bedroom (50%)	\$688	\$688	\$0	\$840	-\$152
3-Bedroom (50%)	\$793	\$793	\$0	\$1,040	-\$247

(NOTE: Differentials are amount of difference between proposed rents and program limits and average market rents, e.g., proposed rent =\$500, program max =\$600, differential = -\$100)

Submarket Occupancy Rates: “Gross occupancy has fluctuated over the last two years from as low as 91.9%, which occurred September 2002, to a high of 96.9% as of June 2001. The current occupancy rate is 92.7% due to the market absorbing no units being added last year.” (p. 51)

Absorption Projections: “The Southwest Dallas submarket reflected negative absorption year-ending December 2002. No new construction was added and rental rates have remained stable with slightly fluctuating occupancy. The submarket had positive absorption for the past three years of 340 units and 360 units are forecast for absorption in the next 12 months.” (p. 72)

Known Planned Development: “M/PF Research predicts that the submarket occupancy will increase slightly over the next 12 months to 93.2% with two new communities (Ridge Parc and Rosemont at Timbercreek) with 340 units expected to be completed by December 2003. However, this does not include Clarkridge Villas that was not reported in M/PF; and is expected to be complete June 2004.” (p. 75)

The Underwriter found the market study to be deficient due to the fact that 75% of the unit mix in this planned development is three bedroom units and the report failed to substantiate the need for this size of unit. Upon the request of the Underwriter, the Applicant provided the following summary of information regarding demand for three bedroom units in the southwest Dallas market area:

Summary of Information Regarding Demand for Three-Bedroom Units in the Southwest Dallas Market area:

- According to M/PF Research Inc, D/FW Apartment Report as of 1st Quarter 2003, only 8.3% of the Southwest Dallas submarket units are three-bedrooms while having an occupancy rate of 97.3%.
- The two most recent developments in the PMA (Rosemont at Timber Creek with 35 3BRs and Ridge Parc with 88 3BRs) are 100% occupied with waiting lists for all unit types. Rosemont at Timber Creek, a LIHTC/market community, has 23 income-restricted units (60% median income) and 12 market units. Ridge Parc is not income restricted but uses lower average rents to be affordable to a wider range of the population.
- The Primary Market Area average household size is 2.82 persons, according to 2003 Claritas, Inc., which is larger than the Dallas MSA average household size of 2.72 persons.
- Within the Primary Market Area, 48.67% of the house holds have 3 or more persons, as indicated by the Claritas demographic data in the report. This is also indicative of the larger house holds size shown in the PMA.
- The percentage of households with children under 18 years old is 44.63% in the Primary Market Area. This indicates that a large percentage of residents in the area may demand a larger unit with extra rooms for bedrooms, studies, den, or playrooms.

The case for 210 new three bedroom units, 75% of the total in the submarket is marginal at best. The Underwriter believes that even in a best case scenario the absorption at these units will be protracted.

OPERATING PROFORMA ANALYSIS

Income: The Applicant’s rent projections are the maximum rents allowed under LIHTC guidelines. The Applicant is assuming \$20 per unit per month in secondary income which the Underwriter has substantiated with database information from comparable properties within the DFW area. The Applicant is projecting a vacancy and collection loss variance of 7% rather than the department standard of 7.5% and provided no justification.

Expenses: The Applicant’s total expense estimate of \$3,705 per unit is 12% lower than the TDHCA database-derived estimate of \$4,234 per unit for comparably-sized developments. The Applicant’s budget shows several line item estimates, that deviate significantly when compared to the database averages,

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particularly general and administrative (\$20.6K lower), payroll (\$72.8K lower), utilities (\$27.4K lower).

Conclusion: The Applicant's total estimated operating expense is inconsistent with the Underwriter's expectations and the Applicant's net operating income is not within 5% of the Underwriter's estimate. Therefore, the Underwriter's NOI will be used to evaluate debt service capacity. Due primarily to the difference in general & administrative, payroll & payroll tax and utility expenses, the Underwriter's estimated debt coverage ratio (DCR) of 1.04 is slightly less than the program minimum standard of 1.10. Therefore, the maximum debt service for this project should be limited by a reduction of the loan amount of the taxable bond to \$660,000.

ACQUISITION VALUATION INFORMATION

ASSESSED VALUE

Land: (52.629) acres	\$342,090	Assessment for the Year of:	2003
1 ac:	\$6,500	Valuation by:	Dallas County Appraisal District
Prorated (19.01) acres:	\$123,565	Tax Rate:	2.79733

EVIDENCE of SITE or PROPERTY CONTROL

Type of Site Control:	Purchase And Sale Agreement						
Contract Expiration Date:	11/	1/	2003	Anticipated Closing Date:	10/	9/	2003
Acquisition Cost:	\$1,420,000			Earnest Money:	\$5,000		
Seller:	Beckley Capital, LP			Related to Development Team Member:	No		

CONSTRUCTION COST ESTIMATE EVALUATION

Acquisition Value: The acquisition price is assumed to be reasonable since the acquisition is an arm's-length transaction.

Off-Site Costs: The Applicant claimed off-site costs of \$250,000 for utilities and provided sufficient third party certification through a registered profession engineer to justify these costs.

Sitework Cost: The Applicant's claimed sitework costs of \$6,750 per unit are considered reasonable compared to historical sitework costs for multifamily projects.

Direct Construction Cost: The Applicant's costs are more than 5% higher than the Underwriter's Marshall & Swift Residential Cost Handbook-derived estimate after all of the Applicant's additional justifications were considered. This would suggest that the Applicant's direct construction costs are overstated.

Fees: The Applicant's general requirements, contractor's general and administrative fees, and contractor's profit exceed the 6%, 2%, and 6% maximums allowed by LIHTC guidelines based on their own construction costs. Consequently the Applicant's eligible fees in these areas have been reduced by \$71,400 with the overage effectively moved to ineligible costs. The Applicant's developer fees also exceed 15% of the Applicant's adjusted eligible basis and therefore the eligible portion of the Applicant's developer fee must be reduced by \$38,048.

Conclusion: The Applicant's total development cost estimate is within 5% of the Underwriter's verifiable estimate and is therefore generally acceptable. Since the Underwriter has been able to verify the Applicant's projected costs to a reasonable margin, the Applicant's total cost breakdown, as adjusted, is used to calculate eligible basis and determine the LIHTC allocation. As a result an eligible basis of \$23,679,447 is used to determine a credit allocation of \$1,111,276 from this method. The resulting syndication proceeds will be used to compare to the gap of need using the Applicant's costs to determine the recommended credit amount.

FINANCING STRUCTURE

BOND/LONG TERM/PERMANENT FINANCING

Source:	Charter Municipal Mortgage Acceptance Company	Contact:	Marnie Miller
Principal Amount:	\$15,000,000	Interest Rate:	6.75%

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Additional Information: Tax-exempt

Amortization: 40 yrs **Term:** 40 yrs **Commitment:** LOI Firm Conditional
Annual Payment: \$1,086,042 **Lien Priority:** 1st **Commitment Date** 6/ 23/ 2003

BOND/LONG TERM/PERMANENT FINANCING

Source: Charter Municipal Mortgage Acceptance Company **Contact:** Marnie Miller

Principal Amount: \$1,400,000 **Interest Rate:** 8.75%

Additional Information: Taxable tail

Amortization: 40 yrs **Term:** 12 yrs **Commitment:** LOI Firm Conditional
Annual Payment: \$126,364 **Lien Priority:** 2nd **Commitment Date** 6/ 23/ 2003

LIHTC SYNDICATION

Source: Related Capital Company

Contact: Justin Ginsberg

Address: 625 Madison Avenue

City: New York

State: NY

Zip: 10022

Phone: (212) 521-6369

Fax: (212) 751-3550

Net Proceeds: \$9,274,901

Net Syndication Rate (per \$1.00 of 10-yr LIHTC) 82¢

Commitment LOI Firm Conditional **Date:** 6/ 23/ 2003

APPLICANT EQUITY

Amount: \$1,357,250

Source: Deferred Developer Fee

FINANCING STRUCTURE ANALYSIS

Permanent Financing: The permanent financing commitment is consistent with the terms reflected in the sources and uses listed in the application. The Underwriters analysis suggests that the taxable tail will be reduced to \$660,000 through mandatory reduction at conversion to permanent due to debt coverage ratio limitations. Debt service for the development is estimated to be limited to \$1,144, 485 which is \$68K less than the Applicant projected.

LIHTC Syndication: Related Capital Company has offered terms for syndication of the tax credits. The commitment letter shows net proceeds are anticipated to be \$9,289,000 based on a syndication factor of 82%. The slight reduction in recommended credit reduces the anticipated syndication proceeds by \$164,257.

Deferred Developer's Fees: The Applicant's proposed deferred developer's fees of \$1,357,250 amount to less than 43% of the total fees. Based on the reduction in credit and anticipated mandatory redemption of a significant portion of the taxable bonds, the Underwriters deferred developer fee estimate is much higher at \$2,465,953 or 79% of the entire eligible fee.

Financing Conclusions: Based on the Applicant's estimate of eligible basis, the LIHTC allocation should not exceed \$1,111,276 annually for ten years, resulting in syndication proceeds of approximately \$9,110,644. The underwriting analysis further suggests the Applicant's deferred developer fee will be increased to \$2,465,953 which should be repayable from cash flow within fifteen years. Should the Applicant's final direct construction cost exceed the cost estimate used to determine credits in this analysis, additional deferred developer's fee may not be available to fund those development cost overruns.

DEVELOPMENT TEAM

IDENTITIES of INTEREST

The Applicant, Developer, and General Contractor firms are all related entities. These are common relationships for LIHTC-funded developments.

APPLICANT'S/PRINCIPALS' FINANCIAL HIGHLIGHTS, BACKGROUND, and EXPERIENCE

Financial Highlights:

- The Applicant and General Partner are single-purpose entities created for the purpose of receiving assistance from TDHCA and therefore have no material financial statements.

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- The principal of the General Partner, Leon J. Backes, submitted an unaudited financial statement as of June 24, 2003 and is anticipated to be guarantor of the development.
- The principal of the Co-Developer, Jay O. Oji, submitted an unaudited financial statement as of June 24, 2003.

Background & Experience:

- The Applicant and General Partner are new entities formed for the purpose of developing the project.
- Jay O. Oji, the Co-Developer, has completed four LIHTC/affordable housing developments totaling 560 units since 1994.

SUMMARY OF SALIENT RISKS AND ISSUES

- The Applicant's operating expenses and operating proforma are more than 5% outside of the Underwriter's verifiable ranges.
- The Applicant's direct construction costs differ from the Underwriter's *Marshall and Swift* based estimate by more than 5%.
- The significant financing structure changes being proposed have not been reviewed or accepted by the Applicant, lenders, and syndicators, and acceptable alternative structures may exist.

Underwriter:	_____	Date:	August 6, 2003
	<i>Carl Hoover</i>		
Director of Real Estate Analysis:	_____	Date:	August 6, 2003
	<i>Tom Gouris</i>		

MULTIFAMILY COMPARATIVE ANALYSIS

Rose Court at Thorntree, Dallas, LIHTC #02475

Type of Unit	Number	Bedrooms	No. of Baths	Size in SF	Gross Rent Lmt.	Net Rent per Unit	Rent per Month	Rent per SF	Int Pd Util	Wtr, Swr, Trsh
TC (50%)	70	2	2	960	\$748	\$688	\$48,160	\$0.72	\$60.00	\$52.00
TC (50%)	210	3	2	1,120	864	793	166,530	0.71	71.00	61.00
TOTAL:	280		AVERAGE:	1.080	\$835	\$767	\$214,690	\$0.71	\$68.25	\$58.75

INCOME

Total Net Rentable Sq Ft: **302,400**

POTENTIAL GROSS RENT

Secondary Income Per Unit Per Month: **\$20.00**
 Other Support Income:

POTENTIAL GROSS INCOME

Vacancy & Collection Loss % of Potential Gross Income: **-7.50%**
 Employee or Other Non-Rental Units or Concessions

EFFECTIVE GROSS INCOME

EXPENSES

	% OF EGI	PER UNIT	PER SQ FT
General & Administrative	3.79%	\$331	0.31
Management	5.00%	437	0.40
Payroll & Payroll Tax	11.44%	999	0.93
Repairs & Maintenance	4.62%	403	0.37
Utilities	3.70%	323	0.30
Water, Sewer, & Trash	4.67%	408	0.38
Property Insurance	2.35%	205	0.19
Property Tax	2.79733	726	0.67
Reserve for Replacements	2.29%	200	0.19
Other Expenses: Supp.Serv., Compl	2.31%	202	0.19
TOTAL EXPENSES	48.48%	\$4,234	\$3.92
NET OPERATING INC	51.52%	\$4,499	\$4.17

DEBT SERVICE

Charter Mortgage (Tax Exempt)	44.41%	\$3,879	\$3.59
Charter Mortgage (Taxable)	5.17%	\$451	\$0.42
	0.00%	\$0	\$0.00
NET CASH FLOW	1.93%	\$169	\$0.16

AGGREGATE DEBT COVERAGE RATIO

RECOMMENDED DEBT COVERAGE RATIO

CONSTRUCTION COST

Description	Factor	% of TOTAL	PER UNIT	PER SQ FT
Acquisition Cost (site or bldg)		5.38%	\$5,071	\$4.70
Off-Sites		0.95%	893	0.83
Sitework		7.16%	6,750	6.25
Direct Construction		46.98%	44,287	41.01
Contingency	5.00%	2.71%	2,552	2.36
General Req'ts	6.00%	3.25%	3,062	2.84
Contractor's G & A	2.00%	1.08%	1,021	0.95
Contractor's Profit	6.00%	3.25%	3,062	2.84
Indirect Construction		3.82%	3,596	3.33
Ineligible Costs		6.45%	6,079	5.63
Developer's G & A	2.21%	1.63%	1,540	1.43
Developer's Profit	12.79%	9.48%	8,933	8.27
Interim Financing		5.82%	5,489	5.08
Reserves		2.05%	1,931	1.79
TOTAL COST	100.00%	\$94,267	\$87.28	

Recap-Hard Construction Costs

64.43% \$60,734 \$56.24

SOURCES OF FUNDS

Charter Mortgage (Tax Exempt)	56.83%	\$53,571	\$49.60
Charter Mortgage (Taxable)	5.30%	\$5,000	\$4.63
GIC Income	0.77%	\$730	\$0.68
LIHTC Syndication Proceeds	35.14%	\$33,125	\$30.67
Deferred Developer Fees	5.14%	\$4,847	\$4.49
Additional (excess) Funds Required	-3.19%	(\$3,007)	(\$2.78)
TOTAL SOURCES			

TDHCA	APPLICANT
\$2,576,280	\$2,576,280
67,200	67,200
0	0
\$2,643,480	\$2,643,480
(198,261)	(185,040)
0	0
\$2,445,219	\$2,458,440
\$92,620	\$72,000
122,261	\$122,922
279,834	\$207,000
112,958	\$107,600
90,397	\$63,000
114,268	\$95,830
57,456	\$60,480
203,178	\$196,000
56,000	\$56,000
56,570	\$56,570
\$1,185,541	\$1,037,402
\$1,259,678	\$1,421,038
\$1,086,042	\$1,086,042
126,365	126,364
0	0
\$47,271	\$208,632
1.04	1.17
1.10	

PER SQ FT	PER UNIT	% OF EGI
\$20.00		
-7.00%		
\$3.43	\$3,705	42.20%
\$4.70	\$5,075	57.80%
\$3.59	\$3,879	44.18%
\$0.42	\$451	5.14%
\$0.00	\$0	0.00%
\$0.69	\$745	8.49%

PER SQ FT	PER UNIT	% of TOTAL
\$4.70	\$5,071	5.21%
0.83	893	0.92%
6.25	6,750	6.94%
43.90	47,412	48.74%
3.11	3,359	3.45%
3.11	3,359	3.45%
1.04	1,120	1.15%
3.11	3,359	3.45%
3.33	3,596	3.70%
5.28	5,698	5.86%
2.07	2,233	2.30%
8.27	8,933	9.18%
5.08	5,489	5.64%
0.00	0	0.00%
\$90.07	\$97,274	100.00%

TDHCA	APPLICANT	PER SQ FT	PER UNIT	% of TOTAL
\$1,420,000	\$1,420,000	\$4.70	\$5,071	5.21%
250,000	250,000	0.83	893	0.92%
1,890,000	1,890,000	6.25	6,750	6.94%
12,400,337	13,275,398	43.90	47,412	48.74%
714,517	940,524	3.11	3,359	3.45%
857,420	940,524	3.11	3,359	3.45%
285,807	313,508	1.04	1,120	1.15%
857,420	940,524	3.11	3,359	3.45%
1,007,000	1,007,000	3.33	3,596	3.70%
1,702,048	1,595,448	5.28	5,698	5.86%
431,087	625,334	2.07	2,233	2.30%
2,501,338	2,501,338	8.27	8,933	9.18%
1,537,000	1,537,000	5.08	5,489	5.64%
540,779	0	0.00	0	0.00%
\$26,394,753	\$27,236,598	\$90.07	\$97,274	100.00%
\$17,005,500	\$18,300,478	\$60.52	\$65,359	67.19%

RECOMMENDED	
\$15,000,000	Developer Fee Available
1,400,000	\$2,932,425
204,451	0
9,274,901	% of Dev. Fee Deferred
1,357,250	79%
(841,849)	15-Yr Cumulative Cash Flow
\$26,394,753	\$2,706,471.95

MULTIFAMILY COMPARATIVE ANALYSIS (continued)

Rose Court at Thorntree, Dallas, LIHTC #02475

DIRECT CONSTRUCTION COST ESTIMATE

Residential Cost Handbook

Average Quality Multiple Residence Basis

CATEGORY	FACTOR	UNITS/SQ FT	PER SF	AMOUNT
Base Cost			\$41.18	\$12,452,832
Adjustments				
Exterior Wall Finish	1.10%		\$0.45	\$136,981
9' Ceilings	3.30%		\$1.36	\$410,943
Roofing			0.00	0
Subfloor			(0.76)	(229,125)
Floor Cover			1.92	580,608
Porches/Balconies	\$19.77	54,810	3.58	1,083,411
Plumbing	\$615	560	1.14	344,400
Built-In Appliances	\$1,625	280	1.50	455,000
Stairs/Fireplaces			0.00	0
Floor Insulation			0.00	0
Heating/Cooling			1.47	444,528
Garages/Carports	\$7.83	20,000	0.52	156,600
Comm &/or Aux Bldgs	\$56.25	5,000	0.93	281,265
Outside Stairs	\$1,625	56	0.30	91,000
SUBTOTAL			53.60	16,208,443
Current Cost Multiplier	1.03		1.61	486,253
Local Multiplier	0.90		(5.36)	(1,620,844)
TOTAL DIRECT CONSTRUCTION COSTS			\$49.85	\$15,073,852
Plans, specs, survy, bld prm	3.90%		(\$1.94)	(\$587,880)
Interim Construction Interes	3.38%		(1.68)	(508,743)
Contractor's OH & Profit	11.50%		(5.73)	(1,733,493)
NET DIRECT CONSTRUCTION COSTS			\$40.49	\$12,243,737

PAYMENT COMPUTATION

Primary	\$15,000,000	Term	480
Int Rate	6.75%	DCR	1.16

Secondary	\$1,400,000	Term	480
Int Rate	8.75%	Subtotal DCR	1.04

Additional		Term	
Int Rate		Aggregate DCR	1.04

RECOMMENDED FINANCING STRUCTURE:

Primary Debt Service	\$1,144,485
Secondary Debt Service	0
Additional Debt Service	0
NET CASH FLOW	\$115,193

Primary	\$15,660,000	Term	480
Int Rate	6.83%	DCR	1.10

Secondary		Term	480
Int Rate		Subtotal DCR	1.10

Additional		Term	0
Int Rate	0.00%	Aggregate DCR	1.10

OPERATING INCOME & EXPENSE PROFORMA: RECOMMENDED FINANCING STRUCTURE

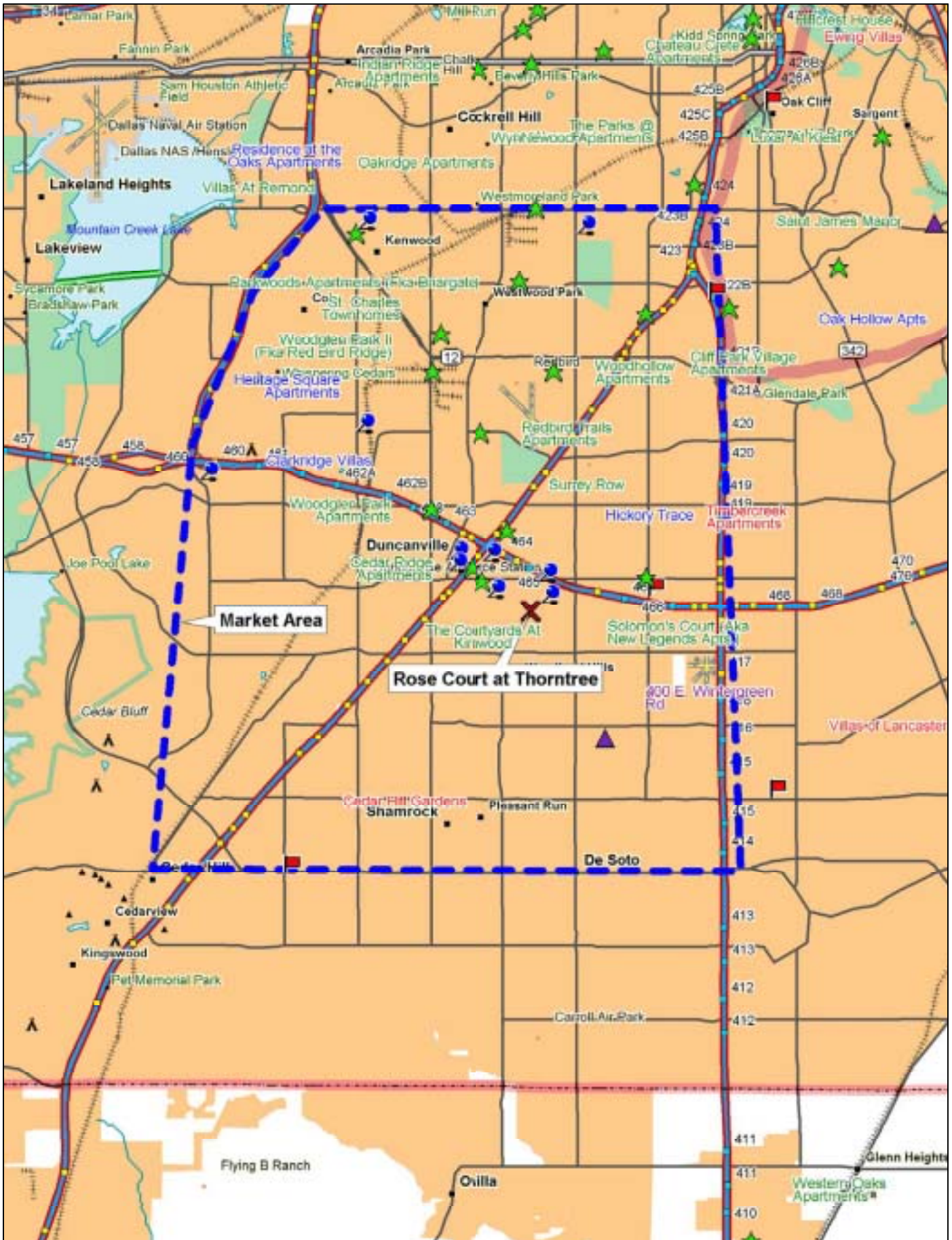
INCOME at 3.00%	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15	YEAR 20	YEAR 30
POTENTIAL GROSS RENT	\$2,576,280	\$2,653,568	\$2,733,175	\$2,815,171	\$2,899,626	\$3,361,461	\$3,896,855	\$4,517,523	\$6,071,173
Secondary Income	67,200	69,216	71,292	73,431	75,634	87,681	101,646	117,836	158,361
Other Support Income:	0	0	0	0	0	0	0	0	0
POTENTIAL GROSS INCOME	2,643,480	2,722,784	2,804,468	2,888,602	2,975,260	3,449,142	3,998,501	4,635,358	6,229,534
Vacancy & Collection Loss	(198,261)	(204,209)	(210,335)	(216,645)	(223,145)	(258,686)	(299,888)	(347,652)	(467,215)
Employee or Other Non-Rental I	0	0	0	0	0	0	0	0	0
EFFECTIVE GROSS INCOME	\$2,445,219	\$2,518,576	\$2,594,133	\$2,671,957	\$2,752,116	\$3,190,456	\$3,698,613	\$4,287,706	\$5,762,319
EXPENSES at 4.00%									
General & Administrative	\$92,620	\$96,325	\$100,178	\$104,185	\$108,352	\$131,827	\$160,388	\$195,136	\$288,849
Management	122,261	125,929	129,707	133,598	137,606	159,523	184,931	214,385	288,116
Payroll & Payroll Tax	279,834	291,027	302,669	314,775	327,366	398,291	484,582	589,568	872,705
Repairs & Maintenance	112,958	117,476	122,175	127,062	132,145	160,774	195,607	237,985	352,277
Utilities	90,397	94,012	97,773	101,684	105,751	128,663	156,538	190,452	281,915
Water, Sewer & Trash	114,268	118,839	123,592	128,536	133,677	162,639	197,875	240,745	356,362
Insurance	57,456	59,754	62,144	64,630	67,215	81,778	99,495	121,051	179,185
Property Tax	203,178	211,305	219,757	228,547	237,689	289,185	351,838	428,064	633,640
Reserve for Replacements	56,000	58,240	60,570	62,992	65,512	79,705	96,974	117,984	174,644
Other	56,570	58,833	61,186	63,634	66,179	80,517	97,961	119,184	176,422
TOTAL EXPENSES	\$1,185,541	\$1,231,740	\$1,279,750	\$1,329,643	\$1,381,493	\$1,672,902	\$2,026,188	\$2,454,556	\$3,604,116
NET OPERATING INCOME	\$1,259,678	\$1,286,836	\$1,314,383	\$1,342,314	\$1,370,623	\$1,517,554	\$1,672,426	\$1,833,150	\$2,158,203
DEBT SERVICE									
First Lien Financing	\$1,144,485	\$1,144,485	\$1,144,485	\$1,144,485	\$1,144,485	\$1,144,485	\$1,144,485	\$1,144,485	\$1,144,485
Second Lien	126,365	126,365	126,365	126,365	126,365	126,365	126,365	126,365	126,365
Other Financing	0	0	0	0	0	0	0	0	0
NET CASH FLOW	(\$11,172)	\$15,985	\$43,532	\$71,463	\$99,772	\$246,704	\$401,575	\$562,300	\$887,353
DEBT COVERAGE RATIO	0.99	1.01	1.03	1.06	1.08	1.19	1.32	1.44	1.70

LIHTC Allocation Calculation - Rose Court at Thorntree, Dallas, LIHTC #02475

CATEGORY	APPLICANT'S TOTAL AMOUNTS	TDHCA TOTAL AMOUNTS	APPLICANT'S REHAB/NEW ELIGIBLE BASIS	TDHCA REHAB/NEW ELIGIBLE BASIS
(1) Acquisition Cost				
Purchase of land	\$1,420,000	\$1,420,000		
Purchase of buildings				
(2) Rehabilitation/New Construction Cost				
On-site work	\$1,890,000	\$1,890,000	\$1,890,000	\$1,890,000
Off-site improvements	\$250,000	\$250,000		
(3) Construction Hard Costs				
New structures/rehabilitation hard costs	\$13,275,398	\$12,400,337	\$13,275,398	\$12,400,337
(4) Contractor Fees & General Requirements				
Contractor overhead	\$313,508	\$285,807	\$303,308	\$285,807
Contractor profit	\$940,524	\$857,420	\$909,924	\$857,420
General requirements	\$940,524	\$857,420	\$909,924	\$857,420
(5) Contingencies				
	\$940,524	\$714,517	\$758,270	\$714,517
(6) Eligible Indirect Fees				
	\$1,007,000	\$1,007,000	\$1,007,000	\$1,007,000
(7) Eligible Financing Fees				
	\$1,537,000	\$1,537,000	\$1,537,000	\$1,537,000
(8) All Ineligible Costs				
	\$1,595,448	\$1,702,048		
(9) Developer Fees				
			\$3,088,624	
Developer overhead	\$625,334	\$431,087		\$431,087
Developer fee	\$2,501,338	\$2,501,338		\$2,501,338
(10) Development Reserves				
		\$540,779		
TOTAL DEVELOPMENT COSTS	\$27,236,598	\$26,394,753	\$23,679,447	\$22,481,926

Deduct from Basis:				
All grant proceeds used to finance costs in eligible basis				
B.M.R. loans used to finance cost in eligible basis				
Non-qualified non-recourse financing				
Non-qualified portion of higher quality units [42(d)(3)]				
Historic Credits (on residential portion only)				
TOTAL ELIGIBLE BASIS			\$23,679,447	\$22,481,926
High Cost Area Adjustment			130%	130%
TOTAL ADJUSTED BASIS			\$30,783,281	\$29,226,503
Applicable Fraction			100%	100%
TOTAL QUALIFIED BASIS			\$30,783,281	\$29,226,503
Applicable Percentage			3.61%	3.61%
TOTAL AMOUNT OF TAX CREDITS			\$1,111,276	\$1,055,077

Syndication Proceeds	0.8198	\$9,110,644	\$8,649,899
Total Credits (Eligible Basis Method)		\$1,111,276	\$1,055,077
Syndication Proceeds		\$9,110,644	\$8,649,899
Requested Credits		\$1,131,199	
Syndication Proceeds		\$9,273,977	
Gap of Syndication Proceeds Needed		\$11,576,598	
Credit Amount		\$1,412,063	



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 Zoom Level: 10-7 Datum: WGS84

Scale 1 : 112 500
 1" = 1.78 mi





LOW INCOME HOUSING TAX CREDIT PROGRAM
2003 LIHTC/TAX EXEMPT BOND DEVELOPMENT PROFILE AND BOARD SUMMARY
 Texas Department of Housing and Community Affairs

Development Name: **Travis Park Apartments**

TDHCA#: 03409

DEVELOPMENT AND OWNER INFORMATION

Development Location: Austin QCT: N DDA: N TTC: N
 Development Owner: TP Travis Park Associates, LP
 General Partner(s): TP Travis Park, LLC, 100%, Contact: Thomas Dawson
 Construction Category: Acquis/Rehab
 Set-Aside Category: Tax Exempt Bond Bond Issuer: Austin HFC
 Development Type: Family

Annual Tax Credit Allocation Calculation

Applicant Request: \$384,010 Eligible Basis Amt: \$383,918 Equity/Gap Amt.: \$462,561
Annual Tax Credit Allocation Recommendation: \$383,918
 Total Tax Credit Allocation Over Ten Years: \$ 3,839,180

PROPERTY INFORMATION

Unit and Building Information

Total Units: 199* LIHTC Units: 197 % of LIHTC Units: 99
 Gross Square Footage: 171,640 171,640 Net Rentable Square Footage: 168,363
 Average Square Footage/Unit: 846
 Number of Buildings: 22
 Currently Occupied: Y

Development Cost

Total Cost: \$12,467,865 Total Cost/Net Rentable Sq. Ft.: \$74.05

Income and Expenses

Effective Gross Income:¹ \$1,504,439 Ttl. Expenses: \$764,168 Net Operating Inc.: \$740,271
 Estimated 1st Year DCR: 1.10

DEVELOPMENT TEAM

Consultant:	Not Utilized	Manager:	To Be Determined To Be Determined
Attorney:	To Be Determined	Architect:	Not Utilized Not Utilized
Accountant:	To Be Determined To Be Determined	Engineer:	Not Utilized Not Utilized
Market Analyst:	Novogradac & Company, LLP Novogradac & Company, LLP	Lender:	Charter MAC
Contractor:	To Be Determined To Be Determined	Syndicator:	Related Capital Company

PUBLIC COMMENT²

From Citizens:	From Legislators or Local Officials:
# in Support: 0 # in Opposition: 0	Sen. Gonzalo Barrientos, District 14 - NC Rep. Eddie Rodriguez, District 51 - NC Mayor Will Wynn - NC Paul Hilgers, Director of Neighborhood Housing and Community Development Department, City of Austin; Consistent with the local consolidated plan.

* Development has 2 Employee Occupied Units.

1. Gross Income less Vacancy

2. NC - No comment received, O - Opposition, S - Support

CONDITION(S) TO COMMITMENT

1. Per §49.12(c) of the Qualified Allocation Plan and Rules, all Tax Exempt Bond Project Applications “must provide an executed agreement with a qualified service provider for the provision of special supportive services that would otherwise not be available for the tenants. The provision of such services will be included in the Declaration of Land Use Restrictive Covenants (“LURA”).
2. Receipt, review, and acceptance of an evaluation by a third party registered environmental engineer regarding the potential impact of lead based paint and asbestos and follow-up of any subsequent recommendations by cost certification.
3. Receipt, review, and acceptance of a revised site plan, building breakdown, and/or rent schedule that are consistent with each other by closing on the bonds.
4. Should the terms and rates of the proposed debt or syndication change, the transaction should be re-evaluated and an adjustment to the credit amount may be warranted.

DEVELOPMENT'S SELECTION BY PROGRAM MANAGER & DIVISION DIRECTOR IS BASED ON:

Score Utilization of Set-Aside Geographic Distrib. Tax Exempt Bond. Housing Type

Other Comments including discretionary factors (if applicable).

Robert Onion, Multifamily Finance Manager

Date

Brooke Boston, Director of Multifamily Finance Production Date

DEVELOPMENT'S SELECTION BY EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score Utilization of Set-Aside Geographic Distrib. Tax Exempt Bond Housing Type

Other Comments including discretionary factors (if applicable)._____

Edwina P. Carrington, Executive Director

Date

Chairman of Executive Award and Review Advisory Committee

TDHCA Board of Director's Approval and description of discretionary factors (if applicable).

Chairperson Signature: _____

Michael E. Jones, Chairman of the Board

Date

Developer Evaluation

Project ID # **03409**

Name: **Travis Park Apartments**

City:

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

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

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Projects in Material Noncompliance: No Yes # of Projects: 0

Total # of Projects monitored: 0 Projects grouped by score 0-9 0 10-19 0 20-29 0

Total # monitored with a score less than 30: 0 # not yet monitored or pending review: 0

Program Monitoring/Draws

Not applicable Review pending No unresolved issues Unresolved issues found

Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Asset Management

Not applicable Review pending No unresolved issues Unresolved issues found

Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by Sara Carr Newsom Date uesday, July 29, 2003

Multifamily Finance Production

Not applicable Review pending No unresolved issues Unresolved issues found

Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by S Roth Date 7 /17/2003

Single Family Finance Production

Not applicable Review pending No unresolved issues Unresolved issues found

Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by _____ Date _____

Community Affairs

Not applicable Review pending No unresolved issues Unresolved issues found

Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by EEF Date 7 /16/2003

Office of Colonia Initiatives

Not applicable Review pending No unresolved issues Unresolved issues found

Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by _____ Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable Review pending No unresolved issues Unresolved issues found

Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by _____ Date _____

Loan Administration

Not applicable No delinquencies found Delinquencies found

Delinquencies found that warrant disqualification (Additional information/comments must be attached)

Reviewed by Stephanie Stuntz Date 7 /24/2003

Executive Director: Edwina Carrington

Executed: uesday, August 05, 2003

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

DATE: August 3, 2003

PROGRAM: 4% LIHTC

FILE NUMBER: 03409

DEVELOPMENT NAME

Travis Park Apartments

APPLICANT

Name:	TP Travis Park Apartments, L.P.	Type:	For Profit w/ Non-profit General Partner		
Address:	3 Harbor Drive, Suite 302	City:	Sausalito	State:	CA
Zip:	94965	Contact:	Tim Fluetsch	Phone:	(801) 733-6111
				Fax:	(801) 733-5481

PRINCIPALS of the APPLICANT/ KEY PARTICIPANTS

Name:	TP Travis Park, LLC	(%):	.01	Title:	General Partner
Name:	Atlantic Housing Foundation, Inc.	(%):	100	Title:	Owner of GP
Name:	D&F Pacific American Properties	(%):	N/A	Title:	Developer
Name:	Greg Fowler	(%):	N/A	Title:	50% owner of Developer
Name:	Tom Dawson	(%):	N/A	Title:	50% owner of Developer

PROPERTY LOCATION

Location: 1110 East Oltorf **QCT** **DDA**
City: Austin **County:** Travis **Zip:** 78704

REQUEST

<u>Amount</u>	<u>Interest Rate</u>	<u>Amortization</u>	<u>Term</u>
1) \$384,010	N/A	N/A	N/A
Other Requested Terms:	1) Annual ten-year allocation of low-income housing tax credits		
Proposed Use of Funds:	Acquisition/Rehab	Property Type:	Multifamily
Set-Aside(s):	<input checked="" type="checkbox"/> General	<input type="checkbox"/> Rural	<input type="checkbox"/> TX RD
	<input type="checkbox"/> Non-Profit	<input type="checkbox"/> Elderly	<input type="checkbox"/> At Risk

RECOMMENDATION

RECOMMEND APPROVAL OF AN LIHTC ALLOCATION NOT TO EXCEED \$383,918 ANNUALLY FOR TEN YEARS, SUBJECT TO CONDITIONS.

CONDITIONS

1. Receipt, review, and acceptance of an evaluation by a third arty registered environmental engineer regarding the potential impact of lead based paint and asbestos and follow-up of any subsequent recommendations by cost certification.
2. Receipt, review, and acceptance of a revised site plan, building unit breakdown, and/or rent schedule that are consistent with each other by closing on the bonds.
3. Should the terms and rates of the proposed debt or syndication change, the transaction should be re-evaluated and an adjustment to the credit amount may be warranted.

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

REVIEW of PREVIOUS UNDERWRITING REPORTS

No previous reports.

DEVELOPMENT SPECIFICATIONS

IMPROVEMENTS

Total Units: 199 **# Rental Buildings:** 22 **# Common Area Bldgs:** 2 **# of Floors:** 2 **Age:** 33 yrs **Vacant:** 6 at 04/ 15/ 2003
Net Rentable SF: 168,363 **Av Un SF:** 846 **Common Area SF:** _____ **Gross Bldg SF:** _____

STRUCTURAL MATERIALS

Wood frame on a concrete slab on grade, 50% brick veneer/40% wood siding/10% plywood/composite exterior wall covering, drywall interior wall surfaces, built-up rock roofing

APPLIANCES AND INTERIOR FEATURES

Carpeting & vinyl flooring, range & oven, hood & fan, refrigerator, microwave oven, fiberglass tub/shower, laminated counter tops, cable

ON-SITE AMENITIES

3,277-SF community building with laundry facilities, maintenance room, storage room and equipped children's play area is located at the back of the property. In addition perimeter fencing with limited access gate is also available at the site.

Uncovered Parking: 376 spaces **Carports:** N/A spaces **Garages:** N/A spaces

PROPOSAL and DEVELOPMENT PLAN DESCRIPTION

Description: Travis Park Apartments is a relatively dense 14.6 units per acre acquisition and rehabilitation development of 199 units of affordable located in south Austin. The development was built in 1969 and is comprised of 22 evenly distributed small to large garden style walk-up residential buildings as follows:

- € (3) Building Type A with sixteen units each (likely to be one bedroom flats);
- € (7) Building Type B with twelve units each (an unknown mix of two and three bedroom units);
- € (5) Building Type C with eight units(an unknown mix of two and three bedroom units)
- € (7) Building Type D with four units each though one of these buildings only utilizes three of the units as rental units (these are likely to be all two bedroom units);

According to the site plan, the buildings are uniform and appear to be developed in even unit groupings, however a building by building breakdown was not provided. Moreover, it is not obvious how the units are disbursed throughout the buildings as even unit grouping disbursement is not mathematically possible given the number of units per building indicated on the site plan. This could mean that the site plan provided was erroneous, the unit mix in the rent schedule is incorrect or the units are not grouped by type in even numbers. Given that the HAP contract rent agreement confirms the unit mix in the rent schedule it is less likely that the unit mix provided is incorrect. Regardless, receipt, review, and acceptance of a revised site plan, building unit breakdown, and/or rent schedule that are consistent with each other is a condition of this report by closing on the bonds.

Existing Subsidies: The property currently operates under a HUD Section 8 project-based Housing Assistance Payment contract for all 199 units. The HAP contract was renewed on October 1, 2002 for five years. The Applicant intends to continue the HAP contract for all units.

Development Plan: The buildings are currently 97% occupied based on the rent roll submitted as of April 15, 2003. The major repair items include replacement of the existing roofing (14% of the direct repair budget), replacement of most windows (13% of the direct repair budget), replacement of the AC coils (11% of the direct repair budget), replacement of the vinyl and carpet flooring (8% of the direct repair budget), painting all units (7% of the direct repair budget), and landscaping/ planter beds irrigation and reseeding the lawn (6% of the direct repair budget). The contractor's scope of work also includes: repair of deficient sidewalks, remove and replace deficient asphalt, install speed bumps, seal and re-stripe parking surface, install new signage, building numbers, unit numbers and handicap signage, install new swimming

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

pool and deck, install new playground equipment, remove rust and repaint existing metal fence, wash and seal existing wooden fence, replace deteriorated trim and plywood, replace damaged patio fencing, install drains and gutters, replace smoke detectors, replace plumbing in bathrooms, replace 24 exterior and interior doors, replace interior drywall, replace kitchen and bath cabinets, replace 90 ovens, refrigerators, replace 40 hoods/fans and renovate office building.

Architectural Review: The exterior elevations are functional and currently in average condition. All units are of average size for LIHTC units. Each unit has a private exterior entry. The units are in one and two story structures with mixed brick veneer and wood siding exterior finish with flat roofs.

Supportive Services: The Applicant indicates in the application supplement that supportive services will be offered to tenants at no extra cost. However, the service provider has yet to be determined and an estimate of supportive services expenses was not included in the Applicant's annual operating expenses.

Schedule: The Applicant anticipates construction to begin in September of 2003 and to be completed in October of 2004. The development should be placed in service and substantially leased-up in October of 2004.

SITE ISSUES			
SITE DESCRIPTION			
Size:	13.63 acres	593,723	square feet Zoning/ Permitted Uses: MF-3
Flood Zone Designation:	Zone X	Status of Off-Sites:	Partially Improved

SITE and NEIGHBORHOOD CHARACTERISTICS

Location: The site is an irregularly-shaped parcel located in the south central area of Austin, approximately two miles from the central business district. The site is situated on the north side of Oltorf Drive.

Adjacent Land Uses:

- ∅ **North:** residential development
- ∅ **South:** vacant land, Travis High School
- ∅ **East:** residential development
- ∅ **West:** residential development

Site Access: Access to the property is from the east or west along Oltorf Drive. The development has three main entries, all from the east or west from Oltorf Drive. Access to Interstate Highway 35 is 0.25 miles east, which provides connections to all other major roads serving the Austin area.

Public Transportation: Public transportation to the area is provided by Capital Metro with the nearest bus stop located adjacent to the site.

Shopping & Services: The site is within 0.25 miles of one major grocery/pharmacies. Access to shopping centers, a multi-screen theater, library, and a variety of other retail establishments and restaurants is within a short distance of the site. Schools, churches, and hospitals and health care facilities are also located within a short driving distance from the site.

Site Inspection Findings: TDHCA staff performed a site inspection on July, 2, 2003 and found the location to be acceptable for the proposed development. The inspector noted the projects age and tired appearance and outdated floor plans and architecture. The inspector also noted that it was likely the property had vinyl asbestos tile (VAT) in all buildings.

HIGHLIGHTS of SOILS & HAZARDOUS MATERIALS REPORT(S)

A Phase I Environmental Site Assessment report dated June 25, 2003 was prepared by Underground Environmental Services, Inc. and contained the following conclusions:

“Underground Environmental Services, Inc. has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-00 of the aforementioned subject property. This assessment has revealed no recognized environmental conditions in connection with the subject property. No further environmental studies are recommended at this time.” (p. 1) The Phase I inspector was not instructed or required to opine upon the presence or absence of lead based paint or asbestos

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hazards. Due to the age of the property however, the Applicant should engage a registered environmental engineer to evaluate and address the need for follow-up investigations and then act on those recommendations regarding issues of lead based paint and asbestos. Such an evaluation and follow-up is a condition of this report and should be completed prior to cost certification.

POPULATIONS TARGETED

Income Set-Aside: The Applicant has elected the 40% at 60% or less of area median gross income (AMGI) set-aside All of the units (100% of the total) will be reserved for low-income tenants. All of the units will be reserved for households earning 50% or less of AMGI. As a Priority 1 private activity bond lottery project, 100% of the units must have rents restricted to be affordable to households at or below 50% of AMGI, though all of the units may lease to residents earning up to 60% of the AMFI.

MAXIMUM ELIGIBLE INCOMES

	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
60% of AMI	\$29,880	\$34,140	\$38,400	\$42,660	\$46,080	\$49,500

MARKET HIGHLIGHTS

A market feasibility study dated June 6, 2003 was prepared by Novogradac & Company, LLP and highlighted the following findings:

Definition of Primary Market Area: “For purpose of this Study, the Subject’s Primary Market Area (PMA) will be a custom trade area including the south-central portion of the City of Austin...This area is bounded by Town Lake to the north, SH-183 to the east, SH-71 and 290 to the south and Lamar Boulevard (SH-343) to the west.” (p. 14)

Population: The estimated 2003 population of the primary market area was 79,853 and is expected to increase by 3.16% to approximately 93,291 by 2008. Within the primary market area there were estimated to be 34,520 households in 2003.

Total Primary Market Demand for Rental Units:

ANNUAL INCOME-ELIGIBLE SUBMARKET DEMAND SUMMARY				
Type of Demand	Market Analyst		Underwriter	
	Units of Demand	% of Total Demand	Units of Demand	% of Total Demand
Household Growth	140	6%	207	9%
Resident Turnover	2,145	84%	2,130	91%
Other Sources: Outside PMA (10%)	254	10%	N/A	N/A
TOTAL ANNUAL DEMAND	2,539	100%	2,337	100%

Ref: p. 59

Inclusive Capture Rate: The Market Analyst calculated an inclusive capture rate of 9.6% based upon a supply of unstabilized comparable affordable units of 749 divided by a total demand of 1,979. The Underwriter calculated an inclusive capture rate of 61% based upon a supply of unstabilized comparable affordable units of 1,425 divided by a total demand of 2,337. The supply of unstabilized units consists of new construction developments that were allocated tax credits within the last three years. However, since this development is currently 97% occupied and the Applicant anticipates no displacement of the any of the tenants, the capture rate is not a relevant concern in this instance.

Local Housing Authority Waiting List Information: “According to Mr. Kent Bedell, with the City of Austin Housing Authority, there is very strong existing demand for affordable multifamily housing vouchers in Austin...Mr. Bedell also reports there are an estimated 6,300 families on a waiting list for available Section 8 housing units. However, at the present time, the waiting list is closed and no additional funds are available to support these families in need.” (p. 27)

Market Rent Comparables: The Market Analyst surveyed five comparable apartment projects totaling 927

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units in the market area to come up with an adjusted market-rate rent for the one and two-bedroom units. However, only two of the comparables totaling 465 units in the market area were used to come up with an adjusted market-rate rent for the three bedroom units due to the lack of comparable three-bedroom units in the PMA. (p. 40-52)

RENT ANALYSIS (net tenant-paid rents)					
Unit Type (% AMI)	Proposed	Program Max	Differential	Market	Differential
1-Bedroom (50%)	\$550	\$550	\$0	\$575	-\$25
2-Bedroom (50%)	\$700	\$700	\$0	\$775	-\$75
3-Bedroom (50%)	\$820	\$820	\$0	\$950	-\$130

(NOTE: Differentials are amount of difference between proposed rents and program limits and average market rents, e.g., proposed rent = \$500, program max = \$600, differential = -\$100)

Primary Market Occupancy Rates: "...the occupancy rates of stabilized comparables in the PMA ranged from 80 to 98 percent, with a weighted average of approximately 90 percent. The weighted average of the market-rate and LIHTC properties was 89 percent and 94 percent, respectively." (p. 34)

Absorption Projections: "Based on the results of our market survey, two comparable LIHTC properties were identified in the PMA that could provide useful insights into potential absorption of the Subject's 199 units during the transition from the Section 8 to LIHTC Program...Heights on Congress was originally constructed in 1972 and was extensively renovated in May 2000 during a transition from Project-Based Section 8 to LIHTC. This property offers 138 LIHTC units with rent restrictions at 50 percent of AMI level. Heights on Congress, which would be comparable to the Subject upon completion of the proposed renovation activities, absorbed new tenants at a rate of approximately 12 per month during the transition...we conservatively estimate an absorption pace of 18 months for the Subject, or an average rate of approximately 12 units per month." (p. 33)

Known Planned Development: "...the Subject will likely face considerable competition from new LIHTC properties developed in the PMA in the foreseeable future. In 2001 and 2002, four properties received an allocation of tax credits...Since all four of these proposed properties are new construction, each would be superior to the Subject based on condition and amenities even after the proposed renovation activities are completed." (p. 27)

Effect on Existing Housing Stock: "The Subject's development further creates a positive impact upon the neighborhood by offering good quality affordable housing." (p. 24)

The Underwriter found the market study to provide sufficient information to make a funding recommendation.

OPERATING PROFORMA ANALYSIS

Income: The Applicant's rent projections are slightly lower than the maximum rents allowed under LIHTC guidelines for the one and two bedroom units due to the existing Section 8 HAP contract. The HAP contract rents for the one and two units are \$550 and \$700, respectively. The LIHTC maximum rent for the three-bedroom unit is \$820, which happens to be the current HAP rent for the same unit type. The HAP contract covers all 199 units of the development and was renewed on October 1, 2002 for a period of five years. The Applicant indicated that the development intends to keep the Section 8 assistance once rehabilitated. In addition, the Applicant identified two of the total units as employee-occupied and plans to charge the same HAP contract rent for those units also. If the Applicant were able to achieve the maximum tax credit rents for the one and two-bedroom units, this would generate an additional \$47,364 in rental income for the project. However, according to the market analyst, the current achievable market rents for the primary market area are \$575, \$775 and \$920 for the one, two and three-bedroom units. Therefore, the maximum tax credit rents would not be achievable for the one-bedroom units. The Applicant's estimate of secondary income of \$2.95 per unit per month is lower than the \$5.00 per unit per month underwriting guideline. While the Applicant indicated that this was based on the property's historical information, the operating statements for 2002

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indicate an average of \$6 per unit per month for secondary income. Additionally the Applicant's estimate of vacancy and collection loss was at a lower 7.00%. Based on the historical operating statements, the actual rate for 2002 was 3.83%.

Expenses: The Applicant's total expense estimate of \$3,595 per unit is 6% lower than the TDHCA database-derived estimate of \$3,840 per unit for comparably-sized developments. The Applicant's budget shows several line item estimates that deviate significantly when compared to the database averages, particularly general and administrative (\$39K lower), payroll (\$12K lower), utilities (\$21K lower), water, sewer, and trash (\$24K higher), and property tax (\$8K lower). The Applicant indicated that they have applied for a non-profit tax exemption and anticipate entering into a PILOT agreement. Without the PILOT, the development becomes marginally feasible and would require a large reduction in the first line bond amount and may reduce the availability of funds to make all the repair indicated. The Applicant submitted a copy of a determination letter from the IRS to support the General Partner's tax exempt status...

Conclusion: The Applicant's total estimated operating expense is inconsistent with the Underwriter's expectations and the Applicant's net operating income is not within 5% of the Underwriter's estimate. Therefore, the Underwriter's NOI will be used to evaluate debt service capacity. In both the Applicant's and the Underwriter's income and expense estimates there is sufficient net operating income to service the proposed first lien permanent mortgage at a debt coverage ratio that is within an acceptable range of TDHCA underwriting guidelines of 1.10 to 1.30.

ACQUISITION VALUATION INFORMATION					
APPRAISED VALUE					
Land Only: 13.63 acres	\$1,075,000	Date of Valuation:	05/	19/	2003
Existing Building(s): "as is"	\$6,825,000	Date of Valuation:	05/	19/	2003
Total Development: "as is"	\$7,900,000	Date of Valuation:	05/	19/	2003
Appraiser: Novogradac & Company, LLP	City: Austin	Phone:	(512)	231-0158	
APPRAISED ANALYSIS/CONCLUSIONS					
<p>Analysis: The Appraiser concludes that the highest and best use of this property, both as vacant and as improved, is for multifamily development use. The Appraiser's estimated land value is based on five comparable land sales within the same area as the subject property. Land sales ranged in price per square foot from \$0.64 to \$2.50. Adjustments to the comparable land sales were made based on factors which exhibited significant influence on property values in this market including, but not limited to, location, size, utilities and topography. Based on the information presented, the estimated land value of the subject property is \$1.90 per square foot or 15.6% of the "As Is" total.</p> <p>In estimating the "As Is" and "As Complete" value of the development as a whole, the Appraiser placed greatest emphasis on the income approach because it reflects the income potential of the subject. Least emphasis was placed on the cost approach due to the dated construction of the subject improvements and the proposed rehabilitation. Secondary emphasis was placed on the sales approach due to the limited number of directly comparable sales available in the subject's area.</p> <p>Conclusion: Based on the information presented, the Appraiser's estimate of the property's value, "As Is", appears to be a reliable estimate.</p>					
ASSESSED VALUE					
Land: 13.63 acres	\$1,781,169	Assessment for the Year of:	2002		
Building:	\$3,218,831	Valuation by:	Travis County Appraisal District		
Total Assessed Value:	\$5,000,000	Tax Rate:	2.5721		
EVIDENCE of SITE or PROPERTY CONTROL					
Type of Site Control:	Purchase and Sale Agreement				
Contract Expiration Date:	08/	23/	2003	Anticipated Closing Date:	08/ 23/ 2003

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Acquisition Cost: \$8,000,000 **Other Terms/Conditions:** _____
Seller: Travis Park **Related to Development Team Member:** No

CONSTRUCTION COST ESTIMATE EVALUATION

Acquisition Value: The acquisition price of \$8,000,000 is assumed to be reasonable since the acquisition is an arm's-length transaction. The Applicant claimed acquisition eligible basis based upon the building value percentage from the appraisal applied to the contract price. The appraisal concluded the "As Is" market value of the entire property to be \$7,900,000 of which \$1,075,000 is attributed to the land value. The value of the existing buildings is \$6,825,000, or 86% of the total value of the subject property. The Applicant claimed \$6,825,000 for the existing buildings, or 85% of the total acquisition price.

Sitework Cost: Since this is an acquisition/rehabilitation application, the sitework costs associated with this project are minimal. The Applicant has estimated sitework costs of \$1,480 per unit which is consistent with the estimate in the proposed work write-up.

Direct Construction Cost: The proposed work write up is detailed and generally consistent with the Applicant's cost breakdown. Line item costs appear reasonable and thus the direct construction cost of \$1,522,412 is regarded as reasonable as submitted.

Fees: The Applicant's contractor's fees for general requirements, general and administrative expenses, and profit are all within the maximums allowed by TDHCA guidelines. The Applicant's developer fees exceed 15% of the Applicant's adjusted eligible basis and therefore the eligible portion of the Applicant's developer fee must be reduced by \$2,552.

Conclusion: The Applicant's total development cost estimate is within 5% of the Underwriter's verifiable estimate and is therefore generally acceptable. Since the Underwriter has been able to verify the Applicant's projected costs to a reasonable margin, the Applicant's total cost breakdown, as adjusted, is used to calculate eligible basis and determine the LIHTC allocation. As a result an eligible basis of \$10,634,840 is used to determine a credit allocation of \$383,918 from this method. The resulting syndication proceeds will be used to compare to the gap of need using the Applicant's costs to determine the recommended credit amount.

**FINANCING STRUCTURE
INTERIM TO PERMANENT FINANCING**

Source: Charter Mac **Contact:** Marnie Miller
Principal Amount: \$9,000,000 **Interest Rate:** 6.75%
Additional Information: _____
Amortization: 35 yrs **Term:** 35 yrs **Commitment:** LOI Firm Conditional
Annual Payment: \$671,130 **Lien Priority:** 1st **Commitment Date** 05/ 07/ 2003

LIHTC SYNDICATION

Source: Related Capital Company **Contact:** Ronne Thielen
Address: 18201 Von Karman Avenue, Suite 400 **City:** Irvine
State: CA **Zip:** 92612 **Phone:** (949) 660-0303 **Fax:** (949) 660-0326
Net Proceeds: \$2,656,422 **Net Syndication Rate (per \$1.00 of 10-yr LIHTC)** 75¢
Commitment LOI Firm Conditional **Date:** 06/ 19/ 2003
Additional Information: Based upon credits of \$354,225

APPLICANT EQUITY

Amount: \$812,442 **Source:** Deferred Developer Fee

FINANCING STRUCTURE ANALYSIS

Permanent Financing: The permanent financing commitment is generally consistent with the terms reflected in the sources and uses listed in the application. In particular, the commitment letter states that Charter will provide the financing facility by purchasing bonds in an amount not to exceed \$9,000,000. The

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bonds shall mature over 35 years and have an interest rate of 6.75%.

LIHTC Syndication: Related Capital Company has offered terms for syndication of the tax credits. The commitment letter shows net proceeds are anticipated to be \$2,656,422 based on a syndication factor of \$0.75. Based upon the higher requested and recommended credit amount, the Underwriter anticipates proceeds will be \$222,673 higher.

Deferred Developer's Fees: The Applicant's proposed deferred developer's fee of \$812,442 amounts to 59% of the total fees. However, based on the Underwriter's analysis the developer will only have to defer \$589,769 or 43% of the developer fees.

Financing Conclusions: The Applicant's total development cost estimate was used to determine the development's eligible basis and recommended tax credit allocation of \$383,918 annually for ten years, resulting in syndication proceeds of approximately \$2,879,095. Based on the underwriting analysis, the Applicant's deferred developer fee will be reduced to \$589,769, which should be repayable from cash flow within 6 years.

DEVELOPMENT TEAM

IDENTITIES of INTEREST

The Applicant, Property Manager and Supportive Services firm are all related entities. These are common relationships for LIHTC-funded developments.

APPLICANT'S/PRINCIPALS' FINANCIAL HIGHLIGHTS, BACKGROUND, and EXPERIENCE

Financial Highlights:

- € The Applicant and General Partner are single-purpose entities created for the purpose of receiving assistance from TDHCA and therefore have no material financial statements.
- € The owner of the GP, Atlantic Housing Foundation, Inc., submitted an unaudited financial statement as of December 31, 2002 reporting total assets of \$58M and consisting of \$344K in cash, \$52K in receivables, \$199K in prepaid expenses, \$2.2M in restricted funds, \$55M in rental property and \$652K in other assets. Liabilities totaled \$62M, resulting in a negative unrestricted net asset value of \$3.9M.
- € The Developer, D&F Pacific American Properties, Inc., submitted unaudited financial statements as of March 31, 2003 reporting total assets of \$211K and consisting of \$1K in cash, \$207K in receivables, \$2K in equipment and furniture and \$2K in other assets. Liabilities totaled \$140K, resulting in a net worth of \$71K.
- € The principals of the Developer, Thomas Dawson and Greg Fowler, submitted unaudited financial statements as of December 31, 2002 and March 31, 2003, respectively.

Background & Experience:

- € The Applicant and General Partner are new entities formed for the purpose of developing the project. The Developer, D&F Pacific American Properties, Inc. has listed previous participation and has completed three non-Texas LIHTC housing developments totaling 328 units since 2001.
- € The principals of the Developer, Gregory Fowler and Thomas Dawson, have listed previous participation and completed eighteen non-Texas LIHTC housing developments 3,061 units since 1996.

SUMMARY OF SALIENT RISKS AND ISSUES

- € The Applicant's operating expenses/operating proforma are more than 5% outside of the Underwriter's verifiable ranges.

Underwriter:

Raquel Morales

Date: August 4, 2003

Director of Real Estate Analysis:

Tom Gouris

Date: August 4, 2003

MULTIFAMILY COMPARATIVE ANALYSIS

Travis Park Apartments, Austin, LIHTC #03409

Type of Unit	Number	Bedrooms	No. of Baths	Size in Sf	Gross Rent Lmt.	Net Rent per Unit	Rent per Month	Rent per Sf	Int Pd Util	Wtr, Swr, Trsh
TC50%	48	1	1	640	\$666	\$550	\$26,400	\$0.86	\$66.00	\$40.00
TC50%	117	2	1	877	800	\$700	81,900	0.80	87.00	46.00
EO	2	2	1	877	800	\$0	0	0.00	87.00	46.00
TC50%	32	3	1	1,040	924	\$820	26,240	0.79	104.00	70.00
TOTAL:	199		AVERAGE:	846	\$788	\$676	\$134,540	\$0.80	\$84.67	\$48.41

INCOME				Total Net Rentable Sq Ft:	168,363					
POTENTIAL GROSS RENT										
Secondary Income		Per Unit Per Month:	\$5.00							
Other Support Income: (Sec 8 Subsidy)										
POTENTIAL GROSS INCOME										
Vacancy & Collection Loss		% of Potential Gross Income:	-7.50%							
Employee or Other Non-Rental Units or Concessions										
EFFECTIVE GROSS INCOME										

EXPENSES				% OF EGI	PER UNIT	PER SQ FT				
General & Administrative		5.07%	\$383	0.45						
Management		3.50%	265	0.31						
Payroll & Payroll Tax		14.68%	1,110	1.31						
Repairs & Maintenance		7.28%	550	0.65						
Utilities		3.29%	249	0.29						
Water, Sewer, & Trash		8.66%	654	0.77						
Property Insurance		2.19%	165	0.20						
Property Tax	2.5721	2.17%	164	0.19						
Reserve for Replacements		3.97%	300	0.35						
Other Expenses:		0.00%	0	0.00						
TOTAL EXPENSES		50.79%	\$3,840	\$4.54						
NET OPERATING INC		49.21%	\$3,720	\$4.40						

DEBT SERVICE										
First Lien Mortgage		44.61%	\$3,372	\$3.99						
Additional Financing		0.00%	\$0	\$0.00						
Additional Financing		0.00%	\$0	\$0.00						
NET CASH FLOW		4.60%	\$348	\$0.41						
AGGREGATE DEBT COVERAGE RATIO										
RECOMMENDED DEBT COVERAGE RATIO										

CONSTRUCTION COST									
Description	Factor	% of TOTAL	PER UNIT	PER SQ FT					
Acquisition Cost (site or bldg)		63.64%	\$40,226	\$47.55					
Off-Sites		0.00%	0	0.00					
Sitework		2.34%	1,480	1.75					
Direct Construction		12.10%	7,650	9.04					
Contingency	5.00%	0.72%	457	0.54					
General Req'ts	6.00%	0.87%	548	0.65					
Contractor's G & A	2.00%	0.29%	183	0.22					
Contractor's Profit	6.00%	0.87%	548	0.65					
Indirect Construction		0.26%	163	0.19					
Ineligible Costs		3.42%	2,164	2.56					
Developer's G & A	2.00%	1.47%	930	1.10					
Developer's Profit	13.00%	9.56%	6,043	7.14					
Interim Financing		1.83%	1,158	1.37					
Reserves		2.63%	1,662	1.96					
TOTAL COST		100.00%	\$63,210	\$74.71					
Recap-Hard Construction Costs		17.19%	\$10,865	\$12.84					

SOURCES OF FUNDS								
First Lien Mortgage		71.54%	\$45,221	\$53.45				
Additional Financing		0.00%	\$0	\$0.00				
LIHTC Syndication Proceeds		21.12%	\$13,349	\$15.78				
Deferred Developer Fees		6.46%	\$4,083	\$4.83				
Additional (excess) Funds Required		0.88%	\$557	\$0.66				
TOTAL SOURCES								

	TDHCA	APPLICANT	USS Region	7
POTENTIAL GROSS RENT	\$1,614,480	\$1,631,280	IEM Region	Austin
Secondary Income	11,940	7,056	Per Unit Per Month	
POTENTIAL GROSS INCOME	\$1,626,420	\$1,638,336		
Vacancy & Collection Loss	(121,982)	(114,684)	of Potential Gross Rent	
EFFECTIVE GROSS INCOME	\$1,504,439	\$1,523,652		
EXPENSES			PER SQ FT	PER UNIT
General & Administrative	\$76,260	\$37,375	\$0.22	\$188
Management	52,655	\$60,943	0.36	306
Payroll & Payroll Tax	220,848	\$209,025	1.24	1,050
Repairs & Maintenance	109,453	\$105,516	0.63	530
Utilities	49,543	\$28,513	0.17	143
Water, Sewer, & Trash	130,211	\$153,670	0.91	772
Property Insurance	32,919	\$35,820	0.21	180
Property Tax	32,580	\$24,879	0.15	125
Reserve for Replacements	59,700	\$59,700	0.35	300
Other Expenses:	0	\$0	0.00	0
TOTAL EXPENSES	\$764,168	\$715,441	\$4.25	\$3,595
NET OPERATING INC	\$740,271	\$808,211	\$4.80	\$4,061
DEBT SERVICE				
First Lien Mortgage	\$671,055	\$674,807	\$4.01	\$3,391
Additional Financing	0	0	\$0.00	\$0
Additional Financing	0	0	\$0.00	\$0
NET CASH FLOW	\$69,215	\$133,404	\$0.79	\$670
AGGREGATE DEBT COVERAGE RATIO	1.10	1.20		
RECOMMENDED DEBT COVERAGE RATIO	1.10			

	TDHCA	APPLICANT	PER SQ FT	PER UNIT	% of TOTAL
Acquisition Cost (site or bldg)	\$8,005,000	\$8,005,000	\$47.55	\$40,226	64.21%
Off-Sites	0	0	0.00	0	0.00%
Sitework	294,481	294,481	1.75	1,480	2.36%
Direct Construction	1,522,412	1,522,412	9.04	7,650	12.21%
Contingency	90,845	90,845	0.54	457	0.73%
General Req'ts	109,014	109,014	0.65	548	0.87%
Contractor's G & A	36,338	36,338	0.22	183	0.29%
Contractor's Profit	109,014	109,014	0.65	548	0.87%
Indirect Construction	32,362	32,362	0.19	163	0.26%
Ineligible Costs	430,598	430,598	2.56	2,164	3.45%
Developer's G & A	184,998	0	0.00	0	0.00%
Developer's Profit	1,202,488	1,387,486	8.24	6,972	11.13%
Interim Financing	230,441	230,441	1.37	1,158	1.85%
Reserves	330,717	219,874	1.31	1,105	1.76%
TOTAL COST	\$12,578,707	\$12,467,865	\$74.05	\$62,653	100.00%
Recap-Hard Construction Costs	\$2,162,103	\$2,162,104	\$12.84	\$10,865	17.34%

		RECOMMENDED	
First Lien Mortgage	\$8,999,001	\$8,999,001	Developer Fee Available
Additional Financing	0	0	\$1,384,934
LIHTC Syndication Proceeds	2,656,422	2,656,422	% of Dev. Fee Deferred
Deferred Developer Fees	812,442	812,442	43%
Additional (excess) Funds Required	110,842	0	15-Yr Cumulative Cash Flow
TOTAL SOURCES	\$12,578,707	\$12,467,865	\$2,609,494.74

MULTIFAMILY COMPARATIVE ANALYSIS (continued)

Travis Park Apartments, Austin, LIHTC #03409

PAYMENT COMPUTATION

Primary	\$8,999,001	Term	420
Int Rate	6.75%	DCR	1.10
Secondary	\$0	Term	
Int Rate		Subtotal DCR	1.10
Additional		Term	
Int Rate		Aggregate DCR	1.10

RECOMMENDED FINANCING STRUCTURE:

Primary Debt Service	\$671,055
Secondary Debt Service	0
Additional Debt Service	0
NET CASH FLOW	\$69,215

Primary	\$8,999,001	Term	420
Int Rate	6.75%	DCR	1.10
Secondary	\$0	Term	0
Int Rate	0.00%	Subtotal DCR	1.10
Additional	\$0	Term	0
Int Rate	0.00%	Aggregate DCR	1.10

OPERATING INCOME & EXPENSE PROFORMA: RECOMMENDED FINANCING STRUCTURE

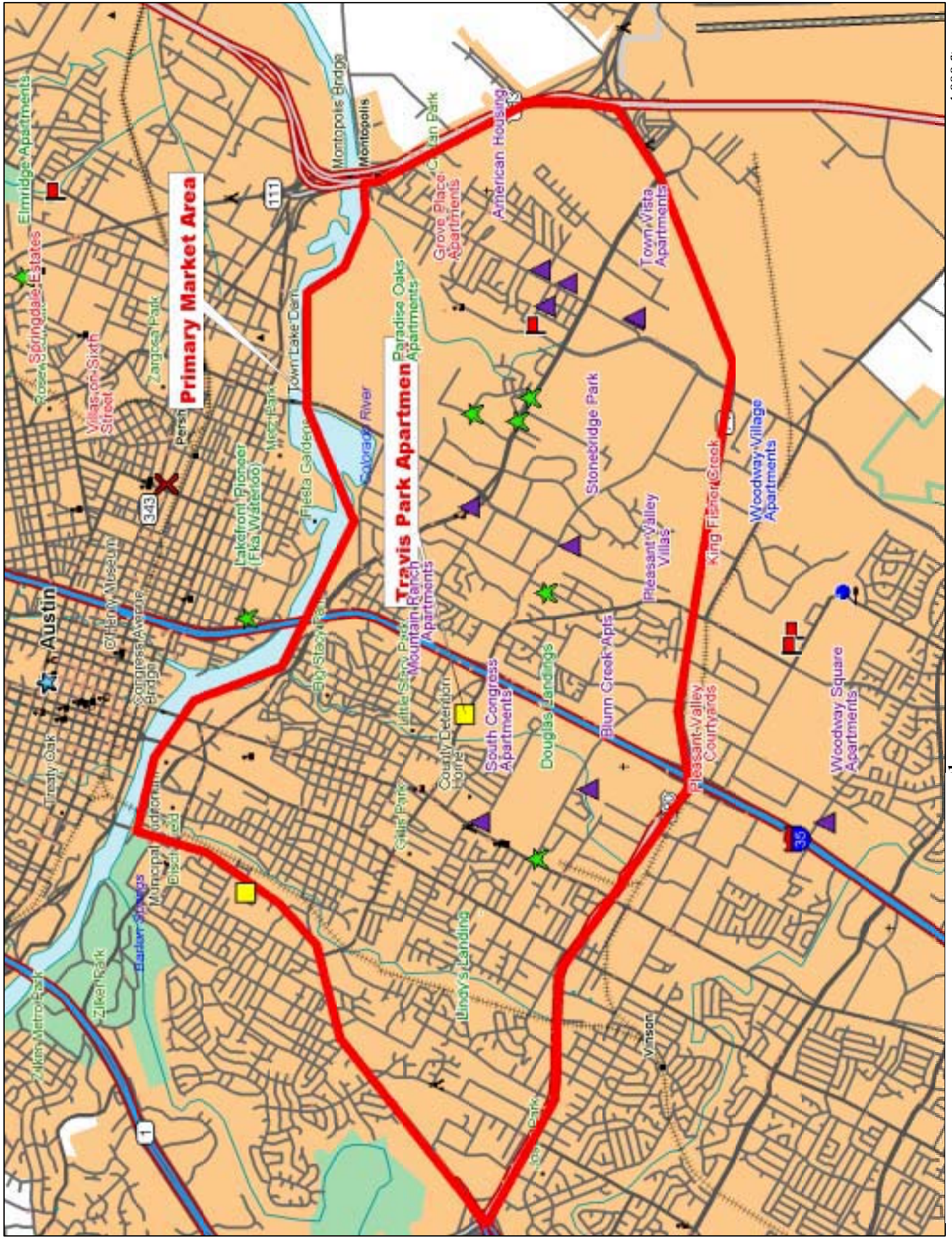
INCOME at 3.00%	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15	YEAR 20	YEAR 30
POTENTIAL GROSS RENT	\$1,614,480	\$1,662,914	\$1,712,802	\$1,764,186	\$1,817,111	\$2,106,530	\$2,442,046	\$2,831,000	\$3,804,628
Secondary Income	11,940	12,298	12,667	13,047	13,439	15,579	18,060	20,937	28,137
Other Support Income: (Sec 8)	0	0	0	0	0	0	0	0	0
POTENTIAL GROSS INCOME	1,626,420	1,675,213	1,725,469	1,777,233	1,830,550	2,122,109	2,460,106	2,851,937	3,832,765
Vacancy & Collection Loss	(121,982)	(125,641)	(129,410)	(133,292)	(137,291)	(159,158)	(184,508)	(213,895)	(287,457)
Employee or Other Non-Rental	0	0	0	0	0	0	0	0	0
EFFECTIVE GROSS INCOME	\$1,504,439	\$1,549,572	\$1,596,059	\$1,643,941	\$1,693,259	\$1,962,951	\$2,275,598	\$2,638,042	\$3,545,308
EXPENSES at 4.00%									
General & Administrative	\$76,260	\$79,310	\$82,483	\$85,782	\$89,213	\$108,541	\$132,057	\$160,668	\$237,828
Management	52,655	54,235	55,862	57,538	59,264	68,703	79,646	92,331	124,086
Payroll & Payroll Tax	220,848	229,681	238,869	248,423	258,360	314,335	382,436	465,292	688,746
Repairs & Maintenance	109,453	113,831	118,384	123,119	128,044	155,785	189,537	230,600	341,345
Utilities	49,543	51,524	53,585	55,729	57,958	70,515	85,792	104,379	154,506
Water, Sewer & Trash	130,211	135,419	140,836	146,470	152,328	185,331	225,483	274,335	406,083
Insurance	32,919	34,236	35,605	37,029	38,510	46,854	57,005	69,355	102,662
Property Tax	32,580	33,883	35,239	36,648	38,114	46,371	56,418	68,641	101,606
Reserve for Replacements	59,700	62,088	64,572	67,154	69,841	84,972	103,381	125,779	186,183
Other	0	0	0	0	0	0	0	0	0
TOTAL EXPENSES	\$764,168	\$794,208	\$825,434	\$857,893	\$891,633	\$1,081,407	\$1,311,755	\$1,591,381	\$2,343,045
NET OPERATING INCOME	\$740,271	\$755,364	\$770,625	\$786,048	\$801,626	\$881,544	\$963,843	\$1,046,661	\$1,202,263
DEBT SERVICE									
First Lien Financing	\$671,055	\$671,055	\$671,055	\$671,055	\$671,055	\$671,055	\$671,055	\$671,055	\$671,055
Second Lien	0	0	0	0	0	0	0	0	0
Other Financing	0	0	0	0	0	0	0	0	0
NET CASH FLOW	\$69,215	\$84,308	\$99,570	\$114,993	\$130,571	\$210,488	\$292,788	\$375,606	\$531,208
DEBT COVERAGE RATIO	1.10	1.13	1.15	1.17	1.19	1.31	1.44	1.56	1.79

LIHTC Allocation Calculation - Travis Park Apartments, Austin, LIHTC #03409

CATEGORY	APPLICANT'S TOTAL AMOUNTS	TDHCA TOTAL AMOUNTS	APPLICANT'S ACQUISITION ELIGIBLE BASIS	TDHCA ACQUISITION ELIGIBLE BASIS	APPLICANT'S REHAB/NEW ELIGIBLE BASIS	TDHCA REHAB/NEW ELIGIBLE BASIS
(1) Acquisition Cost						
Purchase of land	\$1,180,000	\$1,180,000				
Purchase of buildings	\$6,825,000	\$6,825,000	\$6,825,000	\$6,825,000		
(2) Rehabilitation/New Construction Cost						
On-site work	\$294,481	\$294,481			\$294,481	\$294,481
Off-site improvements						
(3) Construction Hard Costs						
New structures/rehabilitation hard costs	\$1,522,412	\$1,522,412			\$1,522,412	\$1,522,412
(4) Contractor Fees & General Requirements						
Contractor overhead	\$36,338	\$36,338			\$36,338	\$36,338
Contractor profit	\$109,014	\$109,014			\$109,014	\$109,014
General requirements	\$109,014	\$109,014			\$109,014	\$109,014
(5) Contingencies						
	\$90,845	\$90,845			\$90,845	\$90,845
(6) Eligible Indirect Fees						
	\$32,362	\$32,362	\$17,014	\$17,014	\$15,348	\$15,348
(7) Eligible Financing Fees						
	\$230,441	\$230,441			\$230,441	\$230,441
(8) All Ineligible Costs						
	\$430,598	\$430,598				
(9) Developer Fees						
Developer overhead		\$184,998				
Developer fee	\$1,387,486	\$1,202,488				
(10) Development Reserves						
	\$219,874	\$330,717				
TOTAL DEVELOPMENT COSTS	#####	\$12,578,707	\$7,865,764	\$7,865,764	\$2,769,076	\$2,769,076

Deduct from Basis:						
All grant proceeds used to finance costs in eligible basis						
B.M.R. loans used to finance cost in eligible basis						
Non-qualified non-recourse financing						
Non-qualified portion of higher quality units [42(d)(3)]						
Historic Credits (on residential portion only)						
TOTAL ELIGIBLE BASIS			\$7,865,764	\$7,865,764	\$2,769,076	\$2,769,076
High Cost Area Adjustment					100%	100%
TOTAL ADJUSTED BASIS			\$7,865,764	\$7,865,764	\$2,769,076	\$2,769,076
Applicable Fraction			100%	100%	100%	100%
TOTAL QUALIFIED BASIS			\$7,865,764	\$7,865,764	\$2,769,076	\$2,769,076
Applicable Percentage			3.61%	3.61%	3.61%	3.61%
TOTAL AMOUNT OF TAX CREDITS			\$283,954	\$283,954	\$99,964	\$99,964

Syndication Proceeds	0.7499	\$2,129,443	\$2,129,443	\$749,652	\$749,652
Total Credits (Eligible Basis Method)				\$383,918	
Syndication Proceeds				\$2,879,095	
Requested Credits				\$384,010	
Syndication Proceeds				\$2,879,787	
Gap of Syndication Proceeds Needed				\$3,468,864	
Credit Amount				\$462,561	



4,000 ft

1

Scale: 1 : 50,000 Zoom Level: 12-0 Datum: WGS84 Map Rotation: 0° Magnetic Declination: 5.8°E



LOW INCOME HOUSING TAX CREDIT PROGRAM
2003 LIHTC/TAX EXEMPT BOND DEVELOPMENT PROFILE AND BOARD SUMMARY
 Texas Department of Housing and Community Affairs

Development Name: **Southwest Pines Apartments**

TDHCA#: 03415

DEVELOPMENT AND OWNER INFORMATION

Development Location: Tyler QCT: Y DDA: N TTC: N
 Development Owner: Lake Placid Partners, Ltd.
 General Partner(s): Duval Partners, Ltd., 100%, Contact: Larry Paul Manley
 Construction Category: New
 Set-Aside Category: Tax Exempt Bond Bond Issuer: East Texas HFC
 Development Type: Family

Annual Tax Credit Allocation Calculation

Applicant Request: \$964,116 Eligible Basis Amt: \$936,294 Equity/Gap Amt.: \$1,090,756
Annual Tax Credit Allocation Recommendation: \$936,294
 Total Tax Credit Allocation Over Ten Years: \$ 9,362,940

PROPERTY INFORMATION

Unit and Building Information

Total Units: 248 LIHTC Units: 248 % of LIHTC Units: 100
 Gross Square Footage: 259,848 Net Rentable Square Footage: 256,348
 Average Square Footage/Unit: 1,034
 Number of Buildings: 14
 Currently Occupied: N

Development Cost

Total Cost: \$21,459,771 Total Cost/Net Rentable Sq. Ft.: \$83.71

Income and Expenses

Effective Gross Income:¹ \$1,747,207 Ttl. Expenses: \$771,812 Net Operating Inc.: \$975,395
 Estimated 1st Year DCR: 1.10

DEVELOPMENT TEAM

Consultant: Not Utilized Manager: Quest Asset Management
 Attorney: John D. Stover Architect: Harold Kaemmerling, AIA
 Accountant: Novogradac & Company Engineer: Brannon Corporation
 Market Analyst: Mark C. Temple Lender: PNC Multifamily Capital
 Contractor: Moore Building Associates, LLP Syndicator: PNC Multifamily Capital

PUBLIC COMMENT²

From Citizens:	From Legislators or Local Officials:
# in Support: 0	Sen. Robert Duell, District 2 - NC
# in Opposition: 0	Rep. Leo Berman, District 6 - NC
	Mayor Joey Seeber - NC
	Stephanie Rollings, Senior Planner, City of Tyler Planning and Zoning; Consistent with the local Comprehensive Plan.

1. Gross Income less Vacancy
 2. NC - No comment received, O - Opposition, S - Support

CONDITION(S) TO COMMITMENT

1. Per §49.12(c) of the Qualified Allocation Plan and Rules, all Tax Exempt Bond Project Applications “must provide an executed agreement with a qualified service provider for the provision of special supportive services that would otherwise not be available for the tenants. The provision of such services will be included in the Declaration of Land Use Restrictive Covenants (“LURA”).
2. Receipt, review, and acceptance of documentation evidencing the removal and proposed disposal of the debris identified in the Phase I ESA prior to cost certification.
3. Should the terms and rates of the proposed debt or syndication change, the transaction should be re-evaluated and an adjustment to the credit amount may be warranted.

DEVELOPMENT’S SELECTION BY PROGRAM MANAGER & DIVISION DIRECTOR IS BASED ON:

Score Utilization of Set-Aside Geographic Distrib. Tax Exempt Bond. Housing Type

Other Comments including discretionary factors (if applicable).

Robert Onion, Multifamily Finance Manager

Date

Brooke Boston, Director of Multifamily Finance Production Date

DEVELOPMENT’S SELECTION BY EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score Utilization of Set-Aside Geographic Distrib. Tax Exempt Bond Housing Type

Other Comments including discretionary factors (if applicable). _____

Edwina P. Carrington, Executive Director
Chairman of Executive Award and Review Advisory Committee

Date

TDHCA Board of Director’s Approval and description of discretionary factors (if applicable).

Chairperson Signature: _____

Michael E. Jones, Chairman of the Board

Date

Developer Evaluation

Project ID # **03415**

Name: **Southwest Pines Apartments**

City: **Tyler**

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

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

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Projects in Material Noncompliance: No Yes # of Projects: 0

Total # of Projects monitored: 0 Projects grouped by score 0-9 0 10-19 0 20-29 0

Total # monitored with a score less than 30: 0 # not yet monitored or pending review: 3

Program Monitoring/Draws

Not applicable Review pending No unresolved issues Unresolved issues found

Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Asset Management

Not applicable Review pending No unresolved issues Unresolved issues found

Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by Sara Carr Newsom Date uesday, July 29, 2003

Multifamily Finance Production

Not applicable Review pending No unresolved issues Unresolved issues found

Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by S Roth Date 7 /17/2003

Single Family Finance Production

Not applicable Review pending No unresolved issues Unresolved issues found

Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by _____ Date _____

Community Affairs

Not applicable Review pending No unresolved issues Unresolved issues found

Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by EEF Date 7 /18/2003

Office of Colonia Initiatives

Not applicable Review pending No unresolved issues Unresolved issues found

Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by _____ Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable Review pending No unresolved issues Unresolved issues found

Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by _____ Date _____

Loan Administration

Not applicable No delinquencies found Delinquencies found

Delinquencies found that warrant disqualification (Additional information/comments must be attached)

Reviewed by Stephanie Stuntz Date 7 /24/2003

Executive Director: Edwina Carrington

Executed: uesday, August 05, 2003

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

DATE: August 3, 2003

PROGRAM: 4% LIHTC

FILE NUMBER: 03415

DEVELOPMENT NAME

Southwest Pines Apartments

APPLICANT

Name:	Lake Placid Partners, Ltd.	Type:	For Profit
Address:	1609 S. Chestnut, Suite 203	City:	Lufkin State: TX
Zip:	75901	Contact:	Carol C. Moore or Larry Paul Manley
		Phone:	(936) 699-2962
		Fax:	(936) 699-2962

PRINCIPALS of the APPLICANT/ KEY PARTICIPANTS

Name:	Duval Partners, Ltd.	(%):	0.1	Title:	General Partner
Name:	Duval Land, LLC	(%):	N/A	Title:	Managing General Partner
Name:	Partners for Effective Development	(%):	N/A	Title:	Administrative General Partner
Name:	Larry Paul Manley	(%):	N/A	Title:	100% Owner of Managing General Partner
Name:	Carol C. Moore	(%):	N/A	Title:	100% Owner of Administrative GP
Name:	Quarry Partners, Ltd	(%):	N/A	Title:	Developer
Name:	Larry Paul Manley	(%):	N/A	Title:	50% Owner of Developer
Name:	Jerry D. Moore	(%):	N/A	Title:	50% Owner of Developer

PROPERTY LOCATION

Location: South of Walton Road and North of Town Way Drive and East of West Loop 323 **QCT** **DDA**
City: Tyler **County:** Smith **Zip:** 75703

REQUEST

<u>Amount</u>	<u>Interest Rate</u>	<u>Amortization</u>	<u>Term</u>
1) \$964,116	N/A	N/A	N/A
Other Requested Terms: 1) Annual ten-year allocation of low-income housing tax credits			
Proposed Use of Funds: New Construction		Property Type: Multifamily	

RECOMMENDATION

RECOMMEND APPROVAL OF AN LIHTC ALLOCATION NOT TO EXCEED \$936,294 ANNUALLY FOR TEN YEARS, SUBJECT TO CONDITIONS.

CONDITIONS

- Receipt, review, and acceptance of documentation evidencing the removal and proposed disposal of the debris identified in the Phase I ESA prior to cost certification.
- Should the terms and rates of the proposed debt or syndication change, the transaction should be re-evaluated and an adjustment to the credit amount may be warranted.

REVIEW of PREVIOUS UNDERWRITING REPORTS

No previous reports.

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

DEVELOPMENT SPECIFICATIONS					
IMPROVEMENTS					
Total Units:	248	# Rental Buildings:	14	# Common Area Bldgs:	1
		# of Floors:	2&3	Age:	N/A yrs
Net Rentable SF:	256,348	Av Un SF:	1,034	Common Area SF:	3,500
		Gross Bldg SF:	259,848		
STRUCTURAL MATERIALS					
Wood frame on a post-tensioned concrete slab on grade, 75% brick veneer 25% Hardiplank siding exterior wall covering with wood trim, drywall interior wall surfaces, composite shingle roofing.					
APPLIANCES AND INTERIOR FEATURES					
Carpeting & vinyl flooring, range & oven, hood & fan, garbage disposal, dishwasher, refrigerator, microwave oven, fiberglass tub/shower, washer & dryer connections, ceiling fans, laminated counter tops, individual water heaters.					
ON-SITE AMENITIES					
3,500 SF community building with activity room, management offices, laundry facilities, kitchen, restrooms, computer center, central mailroom, swimming pool, equipped children's play area are located at the entrance to the property. In addition a picnic area and perimeter fencing with limited access gate is also planned for the site.					
Uncovered Parking:	437	spaces	Carports:	N/A	spaces
			Garages:	N/A	spaces
PROPOSAL and DEVELOPMENT PLAN DESCRIPTION					
Description: Southwest Pines is a relatively dense 15 units per acres new construction development of 248 units of affordable income housing located in southwest Tyler. The development is comprised of 14 evenly distributed large and medium garden style walk-up residential buildings as follows:					
<ul style="list-style-type: none"> • (7) Building Type IV with 4 one-bedroom/ one-bath units, 4 two- bedroom/ two-bath units, and 8 three-bedroom/ two-bath units; • (3) Building Type V with 6 one-bedroom/ one-bath units, 6 two- bedroom/ two-bath units, and 12 three-bedroom/ two-bath units; • (4) Building Type VII with 8 two- bedroom/ two-bath units, 8 three- bedroom/ two-bath units; 					
Architectural Review: The building elevations and unit floor plans are attractive and functional.					
Supportive Services: Pineywoods Community Development Financial Institutions, Inc. will provide supportive services that will consist of: home ownership counseling, credit counseling and financial planning assistance. The services will be optional and the cost of the services is included in the rent.					
Schedule: The Applicant anticipates construction to begin in October of 2003, to be completed in January of 2005, to be placed in service in May of 2004, and to be substantially leased-up in April of 2005.					

SITE ISSUES					
SITE DESCRIPTION					
Size:	17	acres	740,520	square feet	Zoning/ Permitted Uses: M-1 Industrial
Flood Zone Designation:	Zone X		Status of Off-Sites:	Partially Improved	
SITE and NEIGHBORHOOD CHARACTERISTICS					
Location: Tyler is located in northeast Texas, approximately 95 miles east from Dallas in Smith County. The site is an irregularly-shaped parcel located in the southwest area of Tyler. The site is located just east of Texas State Highway Loop 323 at Walton Road.					
Adjacent Land Uses:					
<ul style="list-style-type: none"> • North: older single-family residential and vacant land • South: commercial and vacant land 					

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

- **East:** older single-family residential and a park
- **West:** commercial and vacant land

Site Access: Access to the property is from the east or west along Walton Road. The development is to have one main entry on the north side of the property. Texas State Highway Loop 323, which encircles the City of Tyler, is located approximately 0.2 miles west of the apartment site. Loop 323 provides direct access to all areas of the City of Tyler.

Public Transportation: The availability of public transportation is unknown.

Shopping & Services: Accessibility to supportive retail and service facilities within the immediate Tyler Market Area is considered excellent along the corridors of Texas State Highway Loop 323 and South Broadway. Retail and service facilities along these major traffic corridors include grocery stores, drug stores, restaurants, financial institutions, and multi-purpose stores.

Special Adverse Site Characteristics:

- **Zoning:** The subject property was approved for zoning change from M-1 Light Industrial District to R-4 Multi-Family Residential District on July 23, 2003 according to a letter received on July 24, 2003 from the Director of Planning for the city of Tyler.

Site Inspection Findings: TDHCA staff performed a site inspection on July 22, 2003 and found the location to be acceptable for the proposed development.

HIGHLIGHTS of SOILS & HAZARDOUS MATERIALS REPORT(S)

A Phase I Environmental Site Assessment report dated June 26, 2003 was prepared by E TTL Engineers and Consultants, Inc. and contained the following findings and recommendations:

Findings:

- **Debris:** Four (4) areas of debris are located on the subject property.

Recommendations:

- E TTL recommends the removal and proper disposal of the areas of debris and the tires. This report is also conditioned on such removal by cost certification.

POPULATIONS TARGETED

Income Set-Aside: The Applicant has elected the 40% at 60% or less of area median gross income (AMGI) set-aside. Two hundred forty-eight of the units (100% of the total) will be reserved for low-income tenants. All of the units will be reserved for households earning 60% or less of AMGI. This is a priority 2 transaction and therefore rents will also be based on 60% incomes.

MAXIMUM ELIGIBLE INCOMES						
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
60% of AMI	\$20,700	\$23,640	\$26,640	\$29,580	\$31,920	\$34,320

MARKET HIGHLIGHTS

A market feasibility study dated June 16, 2003 was prepared by Mark C. Temple and highlighted the following findings:

Definition of Market/Submarket: “The primary or defined market area for the Southwest Pines Apartments is considered Tyler, Smith County or the Tyler MSA.” (p. I-1)

Population: The estimated 2002 population of Smith County was 179,514 and is expected to increase by 7% to approximately 191,290 by 2007. Within the primary market area there were estimated to be 67,638 households in 2002.

Total Local/Submarket Demand for Rental Units: “The primary source for potential resident demand for the subject project will be derived from new household growth and turnover in existing older units. Strong employment, population and household increases will continue to impact rental housing demand through the

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

2000's." (p. VI-9)

ANNUAL INCOME-ELIGIBLE SUBMARKET DEMAND SUMMARY				
Type of Demand	Market Analyst		Underwriter	
	Units of Demand	% of Total Demand	Units of Demand	% of Total Demand
Household Growth	372	12%	54	2%
Resident Turnover	2,623	88%	2,649	98%
TOTAL ANNUAL DEMAND	2,995	100%	2,703	100%

Ref: p. IV-2

Inclusive Capture Rate: “Based upon the income qualification banding methodology, the 248 Low Income Housing Tax Credit (LIHTC) Units of the apartment project represents an 8.5 percent capture rate of all income appropriate rental households within the market area depending on management’s criteria for qualifying potential renters.” (p. IV-3)

Local Housing Authority Waiting List Information: “The Tyler Housing Authority currently has a waiting list of 2,000 to 3,000 families on their waiting list.” (p. IV-5)

Market Rent Comparables: The Market Analyst surveyed ten comparable apartment projects totaling 1,940 units in the market area.

RENT ANALYSIS (net tenant-paid rents)					
Unit Type (% AMI)	Proposed	Program Max	Differential	Market	Differential
1-Bedroom (60%)	\$492	\$492	\$0	\$502	-\$10
2-Bedroom (60%)	\$593	\$593	\$0	\$637	-\$44
3-Bedroom (60%)	\$684	\$684	\$0	\$665	+\$19

(NOTE: Differentials are amount of difference between proposed rents and program limits and average market rents, e.g., proposed rent =\$500, program max =\$600, differential = -\$100)

Submarket Occupancy Rates: “The occupancy level of the market area is presently 97.5 percent.” (p.III-1)

Absorption Projections: “According to the Tyler Area Chamber of Commerce and Claritas, Inc. present absorption trends of apartment projects located in the Tyler Market Area range from 15 to 20 units per month.” (p. IV-6)

Known Planned Development: “There are currently two apartment projects under construction in the Tyler Apartment Market Area. However, both apartment projects are LIHTC Apartment Projects approved in 2002. These apartment projects include the Park at Shiloh Apartments consisting of 176 family units, and the Northside Apartments consisting of 96 family units.” (p. III-37)

The Market Analyst did not opine directly upon the large number of three bedroom units or how that might affect the absorption of the entire development. The Underwriter found the market study to provide sufficient information to make a funding recommendation.

OPERATING PROFORMA ANALYSIS

Income: The 2003 rent limits were used by the Applicant in setting the rents, but due to the fact the utility allowance numbers were represented incorrectly the Underwriter believes the estimated gross rents could be increased by \$47,424 annually. The Applicant stated that tenants will pay water, sewer and trash in this project, and rents and expenses were calculated accordingly. Rents for the three bedroom units were included at the maximum rent rather than the Market Analyst slightly lower rent due to the limited sampling of comparable three bedroom units and large number of better quality two bedroom units included in the market study that were achieving rents higher than the maximum three bedroom rent. Estimates of secondary income and vacancy and collection losses are in line with TDHCA underwriting guidelines.

Expenses: The Applicant’s total expense estimate of \$2,832 per unit is within 9% of a TDHCA database-derived estimate of \$3,112 per unit for comparably-sized developments. The Applicant’s budget shows several line item estimates, however, that deviate significantly when compared to the database averages, particularly; general and administration (\$15K lower), payroll (\$28.8K lower), and water, sewer, and trash (\$10K lower).

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

Conclusion: In both the Applicant's and the Underwriter's income and expense estimates there is sufficient net operating income to service the proposed first lien permanent mortgage at a debt coverage ratio that is within an acceptable range of TDHCA underwriting guidelines of 1.10 to 1.30.

ACQUISITION VALUATION INFORMATION			
ASSESSED VALUE			
Land: (29.81) acres	\$329,400	Assessment for the Year of:	2003
1 ac:	\$11,050	Valuation by:	Smith County Appraisal District
Prorated Value: 17 ac.	\$187,850	Tax Rate:	2.10125
EVIDENCE of SITE or PROPERTY CONTROL			
Type of Site Control:	Earnest Money Contract		
Contract Expiration Date:	10/ 31/ 2003	Anticipated Closing Date:	10/ 31/ 2003
Acquisition Cost:	\$245,000	Other Terms/Conditions:	Earnest Money \$1,500
Seller:	Kevin Gross and Jerome M. Smith as Trustee of the Greenburg Survivors Trust created under the Trust Agreement and J. Greenburg Limited Partnership		Related to Development Team Member: No

CONSTRUCTION COST ESTIMATE EVALUATION
<p>Acquisition Value: The acquisition price is assumed to be reasonable since the acquisition is an arm's-length transaction.</p> <p>Sitework Cost: The Applicant's claimed sitework costs of \$6,968 per unit are considered reasonable compared to historical sitework costs for multifamily projects.</p> <p>Direct Construction Cost: The Applicant's costs are more than 5% higher than the Underwriter's Marshall & Swift <i>Residential Cost Handbook</i>-derived estimate after all of the Applicant's additional justifications were considered. This would suggest that the Applicant's direct construction costs are overstated.</p> <p>Ineligible Costs: The Applicant correctly included \$10,000 in marketing, as an eligible cost, however, the Applicant included \$42,285 in tax credit fees as eligible, and the Underwriter moved these fees to ineligible cost. The Applicant also exceeded the Department's 5% eligible contingency limit by \$4,325 which was effectively removed to ineligible cost.</p> <p>Interim Financing Fees: The Underwriter reduced the Applicant's eligible interim financing fees by \$261K to reflect an apparent overestimation of eligible construction loan interest, to bring the eligible interest expense down to one year of fully drawn interest expense. This results in an equivalent reduction to the Applicant's eligible basis estimate.</p> <p>Fees: The Applicant's general requirements, contractor's general and administrative fees, and contractor's profit exceed the 6%, 2%, and 6% maximums allowed by LIHTC guidelines by \$12,109 based on their own construction costs. Consequently the Applicant's eligible fees in these areas have been reduced with the overage effectively moved to ineligible costs. The Applicant's developer fees also exceed 15% of the Applicant's adjusted eligible basis and therefore the eligible portion of the Applicant's developer fee must be reduced by \$47,960.</p> <p>Conclusion: The Applicant's total development cost estimate is within 5% of the Underwriter's verifiable estimate and is therefore generally acceptable. Since the Underwriter has been able to verify the Applicant's projected costs to a reasonable margin, the Applicant's total cost breakdown as adjusted, is used to calculate eligible basis and determine the LIHTC allocation. As a result an eligible basis of \$19,950,865 is used to determine a credit allocation of \$936,294 from this method. The resulting syndication proceeds will be used to compare to the gap of need using the Applicant's costs to determine the recommended credit amount.</p>

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

FINANCING STRUCTURE			
BOND/LONG TERM/PERMANENT FINANCING			
Source:	PNC Multifamily Capital		Contact: Nicole Flores
Principal Amount:	\$12,579,000	Interest Rate:	5.8%
Additional Information:	Loan is inclusive of the construction stage and the permanent financing		
Amortization:	30 yrs	Term:	30 yrs
Annual Payment:	\$885,692	Lien Priority:	1st
		Commitment:	<input type="checkbox"/> LOI <input type="checkbox"/> Firm <input checked="" type="checkbox"/> Conditional
		Commitment Date	5/ 30/ 2003
LIHTC SYNDICATION			
Source:	PNC Multifamily Capital		Contact: Nicole Flores
Address:	111 SW Fifth Avenue, Suite 3200		City: Portland
State:	OR	Zip: 97204	Phone: (512) 826-1596
			Fax: (512) 458-6863
Net Proceeds:	\$7,849,686	Net Syndication Rate (per \$1.00 of 10-yr LIHTC)	81.5¢
Commitment	<input type="checkbox"/> LOI <input type="checkbox"/> Firm <input checked="" type="checkbox"/> Conditional	Date:	5/ 30/ 2003
Additional Information:	Commitment letter reflects proceeds of \$7,849,686 on credits of \$964, 115.70 annually.		
APPLICANT EQUITY			
Amount:	\$1,031,087		Source: Deferred Developer Fee
FINANCING STRUCTURE ANALYSIS			
<p><u>Permanent Financing:</u> The permanent financing commitment is consistent with the terms reflected in the sources and uses listed in the application.</p> <p><u>LIHTC Syndication:</u> PNC Multifamily Capital has offered terms for syndication of the tax credits. The commitment letter shows net proceeds are anticipated to be \$7,849,686 based on a syndication factor of 81.5%.</p> <p><u>Deferred Developer's Fees:</u> The Applicant's proposed deferred developer's fees of \$1,031,087 amount to less than 39% of the total fees.</p> <p><u>Financing Conclusions:</u> Based on the Applicant's estimate of eligible basis, the LIHTC allocation should not exceed \$936,294 annually for ten years, resulting in syndication proceeds of approximately \$7,623,166. The underwriting analysis further suggests the Applicant's deferred developer fee will be increased to \$1,257,605 which should be repayable from cash flow with in ten years. Should the Applicant's final direct construction cost exceed the cost estimate used to determine credits in this analysis, additional deferred developer's fee may be available to fund those development cost overruns.</p>			

DEVELOPMENT TEAM
IDENTITIES of INTEREST
The Applicant, Developer and General Contractor firms are all related entities. These are common relationships for LIHTC-funded developments.
APPLICANT'S/PRINCIPALS' FINANCIAL HIGHLIGHTS, BACKGROUND, and EXPERIENCE
<p><u>Financial Highlights:</u></p> <ul style="list-style-type: none"> • The Applicant and General Partner are single-purpose entities created for the purpose of receiving assistance from TDHCA and therefore have no material financial statements. • The Administrative General Partner, Partners for Effective Development, Inc., submitted an unaudited financial statement as of November 30, 2002 reporting total assets of \$112K and consisting of \$20.5K in cash and \$91.5 other assets. Liabilities totaled \$112.6K, resulting in a negative net worth of \$600. • The principals of the General Partner, Larry Paul Manley and Carol Moore, submitted unaudited financial statements as of June 29, 2003 and May 27, 2003 respectively and are anticipated to be guarantors of the development.

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

Background & Experience:

- The Applicant and General Partners are new entities formed for the purpose of developing the project.
- The Owner of the Administrative General Partner, Carol Moore has been approved for three LIHTC/affordable housing developments totaling 372 units since 2000.
- The Owner of the Managing General Partner, Larry Paul Manley is the former Executive Director of TDHCA.

SUMMARY OF SALIENT RISKS AND ISSUES

- The Applicant's operating expenses is more than 5% outside of the Underwriter's verifiable ranges.
- The Applicant's direct construction costs differ from the Underwriter's *Marshall and Swift* based estimate by more than 5%.

Underwriter:

Carl Hoover

Date: August 3, 2003

Director of Real Estate Analysis:

Tom Gouris

Date: August 3, 2003

MULTIFAMILY COMPARATIVE ANALYSIS

Southwest Pines Apartments, Tyler, LIHTC #03415

Type of Unit	Number	Bedrooms	No. of Baths	Size in SF	Gross Rent Lmt.	Net Rent per Unit	Rent per Month	Rent per SF	Utilities	Wtr. Swr. Trsh
LIHTC (60%)	46	1	1	756	\$554	\$492	\$22,636	\$0.65	\$47.31	\$14.60
LIHTC (60%)	78	2	2	1,022	666	593	46,286	0.58	54.67	17.92
LIHTC (60%)	124	3	2	1,144	768	684	84,764	0.60	63.75	20.67
TOTAL:	248		AVERAGE:	1,034	\$696	\$620	\$153,686	\$0.60	\$57.84	\$18.68

INCOME				TOTAL NET RENTABLE SQ FT: 256,348		TDHCA	APPLICANT			
POTENTIAL GROSS RENT						\$1,844,232	\$1,796,808			USS Region 4
Secondary Income		Per Unit Per Month:	\$15.00			44,640	44,640	\$15.00		IREM Region
Other Support Income: (describe)						0				Per Unit Per Month
POTENTIAL GROSS INCOME						\$1,888,872	\$1,841,448			
Vacancy & Collection Loss		% of Potential Gross Income:	-7.50%			(141,665)	(138,108)	-7.50%		of Potential Gross Rent
Employee or Other Non-Rental Units or Concessions						0				
EFFECTIVE GROSS INCOME						\$1,747,207	\$1,703,340			
EXPENSES				% OF EGI	PER UNIT	PER SQ FT		PER SQ FT	PER UNIT	% OF EGI
General & Administrative		4.14%	\$291	0.28		\$72,257	\$57,200	\$0.22	\$231	3.36%
Management		5.00%	352	0.34		87,360	\$85,158	0.33	343	5.00%
Payroll & Payroll Tax		10.80%	761	0.74		188,653	\$159,867	0.62	645	9.39%
Repairs & Maintenance		5.48%	386	0.37		95,670	\$85,040	0.33	343	4.99%
Utilities		1.50%	106	0.10		26,288	\$25,200	0.10	102	1.48%
Water, Sewer, & Trash		0.81%	57	0.06		14,175	\$4,200	0.02	17	0.25%
Property Insurance		3.52%	248	0.24		61,524	\$61,524	0.24	248	3.61%
Property Tax	2.11187	8.69%	612	0.59		151,886	\$150,204	0.59	606	8.82%
Reserve for Replacements		2.84%	200	0.19		49,600	\$49,600	0.19	200	2.91%
Other Expenses: Comp. Fees, Suppor		1.40%	98	0.10		24,400	\$24,400	0.10	98	1.43%
TOTAL EXPENSES				44.17%	\$3,112	\$3.01		\$2.74	\$2,832	41.24%
NET OPERATING INC				55.83%	\$3,933	\$3.80		\$3.90	\$4,036	58.76%
DEBT SERVICE										
PNC Multifamily Capital		50.69%	\$3,571	\$3.46		\$885,692	\$885,692	\$3.46	\$3,571	52.00%
Additional Financing		0.00%	\$0	\$0.00		0	0	\$0.00	\$0	0.00%
Additional Financing		0.00%	\$0	\$0.00		0	0	\$0.00	\$0	0.00%
NET CASH FLOW				5.13%	\$362	\$0.35		\$0.45	\$465	6.77%
AGGREGATE DEBT COVERAGE RATIO										
RECOMMENDED DEBT COVERAGE RATIO										
						1.10	1.13			
						1.10				

CONSTRUCTION COST						TDHCA	APPLICANT	PER SQ FT	PER UNIT	% of TOTAL
Description	Factor	% of TOTAL	PER UNIT	PER SQ FT						
Acquisition Cost (site or bldg)		1.21%	\$996	\$0.96		\$247,004	\$247,004	\$0.96	\$996	1.15%
Off-Sites		0.00%	0	0.00		0	0	0.00	0	0.00%
Sitework		8.43%	6,968	6.74		1,728,000	1,728,000	6.74	6,968	8.05%
Direct Construction		51.17%	42,284	40.91		10,486,379	11,308,556	44.11	45,599	52.70%
Contingency	5.00%	2.98%	2,463	2.38		610,719	656,153	2.56	2,646	3.06%
General Req'ts	6.00%	3.58%	2,955	2.86		732,863	787,383	3.07	3,175	3.67%
Contractor's G & A	2.00%	1.19%	985	0.95		244,288	262,461	1.02	1,058	1.22%
Contractor's Profit	6.00%	3.58%	2,955	2.86		732,863	787,383	3.07	3,175	3.67%
Indirect Construction		2.27%	1,879	1.82		466,000	466,000	1.82	1,879	2.17%
Ineligible Costs		5.10%	4,214	4.08		1,045,034	1,045,034	4.08	4,214	4.87%
Developer's G & A	2.05%	1.64%	1,352	1.31		335,330	530,049	2.07	2,137	2.47%
Developer's Profit	12.95%	10.35%	8,549	8.27		2,120,198	2,120,198	8.27	8,549	9.88%
Interim Financing		6.68%	5,520	5.34		1,369,077	1,369,077	5.34	5,520	6.38%
Reserves		1.83%	1,508	1.46		374,036	152,473	0.59	615	0.71%
TOTAL COST				100.00%	\$82,628	\$79.94		\$83.71	\$86,531	100.00%
Recap-Hard Construction Costs				70.93%	\$58,609	\$56.70		\$60.58	\$62,621	72.37%

SOURCES OF FUNDS						RECOMMENDED				
PNC Multifamily Capital		61.39%	\$50,722	\$49.07		\$12,579,000	\$12,579,000	\$12,579,000		Developer Fee Available
Additional Financing		0.00%	\$0	\$0.00		0	0	0		\$2,455,528
LIHTC Syndication Proceeds		38.31%	\$31,652	\$30.62		7,849,686	7,849,686	7,623,166		% of Dev. Fee Deferred
Deferred Developer Fees		5.03%	\$4,158	\$4.02		1,031,087	1,031,087	1,257,605		51%
Additional (excess) Funds Required		-4.72%	(\$3,903)	(\$3.78)		(967,983)	(2)	0		15-Yr Cumulative Cash Flow
TOTAL SOURCES						\$20,491,790	\$21,459,771	\$21,459,771		\$3,759,627.90

MULTIFAMILY COMPARATIVE ANALYSIS (continued)

Southwest Pines Apartments, Tyler, LIHTC #03415

DIRECT CONSTRUCTION COST ESTIMATE

Residential Cost Handbook

Average Quality Multiple Residence Basis

CATEGORY	FACTOR	UNITS/SQ FT	PER SF	AMOUNT
Base Cost			\$41.50	\$10,638,442
Adjustments				
Exterior Wall Finish	6.25%		\$2.59	\$664,903
9' Ceilings	4.00%		\$1.66	\$425,538
Roofing			0.00	0
Subfloor			(0.81)	(207,129)
Floor Cover			1.92	492,188
Porches/Balconies	\$19.43	52,721	4.00	1,024,369
Plumbing	\$615	606	1.45	372,690
Built-In Appliances	\$1,625	248	1.57	403,000
Stairs/Fireplaces	\$1,625	68	0.43	110,500
Floor Insulation			0.00	0
Heating/Cooling			1.47	376,832
Garages/Carports		0	0.00	0
Comm &/or Aux Bldgs	\$58.46	3,500	0.80	204,607
Other:			0.00	0
SUBTOTAL			56.59	14,505,938
Current Cost Multiplier	1.03		1.70	435,178
Local Multiplier	0.86		(7.92)	(2,030,831)
TOTAL DIRECT CONSTRUCTION COSTS			\$50.36	\$12,910,285
Plans, specs, survy, bld perm	3.90%		(\$1.96)	(\$503,501)
Interim Construction Interest	3.38%		(1.70)	(435,722)
Contractor's OH & Profit	11.50%		(5.79)	(1,484,683)
NET DIRECT CONSTRUCTION COSTS			\$40.91	\$10,486,379

PAYMENT COMPUTATION

Primary	\$12,579,000	Term	360
Int Rate	5.80%	DCR	1.10

Secondary	\$0	Term	
Int Rate	0.00%	Subtotal DCR	1.10

Additional		Term	
Int Rate		Aggregate DCR	1.10

RECOMMENDED FINANCING STRUCTURE:

Primary Debt Service	\$885,692
Secondary Debt Service	0
Additional Debt Service	0
NET CASH FLOW	\$89,703

Primary	\$12,579,000	Term	360
Int Rate	5.80%	DCR	1.10

Secondary	\$0	Term	0
Int Rate	0.00%	Subtotal DCR	1.10

Additional	\$0	Term	0
Int Rate	0.00%	Aggregate DCR	1.10

OPERATING INCOME & EXPENSE PROFORMA: RECOMMENDED FINANCING STRUCTURE

INCOME at 3.00%	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15	YEAR 20	YEAR 30
POTENTIAL GROSS RENT	\$1,844,232	\$1,899,559	\$1,956,546	\$2,015,243	\$2,075,700	\$2,406,305	\$2,789,567	\$3,233,873	\$4,346,055
Secondary Income	44,640	45,979	47,359	48,779	50,243	58,245	67,522	78,277	105,197
Other Support Income: (describ	0	0	0	0	0	0	0	0	0
POTENTIAL GROSS INCOME	1,888,872	1,945,539	2,003,905	2,064,022	2,125,943	2,464,550	2,857,089	3,312,149	4,451,252
Vacancy & Collection Loss	(141,665)	(145,915)	(150,293)	(154,802)	(159,446)	(184,841)	(214,282)	(248,411)	(333,844)
Employee or Other Non-Rental t	0	0	0	0	0	0	0	0	0
EFFECTIVE GROSS INCOME	\$1,747,207	\$1,799,623	\$1,853,612	\$1,909,220	\$1,966,497	\$2,279,709	\$2,642,807	\$3,063,738	\$4,117,408
EXPENSES at 4.00%	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15	YEAR 20	YEAR 30
General & Administrative	\$72,257	\$75,147	\$78,153	\$81,279	\$84,530	\$102,844	\$125,126	\$152,234	\$225,344
Management	87,360	89,981	92,681	95,461	98,325	113,985	132,140	153,187	205,870
Payroll & Payroll Tax	188,653	196,199	204,047	212,208	220,697	268,511	326,685	397,462	588,342
Repairs & Maintenance	95,670	99,497	103,477	107,616	111,920	136,168	165,670	201,562	298,362
Utilities	26,288	27,340	28,433	29,570	30,753	37,416	45,522	55,385	81,983
Water, Sewer & Trash	14,175	14,742	15,332	15,945	16,583	20,176	24,547	29,865	44,208
Insurance	61,524	63,984	66,544	69,206	71,974	87,567	106,539	129,621	191,870
Property Tax	151,886	157,961	164,280	170,851	177,685	216,181	263,017	320,000	473,679
Reserve for Replacements	49,600	51,584	53,647	55,793	58,025	70,596	85,891	104,500	154,685
Other	24,400	25,376	26,391	27,447	28,545	34,729	42,253	51,407	76,095
TOTAL EXPENSES	\$771,812	\$801,811	\$832,984	\$865,376	\$899,037	\$1,088,174	\$1,317,390	\$1,595,224	\$2,340,438
NET OPERATING INCOME	\$975,395	\$997,812	\$1,020,628	\$1,043,844	\$1,067,460	\$1,191,535	\$1,325,418	\$1,468,514	\$1,776,970
DEBT SERVICE	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15	YEAR 20	YEAR 30
First Lien Financing	\$885,692	\$885,692	\$885,692	\$885,692	\$885,692	\$885,692	\$885,692	\$885,692	\$885,692
Second Lien	0	0	0	0	0	0	0	0	0
Other Financing	0	0	0	0	0	0	0	0	0
NET CASH FLOW	\$89,703	\$112,120	\$134,936	\$158,152	\$181,768	\$305,843	\$439,726	\$582,822	\$891,278
DEBT COVERAGE RATIO	1.10	1.13	1.15	1.18	1.21	1.35	1.50	1.66	2.01

LIHTC Allocation Calculation - Southwest Pines Apartments, Tyler, LIHTC #03415

CATEGORY	APPLICANT'S TOTAL AMOUNTS	TDHCA TOTAL AMOUNTS	APPLICANT'S REHAB/NEW ELIGIBLE BASIS	TDHCA REHAB/NEW ELIGIBLE BASIS
(1) Acquisition Cost				
Purchase of land	\$247,004	\$247,004		
Purchase of buildings				
(2) Rehabilitation/New Construction Cost				
On-site work	\$1,728,000	\$1,728,000	\$1,728,000	\$1,728,000
Off-site improvements				
(3) Construction Hard Costs				
New structures/rehabilitation hard costs	\$11,308,556	\$10,486,379	\$11,308,556	\$10,486,379
(4) Contractor Fees & General Requirements				
Contractor overhead	\$262,461	\$244,288	\$260,731	\$244,288
Contractor profit	\$787,383	\$732,863	\$782,193	\$732,863
General requirements	\$787,383	\$732,863	\$782,193	\$732,863
(5) Contingencies				
	\$656,153	\$610,719	\$651,828	\$610,719
(6) Eligible Indirect Fees				
	\$466,000	\$466,000	\$466,000	\$466,000
(7) Eligible Financing Fees				
	\$1,369,077	\$1,369,077	\$1,369,077	\$1,369,077
(8) All Ineligible Costs				
	\$1,045,034	\$1,045,034		
(9) Developer Fees				
			\$2,602,287	
Developer overhead	\$530,049	\$335,330		\$335,330
Developer fee	\$2,120,198	\$2,120,198		\$2,120,198
(10) Development Reserves				
	\$152,473	\$374,036		
TOTAL DEVELOPMENT COSTS	\$21,459,771	\$20,491,790	\$19,950,865	\$18,825,716

Deduct from Basis:				
All grant proceeds used to finance costs in eligible basis				
B.M.R. loans used to finance cost in eligible basis				
Non-qualified non-recourse financing				
Non-qualified portion of higher quality units [42(d)(3)]				
Historic Credits (on residential portion only)				
TOTAL ELIGIBLE BASIS			\$19,950,865	\$18,825,716
High Cost Area Adjustment			130%	130%
TOTAL ADJUSTED BASIS			\$25,936,125	\$24,473,431
Applicable Fraction			100%	100%
TOTAL QUALIFIED BASIS			\$25,936,125	\$24,473,431
Applicable Percentage			3.61%	3.61%
TOTAL AMOUNT OF TAX CREDITS			\$936,294	\$883,491

Syndication Proceeds	0.8142	\$7,623,166	\$7,193,250
Total Credits (Eligible Basis Method)		\$936,294	\$883,491
Syndication Proceeds		\$7,623,166	\$7,193,250
Requested Credits		\$964,116	
Syndication Proceeds		\$7,849,688	
Gap of Syndication Proceeds Needed		\$8,880,771	
Credit Amount		\$1,090,756	



LOW INCOME HOUSING TAX CREDIT PROGRAM
2003 LIHTC/TAX EXEMPT BOND DEVELOPMENT PROFILE AND BOARD SUMMARY
 Texas Department of Housing and Community Affairs

Development Name: **Glenwood Apartments**

TDHCA#: 03416

DEVELOPMENT AND OWNER INFORMATION

Development Location: Amarillo QCT: Y DDA: N TTC: N
 Development Owner: Amarillo Glenwood Apartments, Ltd.
 General Partner(s): American Housing Foundation, 100%, Contact: Kelly Hunt
 Construction Category: New
 Set-Aside Category: Tax Exempt Bond Bond Issuer: Panhandle Regional HFC
 Development Type: Family

Annual Tax Credit Allocation Calculation

Applicant Request: \$424,854 Eligible Basis Amt: \$422,708 Equity/Gap Amt.: \$503,856
Annual Tax Credit Allocation Recommendation: \$422,708
 Total Tax Credit Allocation Over Ten Years: \$ 4,227,080

PROPERTY INFORMATION

Unit and Building Information

Total Units: 120 LIHTC Units: 120 % of LIHTC Units: 100
 Gross Square Footage: 117,744 Net Rentable Square Footage: 114,744
 Average Square Footage/Unit: 956
 Number of Buildings: 8
 Currently Occupied: N

Development Cost

Total Cost: \$ 9,695,770 Total Cost/Net Rentable Sq. Ft.: \$84.50

Income and Expenses

Effective Gross Income:¹ \$ 820,157 Ttl. Expenses: \$372,146 Net Operating Inc.: \$448,011
 Estimated 1st Year DCR: 1.10

DEVELOPMENT TEAM

Consultant: Not Utilized Manager: AHF Management, LLC
 Attorney: Sprouse, Shrader & Smith Architect: Architettura
 Accountant: Brown, Graham & Company Engineer: To Be Determined
 Market Analyst: Mark C. Temple Lender: Newman Capital
 Contractor: Carleton Construction Syndicator: Lend Lease

PUBLIC COMMENT²

From Citizens:	From Legislators or Local Officials:
# in Support: 0	Sen. Teel Bivins, District 31 - NC
# in Opposition: 0	Rep. David Swinford, District 87 - NC
	Mayor Trent Sisemore - S
	Vicki Covey, Asst. Director, Community Services Division, City of Amarillo;
	Consistent with the local Consolidated Plan for Housing and Community Development.

1. Gross Income less Vacancy

2. NC - No comment received, O - Opposition, S - Support

Developer Evaluation

Project ID # **03416**

Name: **Glenwood Apartments**

City: **Amarillo**

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

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

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Projects in Material Noncompliance: No Yes # of Projects: 0

Total # of Projects monitored: 17 Projects grouped by score 0-9 15 10-19 1 20-29 1

Total # monitored with a score less than 30: 17 # not yet monitored or pending review: 3

Program Monitoring/Draws

Not applicable Review pending No unresolved issues Unresolved issues found

Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Asset Management

Not applicable Review pending No unresolved issues Unresolved issues found

Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by Sara Carr Newsom Date uesday, July 29, 2003

Multifamily Finance Production

Not applicable Review pending No unresolved issues Unresolved issues found

Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by S Roth Date 7 /17/2003

Single Family Finance Production

Not applicable Review pending No unresolved issues Unresolved issues found

Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by _____ Date _____

Community Affairs

Not applicable Review pending No unresolved issues Unresolved issues found

Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by EEF Date 7 /18/2003

Office of Colonia Initiatives

Not applicable Review pending No unresolved issues Unresolved issues found

Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by _____ Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable Review pending No unresolved issues Unresolved issues found

Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by _____ Date _____

Loan Administration

Not applicable No delinquencies found Delinquencies found

Delinquencies found that warrant disqualification (Additional information/comments must be attached)

Reviewed by Stephanie Stuntz Date 7 /24/2003

Executive Director: Edwina Carrington

Executed: uesday, August 05, 2003

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

DATE: August 5, 2003

PROGRAM: 4% LIHTC

FILE NUMBER: 03416

DEVELOPMENT NAME

Glenwood Apartments

APPLICANT

Name:	Amarillo Glenwood Apartments, Ltd.	Type:	For Profit
Address:	1800 South Washington, #311	City:	Amarillo State: TX
Zip:	79102	Contact:	Deborah Welchel
Phone:	(806) 372-7500	Fax:	(806) 372-7508
PRINCIPALS of the APPLICANT/ KEY PARTICIPANTS			
Name:	AHF Glenwood, Inc.	(%):	.01 Title: General Partner
Name:	American Housing Foundation	(%):	N/A Title: 100% owner of GP & Co-Developer
Name:	Baptist Community Affordable Housing Foundation	(%):	N/A Title: Co-Developer

PROPERTY LOCATION

Location: Southeast 28th Avenue & Osage Road **QCT** **DDA**
City: Amarillo **County:** Potter **Zip:** 79103

REQUEST

<u>Amount</u>	<u>Interest Rate</u>	<u>Amortization</u>	<u>Term</u>
1) \$424,854	N/A	N/A	N/A
Other Requested Terms:	1) Annual ten-year allocation of low-income housing tax credits		
Proposed Use of Funds:	New Construction	Property Type:	Multifamily
Set-Aside(s):	<input type="checkbox"/> General	<input type="checkbox"/> Rural	<input type="checkbox"/> TX RD <input type="checkbox"/> Non-Profit <input type="checkbox"/> Elderly <input type="checkbox"/> At Risk

RECOMMENDATION

RECOMMEND APPROVAL OF AN LIHTC ALLOCATION NOT TO EXCEED \$422,708 ANNUALLY FOR TEN YEARS, SUBJECT TO CONDITIONS.

CONDITIONS

- The debt service capacity of the development should be reviewed at closing to permanent with the predicted result of mandatory redemption of all of the taxable bonds and \$85K of the tax-exempt mortgage revenue bonds due to debt coverage restrictions.
- Should the terms and rates of the proposed debt or syndication change, the transaction should be re-evaluated and an adjustment to the credit amount may be warranted.

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

REVIEW of PREVIOUS UNDERWRITING REPORTS

No previous reports.

DEVELOPMENT SPECIFICATIONS

IMPROVEMENTS

Total Units: <u>120</u>	# Rental Buildings: <u>8</u>	# Common Area Bldgs: <u>1</u>	# of Floors: <u>2</u>	Age: <u>N/A</u> yrs
Net Rentable SF: <u>114,744</u>	Av Un SF: <u>956</u>	Common Area SF: <u>3,000</u>	Gross Bldg SF: <u>117,744</u>	

STRUCTURAL MATERIALS

Wood frame on a post-tensioned concrete slab on grade, 25% brick veneer/75% Hardiplank siding exterior wall covering, drywall interior wall surfaces, composite shingle roofing

APPLIANCES AND INTERIOR FEATURES

Carpeting & vinyl flooring, range & oven, hood & fan, garbage disposal, dishwasher, refrigerator, tile tub/shower, washer & dryer connections, ceiling fans, laminated counter tops, individual water heaters

ON-SITE AMENITIES

3,000 square foot community building with management offices, fitness & laundry facilities, kitchen, restrooms, computer/business center, central mailroom, swimming pool and equipped children's play area are located at the entrance to the property.

Uncovered Parking: 196 spaces **Carports:** N/A spaces **Garages:** N/A spaces

PROPOSAL and DEVELOPMENT PLAN DESCRIPTION

Description: Glenwood Apartments is a relatively dense 14 units per acre new construction development of 280 units of affordable housing located in southeast Amarillo. The development is comprised of eight evenly distributed medium garden style walk-up residential buildings as follows:

- € (2) Building Type I with eight one-bedroom/one-bath units and eight two- bedroom/one-bath units;
- € (1) Building Type II with eight three-bedroom/two-bath units; and
- € (5) Building Type III with eight two-bedroom/two-bath units and eight three-bedroom/two-bath units;

Architectural Review: The exterior elevations are functional. All units are of average size for LIHTC units. Each unit has a semi-private exterior entry that is off an interior breezeway and is shared with three other units. The units are in two story structures with mixed brick veneer and Hardiplank siding exterior finish with varied rooflines.

Supportive Services: The owner of the GP of the Applicant and Co-Developer, American Housing Foundation, will provide supportive services to tenants at no extra cost.

Schedule: The Applicant anticipates construction to begin in October of 2003 and to be completed in December of 2004. The development should be placed in service in December of 2004 and substantially leased-up in June of 2005.

SITE ISSUES

SITE DESCRIPTION

Size: <u>8.635</u> acres	<u>376,141</u> square feet	Zoning/ Permitted Uses: <u>Heavy Commercial District</u>
Flood Zone Designation: <u>Zone C</u>	Status of Off-Sites: <u>Fully Improved</u>	

SITE and NEIGHBORHOOD CHARACTERISTICS

Location: The site for the apartment complex is located in the southeast area of the City of Amarillo, Potter County, just south of Interstate 40 at Osage Street and Southeast 28th Avenue.

Adjacent Land Uses:

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- ∄ **North:** Single family residences, custom furniture maker
- ∄ **South:** Undeveloped land
- ∄ **East:** Osage Street, funeral home
- ∄ **West:** Undeveloped land

Site Access: Interstate Highways 40 and 27 bisect the city of Amarillo. In addition, the city is served by US Highways 87 and 66, State highway 136 and Loop 335.

Public Transportation: The availability of public transportation is unknown.

Shopping & Services: A large grocery is located within three miles of the site and various retail stores can be found within a two-mile radius. Lawndale Elementary and Caprock High School are located within one mile of the site and Fannin Middle school is within four miles. Amarillo college is located 2.1 miles northeast. Several public parks can be found within a three-mile radius. St. Anthony’s Hospital and the Amarillo hospital district are within seven miles.

Special Adverse Site Characteristics:

- ∄ **Zoning:** The property is currently zoned Heavy Commercial District, which is zoned appropriately for a Multi-family type development.

Site Inspection Findings: TDHCA staff performed a site inspection on July 28, 2003 and found the location to be acceptable for the proposed development.

HIGHLIGHTS of SOILS & HAZARDOUS MATERIALS REPORT(S)

A Phase I Environmental Site Assessment report dated June 16, 2003 was prepared by Alpha Testing, Inc. and contained the following conclusion: “This assessment has revealed no evidence of recognized environmental conditions in connection with the Site.” (p. 14)

POPULATIONS TARGETED

Income Set-Aside: The Applicant has elected the 40% at 60% or less of area median gross income (AMGI) set-aside although as a Priority 2 private activity bond lottery project 100% of the units must have rents restricted to be affordable to households at or below 60% of AMGI. 120 of the units (100% of the total) will be reserved for low-income tenants. 120 of the units (100%) will be reserved for households earning 60% or less of AMGI.

MAXIMUM ELIGIBLE INCOMES						
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
60% of AMI	\$20,220	\$23,100	\$25,980	\$28,860	\$31,140	\$33,480

MARKET HIGHLIGHTS

A market feasibility study dated June 23, 2003 was prepared by Mark Temple and highlighted the following findings:

Definition of Primary Market Area: “The primary or defined market area for the Glenwood Apartments is considered the Amarillo MSA which includes the City of Amarillo and is described by the following farthest boundaries: North-Moore County, South-Castro and Swisher Counties, East-Carson and Armstrong Counties, and West-Oldham and Deaf Smith Counties.” (p. I-2)

Population: The estimated 2002 population of the primary market area was 223,056 and is expected to increase by 5% to approximately 235,945 by 2007. Within the primary market area there were estimated to be 84,097 households in 2002.

Total Primary Market Demand for Rental Units:

ANNUAL INCOME-ELIGIBLE SUBMARKET DEMAND SUMMARY				
Type of Demand	Market Analyst		Underwriter	
	Units of Demand	% of Total Demand	Units of Demand	% of Total Demand

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Household Growth	174	3.6%	84	2%
Resident Turnover	4,660	96.4%	4,660	98%
TOTAL ANNUAL DEMAND	4,834	100%	4,744	100%

Ref: SUMMARY SHEET

Inclusive Capture Rate: The Market Analyst has calculated an inclusive capture rate of 14.1% based on total unstabilized comparable units of 563, excluding the subject units. (SUMMARY SHEET) The Underwriter calculated a capture rate of 8% based upon a revised supply of unstabilized comparable affordable units of 389 divided by a revised demand of 4,744.

Market Rent Comparables: The Market Analyst surveyed 10 apartment projects totaling 2,153 units in the market area. (p. III-1)

RENT ANALYSIS (net tenant-paid rents)					
Unit Type (% AMI)	Proposed	Program Max	Differential	Market	Differential
1-Bedroom (60%)	\$487	\$487	\$0	\$503	-\$16
2-Bedroom (60%)- 855 sf	\$582	\$582	\$0	N/A	N/A
2-Bedroom (60%)- 917 sf	\$582	\$582	\$0	\$639	-\$57
3-Bedroom (60%)	\$668	\$668	\$0	\$723	-\$55

(NOTE: Differentials are amount of difference between proposed rents and program limits and average market rents, e.g., proposed rent = \$500, program max = \$600, differential = -\$100)

It should be noted that the market study indicated different square footages for each unit type than what is proposed in the application.

Primary Market Occupancy Rates: The Market Analyst indicates the vacancy rate in the market area is approximately 4.7 percent. (p. I-19)

Absorption Projections: “Based upon current positive multifamily indicators and present absorption levels of 15 to 20 units per month, it is estimated that a 95+ occupancy level can be achieved in a 6 to 8 month time frame.” (p. IV-7)

Known Planned Development: The Market Analyst has included 563 additional unstabilized comparable units in the market area. (SUMMARY SHEET) The Underwriter has identified two developments that were awarded tax credits in 2002 that should currently be under construction. North Grand Villas (02029) is a mixed income development of two- to four-bedroom units. Rosemeade (02422) is an affordable housing development with one- to three-bedroom units. The total comparable unstabilized units based on income set-aside and unit type is 269 units.

The Underwriter found the market study provided sufficient information for purposes of this analysis.

OPERATING PROFORMA ANALYSIS

Income: The Applicant’s rent projections are the maximum rents allowed under LIHTC guidelines. Estimates of secondary income and vacancy and collection losses are in line with TDHCA underwriting guidelines.

Expenses: The Applicant’s total expense estimate of \$2,519 per unit is more than 5% lower than a TDHCA database-derived estimate of \$3,101 per unit for comparably-sized developments. The Applicant’s budget shows several line item estimates, however, that deviate significantly when compared to the database averages, particularly general and administrative (\$21K lower), payroll (\$18K lower), repairs and maintenance (\$21K lower), utilities (\$12K lower) and insurance (\$4K higher). The Underwriter relied heavily upon expenses from the Department’s database of other developments managed by AHF in Amarillo. Additionally, the Applicant indicated that they have applied for a non-profit tax exemption. The Applicant submitted a copy of a determination letter from the IRS to support the General Partner’s tax exempt status.

Conclusion: The Applicant’s total estimated operating expense is inconsistent with the Underwriter’s expectations and the Applicant’s net operating income is not within 5% of the Underwriter’s estimate. Therefore, the Underwriter’s NOI will be used to evaluate debt service capacity. Due primarily to the difference in operating expenses, the Underwriter’s estimated debt coverage ratio (DCR) of 1.04 is less than the program minimum standard of 1.10. Therefore, the maximum debt service for this project should be limited to

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\$407,347 by an elimination of the taxable portion and reduction in the tax-exempt portion of the bond-financed loan amount.

ACQUISITION VALUATION INFORMATION			
ASSESSED VALUE			
Land: 5 tracts of land	\$21,894	Assessment for the Year of:	2002
Building:	\$N/A	Valuation by:	Potter-Randall County Appraisal District
Total Assessed Value:	\$21,894	Tax Rate:	2.62
EVIDENCE of SITE or PROPERTY CONTROL			
Type of Site Control:	Warranty Deed/ Earnest Money Contract		
Contract Expiration Date:	08/ 31/ 2003	Anticipated Closing Date:	06/ 16/ 2003
Acquisition Cost:	\$144,875	Other Terms/Conditions:	
Seller: Pat Davis		Related to Development Team Member:	No

CONSTRUCTION COST ESTIMATE EVALUATION	
Acquisition Value:	The site cost of \$144,875 (\$16,778/acre) is assumed to be reasonable since the acquisition is an arm's-length transaction.
Sitework Cost:	The Applicant's claimed sitework costs of \$6,500 per unit are considered reasonable compared to historical sitework costs for multifamily projects.
Direct Construction Cost:	The Applicant's direct construction cost estimate is \$138K or 2.7% lower than the Underwriter's Marshall & Swift <i>Residential Cost Handbook</i> -derived estimate, and is therefore regarded as reasonable as submitted.
Fees:	The Applicant's contractor's fees for general requirements, general and administrative expenses, and profit are all within the maximums allowed by TDHCA guidelines. The Applicant's contingency costs exceed the 5% maximums allowed by LIHTC guidelines based on their own construction costs and have been reduced by \$39,756 with the overage moved to ineligible costs. The Applicant's developer fees also exceed 15% of the Applicant's adjusted eligible basis and therefore the eligible portion of the Applicant's developer fee must be reduced by \$5,965.
Conclusion:	The Applicant's total development cost estimate is within 5% of the Underwriter's verifiable estimate and is therefore generally acceptable. Since the Underwriter has been able to verify the Applicant's projected costs to a reasonable margin, the Applicant's total cost breakdown, as adjusted, is used to calculate eligible basis and determine the LIHTC allocation. As a result an eligible basis of \$9,007,209 is used to determine a credit allocation of \$422,708 from this method. The resulting syndication proceeds will be used to compare to the gap of need using the Applicant's costs to determine the recommended credit amount.

FINANCING STRUCTURE	
INTERIM TO PERMANENT FINANCING	
Source: Newman Capital	Contact: Tom Gibson
Principal Amount: \$5,960,000	Interest Rate: 6.75% (tax-exempt) and 8.00% (taxable)
Additional Information: \$5,700,000 tax-exempt bonds; \$260,000 taxable bonds	
Amortization: 40 yrs	Term: 32.5 yrs
Commitment: <input checked="" type="checkbox"/> LOI <input type="checkbox"/> Firm <input type="checkbox"/> Conditional	
Annual Payment: \$434,390	Lien Priority: 1st Commitment Date: 06/ 19/ 2003
LIHTC SYNDICATION	
Source: Lend Lease	Contact: Marie H. Keutmann

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Address:	101 Arch Street		City:	Boston	
State:	MA	Zip:	02110	Phone:	(617) 772-9557
		Fax:	(617)	439-9978	
Net Proceeds:	\$3,441,000		Net Syndication Rate (per \$1.00 of 10-yr LIHTC)		81¢
Commitment	<input checked="" type="checkbox"/>	LOI	<input type="checkbox"/>	Firm	<input type="checkbox"/>
				Conditional	Date: 06/ 19/ 2003
Additional Information:					

APPLICANT EQUITY

Amount:	\$294,795	Source:	Deferred Developer Fee
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FINANCING STRUCTURE ANALYSIS

Permanent Financing: The permanent financing commitment is consistent with the terms reflected in the sources and uses listed in the application. In particular, the commitment letter states an estimated tax-exempt bond amount of \$5,700,000 and a taxable bond amount of \$260,000. The term for the bonds will be two consecutive terms totaling 32.5 years and a 40 year amortization period. The interest rate for the tax-exempt portion is stated to be 6.0% during the interim phase and 6.75% during the permanent phase. The interest rate for the taxable portion is stated to be 8.0%. For purposes of this analysis the Underwriter utilized a blended interest rate of 6.77%. Based on the financing structure proposed, the Underwriter's debt coverage ratio is below the 1.10 minimum and, therefore, the debt service for this transaction should be limited to not more than \$407,347 by a reduction of the bond-financed loan. This would result in an elimination of the entire taxable bond amount and a total tax-exempt bond amount of \$5,615,545 at the terms requested and therefore a mandatory redemption is likely.

LIHTC Syndication: Lend Leases has offered syndication of the tax credits. The commitment letter shows net proceeds are anticipated to be \$3,441,000 based on a syndication factor of \$0.81. Based upon the financing structure as proposed, the Underwriter anticipates proceeds will be \$17,748 lower.

Deferred Developer's Fees: The Applicant's proposed deferred developer's fee of \$294,795 amounts to 25% of the total fees. However, based on the Underwriter's analysis and due to the likely reduction in bonds and credits, the developer will have to defer \$656,973 or 57% of the developer fees

Financing Conclusions: The Applicant's total development cost estimate was used to determine the development's eligible basis and recommended tax credit allocation of \$422,708 annually for ten years, resulting in syndication proceeds of approximately \$3,423,252. Based on the underwriting analysis, the Applicant's deferred developer fee will be increased to \$656,973, which should be repayable from cash flow within 10 years.

DEVELOPMENT TEAM

IDENTITIES of INTEREST

The Applicant, Developer, Property Manager and Supportive Services firm are all related entities. These are common relationships for LIHTC-funded developments.

APPLICANT'S/PRINCIPALS' FINANCIAL HIGHLIGHTS, BACKGROUND, and EXPERIENCE

Financial Highlights:

- € The Applicant and General Partner are single-purpose entities created for the purpose of receiving assistance from TDHCA and therefore have no material financial statements.
- € The Co-Developer, American Housing Foundation, submitted an unaudited financial statement as of September 30, 2002 reporting total assets of \$232M and consisting of \$13M in cash, \$10M in receivables, \$387K in prepaid expenses, \$4.4M in cash deposits held in trust & restricted deposits, \$20M in notes receivable, \$174M in land, building and equipment, \$3.7M in investments and \$5.9M in organization costs and financing costs. Liabilities totaled \$184M, resulting in a net worth of \$48M.
- € The Co-Developer, Baptist Community Affordable Housing Foundation, an affiliate of Baptist Community Services (BCS), submitted an audited financial statement as of December 31, 2001 reporting total assets of \$137M and consisting of \$7.4M in cash, \$53M in short-term investments, \$1.8M in accounts receivables, \$75K in estimated third party payor settlements, \$1.8M in notes receivables, \$1M in other current assets,

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\$29M in property and equipment, \$1.6M in long-term investments, \$40M in investment in BSA and \$877K in other assets. Liabilities totaled 2.6M, resulting in a net worth of \$135M.

Background & Experience:

- € The Applicant and General Partner are new entities formed for the purpose of developing the project.
- € The Co-Developer, American Housing Foundation, has completed forty-one affordable housing developments totaling 7,127 units since 1989.
- € The Co-Developer, Baptist Community Services, has completed two LIHTC housing developments totaling 190 units since 1998.

SUMMARY OF SALIENT RISKS AND ISSUES

- € The Applicant's operating expenses/operating proforma are more than 5% outside of the Underwriter's verifiable ranges.
- € The significant financing structure changes being proposed have not been reviewed/accepted by the Applicant, lenders, and syndicators, and acceptable alternative structures may exist.

Underwriter:

Raquel Morales

Date: August 5, 2003

Director of Real Estate Analysis:

Tom Gouris

Date: August 5, 2003

MULTIFAMILY COMPARATIVE ANALYSIS

Glenwood Apartments, Amarillo, LIHTC #03416

Type of Unit	Number	Bedrooms	No. of Baths	Size in SF	Gross Rent Lmt.	Net Rent per Unit	Rent per Month	Rent per SF	Tnt Pd Util	Wtr, Swr, Trsh
TC60%	16	1	1	700	\$541	\$487	\$7,792	\$0.70	\$54.00	\$31.00
TC60%	16	2	1	855	649	\$582	9,312	0.68	67.00	34.00
TC60%	40	2	2	917	649	\$582	23,280	0.63	67.00	34.00
TC60%	48	3	2	1,108	750	\$668	32,064	0.60	82.00	38.00
TOTAL:	120		AVERAGE:	956	\$675	\$604	\$72,448	\$0.63	\$71.27	\$35.20

INCOME

Total Net Rentable Sq Ft: 114,744

POTENTIAL GROSS RENT

Secondary Income Per Unit Per Month: \$12.00

Other Support Income: (describe)

POTENTIAL GROSS INCOME

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

Employee or Other Non-Rental Units or Concessions

EFFECTIVE GROSS INCOME

EXPENSES

	% OF EGI	PER UNIT	PER SQ FT
General & Administrative	5.53%	\$378	0.40
Management	5.00%	342	0.36
Payroll & Payroll Tax	11.69%	799	0.84
Repairs & Maintenance	9.17%	627	0.66
Utilities	3.19%	218	0.23
Water, Sewer, & Trash	3.78%	258	0.27
Property Insurance	3.36%	229	0.24
Property Tax	N/A	0	0.00
Reserve for Replacements	2.93%	200	0.21
Other Expenses: Compliance Fees & Se	0.73%	50	0.05

TOTAL EXPENSES

45.38% \$3,101 \$3.24

NET OPERATING INC

54.62% \$3,733 \$3.90

DEBT SERVICE

Tax-Exempt	52.71%	\$3,603	\$3.77
Taxable	0.00%	\$0	\$0.00
Taxable	0.00%	\$0	\$0.00
NET CASH FLOW	1.91%	\$131	\$0.14

AGGREGATE DEBT COVERAGE RATIO

RECOMMENDED DEBT COVERAGE RATIO

CONSTRUCTION COST

Description	Factor	% of TOTAL	PER UNIT	PER SQ FT
Acquisition Cost (site or bldg)		1.55%	\$1,268	\$1.33
Off-Sites		0.00%	0	0.00
Sitework		7.93%	6,500	6.80
Direct Construction		51.21%	41,978	43.90
Contingency	5.00%	2.96%	2,424	2.53
General Req'ts	5.86%	3.46%	2,840	2.97
Contractor's G & A	1.95%	1.15%	947	0.99
Contractor's Profit	5.86%	3.46%	2,840	2.97
Indirect Construction		4.98%	4,084	4.27
Ineligible Costs		3.49%	2,857	2.99
Developer's G & A	1.97%	1.60%	1,312	1.37
Developer's Profit	12.83%	10.40%	8,528	8.92
Interim Financing		5.93%	4,864	5.09
Reserves		1.86%	1,528	1.60
TOTAL COST		100.00%	\$81,970	\$85.72
Recap-Hard Construction Costs		70.18%	\$57,528	\$60.16

SOURCES OF FUNDS

Tax-Exempt	57.95%	\$47,500	\$49.68
Taxable	2.64%	\$2,167	\$2.27
LIHTC Syndication Proceeds	34.98%	\$28,675	\$29.99
Deferred Developer Fees	3.00%	\$2,456	\$2.57
Additional (excess) Funds Required	1.43%	\$1,172	\$1.23
TOTAL SOURCES			

TDHCA	APPLICANT
\$869,376	\$859,968
17,280	17,280
0	0
\$886,656	\$877,248
(66,499)	(65,796)
0	0
\$820,157	\$811,452
\$45,358	\$24,000
41,008	\$40,573
95,880	\$78,100
75,191	\$54,000
26,169	\$14,400
31,002	\$30,000
27,539	\$31,220
0	\$0
24,000	\$24,000
6,000	\$6,000
\$372,146	\$302,293
\$448,010	\$509,159
\$432,334	\$434,390
0	
0	
\$15,677	\$74,769
1.04	1.17
1.10	

USS Region	1	
IREM Region		
Per Unit Per Month	\$12.00	
of Potential Gross Rent	-7.50%	
PER SQ FT	PER UNIT	% OF EGI
\$0.21	\$200	2.96%
0.35	338	5.00%
0.68	651	9.62%
0.47	450	6.65%
0.13	120	1.77%
0.26	250	3.70%
0.27	260	3.85%
0.21	200	2.96%
0.05	50	0.74%
\$2.63	\$2,519	37.25%
\$4.44	\$4,243	62.75%
\$3.79	\$3,620	53.53%
\$0.00	\$0	0.00%
\$0.00	\$0	0.00%
\$0.65	\$623	9.21%

TDHCA	APPLICANT
\$152,156	\$152,156
0	0
780,000	780,000
5,037,397	4,899,475
290,870	323,730
340,769	340,769
113,590	113,590
340,769	340,769
490,080	490,080
342,894	342,894
157,443	157,443
1,023,375	1,023,375
583,700	583,700
183,368	147,789
\$9,836,411	\$9,695,770
\$5,700,000	\$5,700,000
260,000	260,000
3,441,000	3,441,000
294,770	294,770
140,641	0
\$9,836,411	\$9,695,770

PER SQ FT	PER UNIT	% of TOTAL
\$1.33	\$1,268	1.57%
0.00	0	0.00%
6.80	6,500	8.04%
42.70	40,829	50.53%
2.82	2,698	3.34%
2.97	2,840	3.51%
0.99	947	1.17%
2.97	2,840	3.51%
4.27	4,084	5.05%
2.99	2,857	3.54%
1.37	1,312	1.62%
8.92	8,528	10.55%
5.09	4,864	6.02%
1.29	1,232	1.52%
\$84.50	\$80,798	100.00%
\$59.25	\$56,653	70.12%
RECOMMENDED		
\$5,615,545	Developer Fee Available	
3,423,252	\$1,180,818	% of Dev. Fee Deferred
656,973	56%	
0	15-Yr Cumulative Cash Flow	
\$9,695,770	\$1,695,998.25	

MULTIFAMILY COMPARATIVE ANALYSIS (continued)
Glenwood Apartments, Amarillo, LIHTC #03416

DIRECT CONSTRUCTION COST ESTIMATE

Residential Cost Handbook

Average Quality Multiple Residence Basis

CATEGORY	FACTOR	UNITS/SQ FT	PER SF	AMOUNT
Base Cost			\$42.12	\$4,832,750
Adjustments				
Exterior Wall Finish	2.75%		\$1.16	\$132,901
9' Ceiling	4.00%		1.68	193,310
Roofing			0.00	0
Subfloor			(1.01)	(115,891)
Floor Cover			1.92	220,308
Porches/Balconies	\$29.24	25,341	6.46	740,966
Plumbing	\$615	264	1.41	162,360
Built-In Appliances	\$1,625	120	1.70	195,000
Stairs/Fireplaces	\$1,400	30	0.37	42,000
Floor Insulation			0.00	0
Heating/Cooling			1.47	168,674
Garages/Carports		0	0.00	0
Comm &/or Aux Bldgs	\$56.23	3,000	1.47	168,690
Other:			0.00	0
SUBTOTAL			58.75	6,741,067
Current Cost Multiplier	1.03		1.76	202,232
Local Multiplier	0.89		(6.46)	(741,517)
TOTAL DIRECT CONSTRUCTION COSTS			\$54.05	\$6,201,782
Plans, specs, survy, bld prm	3.90%		(\$2.11)	(\$241,869)
Interim Construction Interes	3.38%		(1.82)	(209,310)
Contractor's OH & Profit	11.50%		(6.22)	(713,205)
NET DIRECT CONSTRUCTION COSTS			\$43.90	\$5,037,397

PAYMENT COMPUTATION

Primary	\$5,960,000	Term	480
Int Rate	6.77%	DCR	1.04

Secondary	\$0	Term	
Int Rate	0.00%	Subtotal DCR	1.04

Additional	\$0	Term	
Int Rate		Aggregate DCR	1.04

RECOMMENDED FINANCING STRUCTURE:

Primary Debt Service	\$407,347
Secondary Debt Service	0
Additional Debt Service	0
NET CASH FLOW	\$40,663

Primary	\$5,615,545	Term	480
Int Rate	6.77%	DCR	1.10

Secondary	\$0	Term	0
Int Rate	0.00%	Subtotal DCR	1.10

Additional	\$0	Term	0
Int Rate	0.00%	Aggregate DCR	1.10

OPERATING INCOME & EXPENSE PROFORMA: RECOMMENDED FINANCING STRUCTURE

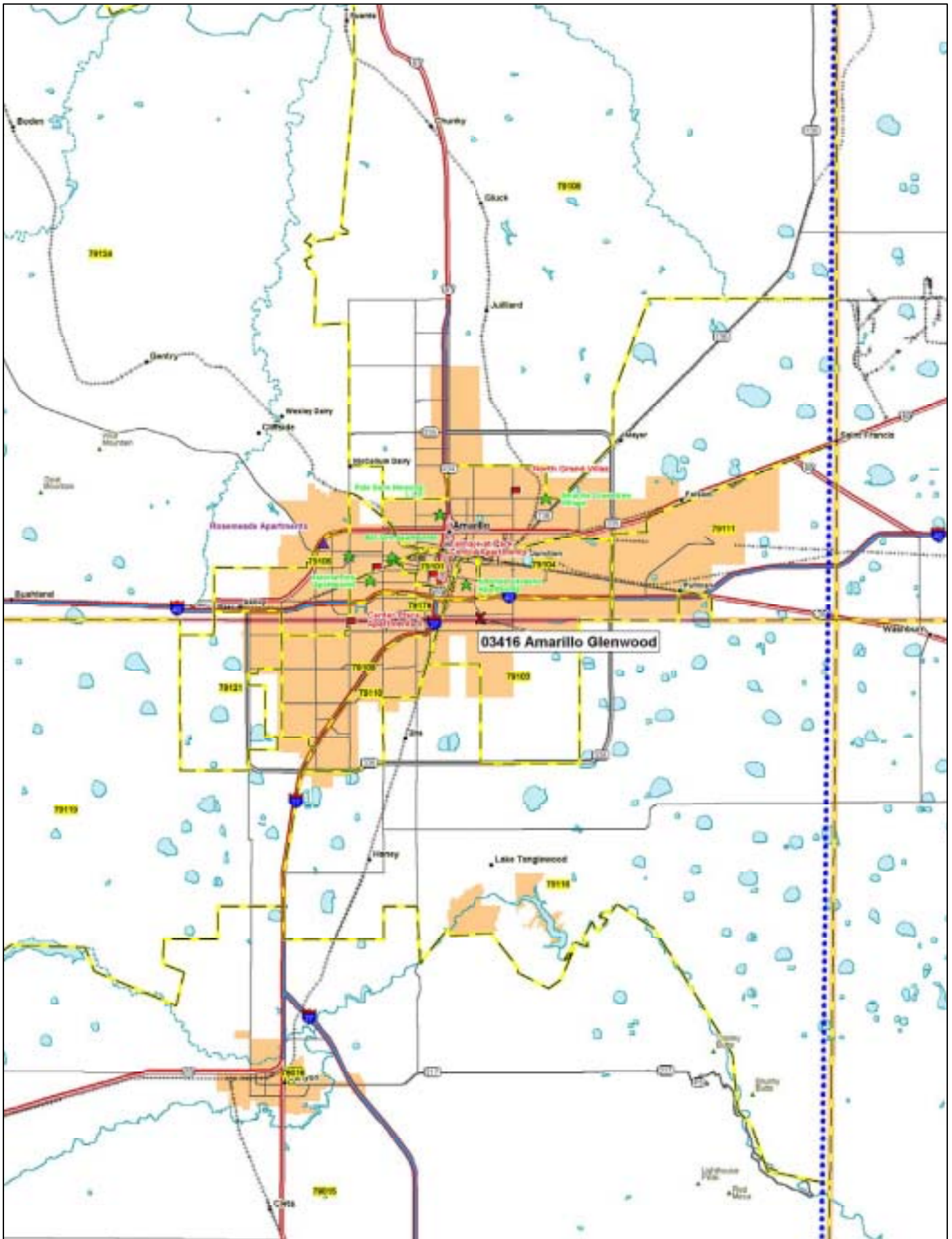
INCOME at 3.00%	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15	YEAR 20	YEAR 30
POTENTIAL GROSS RENT	\$869,376	\$895,457	\$922,321	\$949,991	\$978,490	\$1,134,338	\$1,315,009	\$1,524,456	\$2,048,741
Secondary Income	17,280	17,798	18,332	18,882	19,449	22,546	26,138	30,301	40,721
Other Support Income: (describ	0	0	0	0	0	0	0	0	0
POTENTIAL GROSS INCOME	886,656	913,256	940,653	968,873	997,939	1,156,885	1,341,147	1,554,757	2,089,463
Vacancy & Collection Loss	(66,499)	(68,494)	(70,549)	(72,665)	(74,845)	(86,766)	(100,586)	(116,607)	(156,710)
Employee or Other Non-Rental	0	0	0	0	0	0	0	0	0
EFFECTIVE GROSS INCOME	\$820,157	\$844,762	\$870,104	\$896,207	\$923,094	\$1,070,119	\$1,240,561	\$1,438,150	\$1,932,753
EXPENSES at 4.00%	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15	YEAR 20	YEAR 30
General & Administrative	\$45,358	\$47,172	\$49,059	\$51,021	\$53,062	\$64,558	\$78,545	\$95,562	\$141,455
Management	41,008	42,238	43,505	44,810	46,155	53,506	62,028	71,907	96,638
Payroll & Payroll Tax	95,880	99,715	103,704	107,852	112,166	136,467	166,033	202,005	299,016
Repairs & Maintenance	75,191	78,199	81,327	84,580	87,963	107,020	130,207	158,416	234,495
Utilities	26,169	27,216	28,305	29,437	30,614	37,247	45,316	55,134	81,612
Water, Sewer & Trash	31,002	32,242	33,532	34,873	36,268	44,125	53,685	65,316	96,684
Insurance	27,539	28,640	29,786	30,977	32,216	39,196	47,688	58,020	85,883
Property Tax	0	0	0	0	0	0	0	0	0
Reserve for Replacements	24,000	24,960	25,958	26,997	28,077	34,159	41,560	50,564	74,848
Other	6,000	6,240	6,490	6,749	7,019	8,540	10,390	12,641	18,712
TOTAL EXPENSES	\$372,146	\$386,622	\$401,665	\$417,296	\$433,540	\$524,819	\$635,453	\$769,567	\$1,129,344
NET OPERATING INCOME	\$448,010	\$458,139	\$468,440	\$478,911	\$489,554	\$545,299	\$605,108	\$668,583	\$803,410
DEBT SERVICE	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15	YEAR 20	YEAR 30
First Lien Financing	\$407,347	\$407,347	\$407,347	\$407,347	\$407,347	\$407,347	\$407,347	\$407,347	\$407,347
Second Lien	0	0	0	0	0	0	0	0	0
Other Financing	0	0	0	0	0	0	0	0	0
NET CASH FLOW	\$40,663	\$50,792	\$61,093	\$71,564	\$82,207	\$137,952	\$197,761	\$261,236	\$396,063
DEBT COVERAGE RATIO	1.10	1.12	1.15	1.18	1.20	1.34	1.49	1.64	1.97

LIHTC Allocation Calculation - Glenwood Apartments, Amarillo, LIHTC #03416

CATEGORY	APPLICANT'S TOTAL AMOUNTS	TDHCA TOTAL AMOUNTS	APPLICANT'S REHAB/NEW ELIGIBLE BASIS	TDHCA REHAB/NEW ELIGIBLE BASIS
(1) Acquisition Cost				
Purchase of land	\$152,156	\$152,156		
Purchase of buildings				
(2) Rehabilitation/New Construction Cost				
On-site work	\$780,000	\$780,000	\$780,000	\$780,000
Off-site improvements				
(3) Construction Hard Costs				
New structures/rehabilitation hard costs	\$4,899,475	\$5,037,397	\$4,899,475	\$5,037,397
(4) Contractor Fees & General Requirements				
Contractor overhead	\$113,590	\$113,590	\$113,590	\$113,590
Contractor profit	\$340,769	\$340,769	\$340,769	\$340,769
General requirements	\$340,769	\$340,769	\$340,769	\$340,769
(5) Contingencies				
	\$323,730	\$290,870	\$283,974	\$290,870
(6) Eligible Indirect Fees				
	\$490,080	\$490,080	\$490,080	\$490,080
(7) Eligible Financing Fees				
	\$583,700	\$583,700	\$583,700	\$583,700
(8) All Ineligible Costs				
	\$342,894	\$342,894		
(9) Developer Fees				
			\$1,174,853	
Developer overhead	\$157,443	\$157,443		\$157,443
Developer fee	\$1,023,375	\$1,023,375		\$1,023,375
(10) Development Reserves				
	\$147,789	\$183,368		
TOTAL DEVELOPMENT COSTS	\$9,695,770	\$9,836,411	\$9,007,209	\$9,157,993

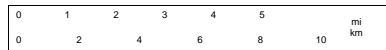
Deduct from Basis:				
All grant proceeds used to finance costs in eligible basis				
B.M.R. loans used to finance cost in eligible basis				
Non-qualified non-recourse financing				
Non-qualified portion of higher quality units [42(d)(3)]				
Historic Credits (on residential portion only)				
TOTAL ELIGIBLE BASIS			\$9,007,209	\$9,157,993
High Cost Area Adjustment			130%	130%
TOTAL ADJUSTED BASIS			\$11,709,371	\$11,905,391
Applicable Fraction			100%	100%
TOTAL QUALIFIED BASIS			\$11,709,371	\$11,905,391
Applicable Percentage			3.61%	3.61%
TOTAL AMOUNT OF TAX CREDITS			\$422,708	\$429,785

Syndication Proceeds	0.8098	\$3,423,252	\$3,480,559
Total Credits (Eligible Basis Method)		\$422,708	\$429,785
Syndication Proceeds		\$3,423,252	\$3,480,559
Requested Credits		\$424,854	
Syndication Proceeds		\$3,440,629	



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 Zoom Level: 9-6 Datum: WGS84

Scale 1 : 250 000
 1" = 2.05 mi





LOW INCOME HOUSING TAX CREDIT PROGRAM
2003 LIHTC/TAX EXEMPT BOND DEVELOPMENT PROFILE AND BOARD SUMMARY
 Texas Department of Housing and Community Affairs

Development Name: **North Forest Trails Apartments**

TDHCA#: 03417

DEVELOPMENT AND OWNER INFORMATION

Development Location: Houston QCT: Y DDA: N TTC: N
 Development Owner: North Forest Trails, LP
 General Partner(s): North Forest Partners, LLC, 100%, Contact: R. R. Kilday
 Construction Category: New
 Set-Aside Category: Tax Exempt Bond Bond Issuer: Houston HFC
 Development Type: Family

Annual Tax Credit Allocation Calculation

Applicant Request: \$458,554 Eligible Basis Amt: \$518,481 Equity/Gap Amt.: \$577,064
Annual Tax Credit Allocation Recommendation: \$458,554
 Total Tax Credit Allocation Over Ten Years: \$ 4,585,540

PROPERTY INFORMATION

Unit and Building Information

Total Units: 168 LIHTC Units: 168 % of LIHTC Units: 100
 Gross Square Footage: 154,862 Net Rentable Square Footage: 151,760
 Average Square Footage/Unit: 903
 Number of Buildings: 6
 Currently Occupied: N

Development Cost

Total Cost: \$13,208,232 Total Cost/Net Rentable Sq. Ft.: \$87.03

Income and Expenses

Effective Gross Income:¹ \$1,205,700 Ttl. Expenses: \$607,253 Net Operating Inc.: \$598,447
 Estimated 1st Year DCR: 1.13

DEVELOPMENT TEAM

Consultant: Not Utilized Manager: Orion Real Estate Services
 Attorney: Coats, Rose, Yale, Ryman & Lee Architect: EDI Architecture
 Accountant: Reznick, Fedder & Silverman Engineer: Gene Carroll and Associates, LP
 Market Analyst: Apartment Market Data Research Lender: Malone Mortgage Company
 Contractor: To Be Determined Syndicator: Lend Lease Real Estate Investments

PUBLIC COMMENT²

From Citizens:	From Legislators or Local Officials:
# in Support: 0	Sen. Rodney Ellis, District 13 - NC
# in Opposition: 0	Rep. Senfronia Thompson, District 141 - NC
	Mayor Lee Brown - NC
	Daisy A. Stiner, Director, City of Houston, Housing & Community Development Department; Consistent with the local consolidated plan.

1. Gross Income less Vacancy
 2. NC - No comment received, O - Opposition, S - Support

CONDITION(S) TO COMMITMENT

1. Per §49.12(c) of the Qualified Allocation Plan and Rules, all Tax Exempt Bond Project Applications “must provide an executed agreement with a qualified service provider for the provision of special supportive services that would otherwise not be available for the tenants. The provision of such services will be included in the Declaration of Land Use Restrictive Covenants (“LURA”).
2. Should the terms or rates of the proposed debt or syndication change, the transaction should be re-evaluated.

DEVELOPMENT’S SELECTION BY PROGRAM MANAGER & DIVISION DIRECTOR IS BASED ON:

Score Utilization of Set-Aside Geographic Distrib. Tax Exempt Bond. Housing Type

Other Comments including discretionary factors (if applicable).

Robert Onion, Multifamily Finance Manager

Date

Brooke Boston, Director of Multifamily Finance Production Date

DEVELOPMENT’S SELECTION BY EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Score Utilization of Set-Aside Geographic Distrib. Tax Exempt Bond Housing Type

Other Comments including discretionary factors (if applicable)._____

Edwina P. Carrington, Executive Director

Date

Chairman of Executive Award and Review Advisory Committee

TDHCA Board of Director’s Approval and description of discretionary factors (if applicable).

Chairperson Signature: _____

Michael E. Jones, Chairman of the Board

Date

Developer Evaluation

Project ID # **03417**

Name: **North Forest Trails Apartmen** City:

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

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

National Previous Participation Certification Received: N/A Yes No

Noncompliance Reported on National Previous Participation Certification: Yes No

Portfolio Management and Compliance

Projects in Material Noncompliance: No Yes # of Projects: 0

Total # of Projects monitored: 3 Projects grouped by score 0-9 2 10-19 1 20-29 0

Total # monitored with a score less than 30: 3 # not yet monitored or pending review: 2

Program Monitoring/Draws

Not applicable Review pending No unresolved issues Unresolved issues found

Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Asset Management

Not applicable Review pending No unresolved issues Unresolved issues found

Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by Sara Carr Newsom Date uesday, July 29, 2003

Multifamily Finance Production

Not applicable Review pending No unresolved issues Unresolved issues found

Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by S Roth Date 7 /17/2003

Single Family Finance Production

Not applicable Review pending No unresolved issues Unresolved issues found

Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by _____ Date _____

Community Affairs

Not applicable Review pending No unresolved issues Unresolved issues found

Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by EEF Date 7 /16/2003

Office of Colonia Initiatives

Not applicable Review pending No unresolved issues Unresolved issues found

Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by _____ Date _____

Real Estate Analysis (Cost Certification and Workout)

Not applicable Review pending No unresolved issues Unresolved issues found

Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by _____ Date _____

Loan Administration

Not applicable No delinquencies found Delinquencies found

Delinquencies found that warrant disqualification (Additional information/comments must be attached)

Reviewed by Stephanie Stuntz Date 7 /24/2003

Executive Director: Edwina Carrington

Executed: uesday, August 05, 2003

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

DATE: August 5, 2003

PROGRAM: 4% LIHTC

FILE NUMBER: 03417

DEVELOPMENT NAME

North Forest Trails Apartments

APPLICANT

Name:	North Forest Trails L.P.	Type:	For Profit
Address:	5005 Riverway, Suite 330	City:	Houston
State:		State:	TX
Zip:	77056	Contact:	R.R. or Les Kilday
Phone:	(713) 914-9400	Fax:	(713) 914-9439

PRINCIPALS of the APPLICANT/ KEY PARTICIPANTS

Name:	North Forest Partners LLC	(%):	.01%	Title:	Managing General Partner
Name:	Kilday Realty Corporation (KRC)	(%):	N/A	Title:	100% owner of G.P.
Name:	Kilday Development LP (KD)	(%):	N/A	Title:	Developer
Name:	CC Partners LLC (CCP)	(%):	N/A	Title:	G.P. of Developer
Name:	Dianne Kilday	(%):	N/A	Title:	51% owner of KRC, 50% owner of CCP
Name:	R.R. Kilday	(%):	N/A	Title:	49% owner of KRC, 50% owner of CCP, 99% owner of Developer

PROPERTY LOCATION

Location: SE corner of intersection of Old Tidwell Road & N. Wayside Drive **QCT** **DDA**
City: Houston **County:** Harris **Zip:** 77028

REQUEST

Amount	Interest Rate	Amortization	Term
\$458,554	N/A	N/A	N/A
Other Requested Terms: Annual ten-year allocation of low-income housing tax credits			
Proposed Use of Funds: New construction		Property Type: Multifamily	
Set-Aside(s): <input type="checkbox"/> General <input type="checkbox"/> Rural <input type="checkbox"/> TX RD <input type="checkbox"/> Non-Profit <input type="checkbox"/> Elderly <input type="checkbox"/> At Risk			

RECOMMENDATION

RECOMMEND APPROVAL OF AN LIHTC ALLOCATION NOT TO EXCEED \$458,554 ANNUALLY FOR TEN YEARS, SUBJECT TO CONDITIONS.

CONDITIONS

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

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

REVIEW of PREVIOUS UNDERWRITING REPORTS

No previous reports.

DEVELOPMENT SPECIFICATIONS

IMPROVEMENTS

Total Units: 168 **# Rental Buildings:** 6 **# Common Area Bldgs:** 1 **# of Floors:** 3 **Age:** 0 yrs **Vacant:** N/A at / /
Net Rentable SF: 151,760 **Av Un SF:** 903 **Common Area SF:** 3,102 **Gross Bldg SF:** 154,862

STRUCTURAL MATERIALS

Wood frame on a concrete slab on grade, 70% cement fiber/30% brick veneer exterior wall covering, drywall interior wall surfaces, composite shingle roofing

APPLIANCES AND INTERIOR FEATURES

Carpeting & vinyl flooring, range & oven, hood & fan, garbage disposal, dishwasher, refrigerator, fiberglass tub/shower, washer & dryer connections, ceiling fans, laminated counter tops, individual water heaters

ON-SITE AMENITIES

A 3,102-SF community building with activity room, management offices, fitness & laundry facilities, kitchen, restrooms, computer/business center, central mailroom, a swimming pool, & an equipped children's play area are to be located at the entrance to the property. In addition, perimeter fencing with limited access gates is also planned for the site.

Uncovered Parking: 238 spaces **Carpports:** 50 spaces **Garages:** 0 spaces

PROPOSAL and DEVELOPMENT PLAN DESCRIPTION

Description: North Forest Trails Apartments is a relatively dense (26 units per acre) new construction development of 168 units of affordable housing located in northeast Houston. The development is comprised of six evenly distributed large, garden style, walk-up residential buildings as follows:

- € Four Building Type 1 with eight one-bedroom/one-bath units, 12 two-bedroom/two-bath units, and eight three-bedroom/two-bath units; and
- € Two Building Type 2 with six one-bedroom/one-bath units, 18 two-bedroom/two-bath units, and four three-bedroom/two-bath units.

Architectural Review: The residential buildings are simple and functional, with pitched and hipped roofs and brick veneer exterior wall finish on the first floors and cement fiber siding on the second and third floors. The units are well-arranged, and each features a patio or balcony with outdoor storage closet.

Supportive Services: The Applicant has indicated that supportive services will be provided to tenants at no extra cost. The service provider has yet to be determined and the Applicant has budgeted \$5,880 annually in supportive services expenses.

Schedule: The Applicant anticipates construction to begin in October of 2003, and to be completed in October of 2004. The development should be placed in service by October of 2004 and substantially leased-up in March of 2005.

SITE ISSUES

SITE DESCRIPTION

Size: 6.55 acres 285,318 square feet **Zoning/ Permitted Uses:** No zoning in Houston
Flood Zone Designation: Zone X **Status of Off-Sites:** Partially improved

SITE and NEIGHBORHOOD CHARACTERISTICS

Location: The site is an irregularly-shaped parcel located in the northeast area of the city, approximately seven miles from the central business district. The site is situated on the southeast corner of the intersection of N. Wayside Drive and Old Tidwell Road.

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

Adjacent Land Uses:

- € **North:** Old Tidwell Road with vacant wooded land and single-family residential beyond
- € **South:** Hall's Bayou and Tidwell Road with vacant wooded land and single-family residential beyond
- € **East:** Old Tidwell Road with a public elementary school and single-family residential beyond
- € **West:** N. Wayside Drive and Northeast Street with a YMCA, vacant wooded land, and single-family residential beyond

Site Access: Access to the property is from the east or west along Tidwell Road or Old Tidwell Road or the north or south from N. Wayside Drive. The development is to have two main entries from N. Wayside Drive and a secondary entry off Old Tidwell Road. Access to U.S. Highway 59 (Eastex Freeway) is three miles west, which provides connections to all other major roads serving the Houston area.

Public Transportation: Public transportation to the area is provided by the city bus system which runs along the adjacent Tidwell Road.

Shopping & Services: The site is within 3.8 miles of two major grocery/pharmacies and within 15 miles of two shopping malls, a multi-screen theater, library, and a variety of other retail establishments and restaurants. Schools, churches, and hospitals and health care facilities are located within a short driving distance from the site.

Site Inspection Findings: TDHCA staff performed a site inspection on July 16, 2003 and found the location to be acceptable for the proposed development. The inspector noted that drainage might be a concern following heavy rainfall due to the adjacent Hall's Bayou.

HIGHLIGHTS of SOILS & HAZARDOUS MATERIALS REPORT(S)

A Phase I Environmental Site Assessment report dated May 13, 2003 was prepared by Phase Engineering, Inc. and contained the following findings: "This assessment has revealed no evidence of recognized environmental conditions in connection with the property." (p. 17)

POPULATIONS TARGETED

Income Set-Aside: The Applicant has elected the 40% at 60% or less of area median gross income (AMGI) set-aside, although as a Priority 1 private activity bond lottery project 100% of the units must have rents restricted to be affordable to households at or below 50% of AMGI, though all of the units may lease to residents earning up to 60% of the AMFI.

MAXIMUM ELIGIBLE INCOMES						
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
60% of AMI	\$25,020	\$28,620	\$32,160	\$35,760	\$38,640	\$41,460

MARKET HIGHLIGHTS

A market feasibility study dated June 9, 2003 was prepared by Apartment MarketData Research Services, LLC and highlighted the following findings:

Definition of Primary Market Area: "For this analysis we utilized a primary market area comprising a 95-square mile trade area in northeast Houston." (p. 30)

Population: The estimated 2002 population of the primary market area was 247,376 and is expected to increase by 3.5% to approximately 255,943 by 2007. Within the primary market area there were estimated to be 76,211 households in 2002.

Total Primary Market Demand for Rental Units: "Demand for new rental apartment units is considered to be stable." (p. 105)

ANNUAL INCOME-ELIGIBLE SUBMARKET DEMAND SUMMARY				
Type of Demand	Market Analyst		Underwriter	
	Units of Demand	% of Total Demand	Units of Demand	% of Total Demand

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

Household Growth	25	<1%	37	1%
Resident Turnover	5,910	98%	4,372	99%
Other Sources: pent-up demand	55	1%	0	0%
TOTAL ANNUAL DEMAND	5,990	100%	4,409	100%

Ref: p. 46

Inclusive Capture Rate: The Analyst calculated an inclusive capture rate of 4.7% (p. 47) The Underwriter calculated an inclusive capture rate of 6.4% based upon a supply of unstabilized comparable affordable units of 284 divided by a revised demand of 4,409.

Local Housing Authority Waiting List Information: No information provided.

Market Rent Comparables: The Market Analyst surveyed six comparable apartment projects totaling 1,094 units in the market area. “The North Forest Trails Apartments, in comparison to its proposed competition, is well positioned in regards to unit types, sizes, and rental rates.” (p. 104)

RENT ANALYSIS (net tenant-paid rents)					
Unit Type (% AMI)	Proposed	Program Max	Differential	Market	Differential
1-Bedroom (50%)	\$524	\$524	\$0	\$611	-\$87
2-Bedroom (50%)	\$628	\$628	\$0	\$706	-\$78
3-Bedroom (50%)	\$724	\$724	\$0	\$726	-\$2

(NOTE: Differentials are amount of difference between proposed rents and program limits and average market rents, e.g., proposed rent =\$500, program max =\$600, differential = -\$100)

Primary Market Occupancy Rates: “The current occupancy of the market area is 92.1% as a result of ever-increasing demand.” (p. 83)

Absorption Projections: “We estimate that the project would achieve a lease rate of approximately 7% to 10% of its units per month as they come on line for occupancy from construction [resulting in a 12-month absorption period].” (p. 80)

Known Planned Development: The Analyst identified one unstabilized comparable development, the 192-unit Timber Ridge Apartments (116 affordable units, 9% LIHTC #01101), currently in lease-up. (p. 46)

Effect on Existing Housing Stock: “The subject should not have a detrimental effect on any existing projects, as occupancies are strong throughout north Houston, and especially at quality affordable housing communities.” (p. 81)

The Underwriter found the market study provided sufficient information on which to base a funding recommendation.

OPERATING PROFORMA ANALYSIS

Income: The Applicant’s rent projections are the maximum rents allowed under LIHTC guidelines, and are achievable according to the Market Analyst. The Applicant overstated secondary income and provided insufficient additional substantiation for their estimate. The Applicant utilized a lower vacancy and collection loss rate of 7.00% that contributed to the \$15K (1 %) higher gross income estimate than the Underwriter’s estimate.

Expenses: The Applicant’s total expense estimate of \$3,615 per unit is within 5% of a TDHCA database-derived estimate of \$3,674 per unit for comparably-sized developments. The Applicant’s budget shows several line item estimates, however, that deviate significantly when compared to the database averages, particularly general and administrative (\$38K lower), payroll (\$29K lower), repairs and maintenance (\$7K lower), utilities (\$21K higher), water, sewer, and trash (\$23K lower), insurance (\$33K higher), property tax (\$29K higher). The Underwriter discussed these differences with the Applicant but was unable to reconcile them even with additional information provided by the Applicant.

Conclusion: Despite the significant line item expense differences, the Applicant’s estimated income is consistent with the Underwriter’s expectations and total operating expenses are within 5% of the database-derived estimate. Therefore, the Applicant’s NOI should be used to evaluate debt service capacity. In both

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

the Applicant's and the Underwriter's income and expense estimates there is sufficient net operating income to service the proposed first lien permanent mortgage at a debt coverage ratio that is within an acceptable range of TDHCA underwriting guidelines of 1.10 to 1.30.

ACQUISITION VALUATION INFORMATION			
ASSESSED VALUE			
Land: 8.5839 acres	\$65,300	Assessment for the Year of:	2003
Land: 1 acre:	\$7,607	Valuation by:	Harris County Appraisal District
Total Prorated Assessed Value:	\$49,825	Tax Rate:	3.04567
EVIDENCE of SITE or PROPERTY CONTROL			
Type of Site Control:	Unimproved property commercial contract		
Contract Expiration Date:	10/ 15/ 2003	Anticipated Closing Date:	10/ 15/ 2003
Acquisition Cost:	\$784,625	Other Terms/Conditions:	\$3,000 earnest money
Seller:	Werner Partnership, Ltd.	Related to Development Team Member:	No

CONSTRUCTION COST ESTIMATE EVALUATION	
Acquisition Value:	The site cost of \$784,625 (\$2.75/SF or \$119.8K/acre), although significantly in excess of the prorated tax assessed value of \$49,825, is assumed to be reasonable since the acquisition is an arm's-length transaction.
Sitework Cost:	The Applicant's claimed sitework costs of \$6,776 per unit are considered reasonable compared to historical sitework costs for multifamily projects.
Direct Construction Cost:	The Applicant's costs are more than 5% lower than the Underwriter's Marshall & Swift <i>Residential Cost Handbook</i> -derived estimate after all of the Applicant's additional justifications were considered. This would suggest that the Applicant's direct construction costs are understated.
Ineligible Costs:	The Applicant incorrectly included \$30,000 in marketing as an eligible cost; the Underwriter moved this cost to ineligible costs, resulting in an equivalent reduction in the Applicant's eligible basis.
Fees:	The Applicant's contractor's fees for general requirements, general and administrative expenses, and profit are all within the maximums allowed by TDHCA guidelines. The Applicant's developer fees also exceed 15% of the Applicant's adjusted eligible basis, however, and therefore the eligible portion of the Applicant's developer fee must be reduced by \$822.
Conclusion:	The Underwriter regards total costs to be understated by \$833,205 or 6.3%. This percentage exceeds the acceptable 5% margin of tolerance, and therefore the Underwriter's cost estimate is used to size the total sources of funds needed for the development. The Applicant's requested credit amount, as adjusted for the current applicable percentage, is greater than their original request but less than the Underwriter's tax credit calculation. As a result an eligible basis of \$11,047,972 is used to determine a credit allocation of \$518,481 from this method. Despite this increase in potential eligible credits, the Applicant is limited to the lesser of their original request or the Underwriter's tax credit calculation. In this case, the Applicant is limited to their original requested credit amount of \$458,554. The resulting syndication proceeds will be used to compare to the gap of need using the Underwriter's costs to determine the recommended credit amount.

FINANCING STRUCTURE	
INTERIM CONSTRUCTION FINANCING	
Source: Malone Mortgage Company	Contact: Jeffrey Rogers
Principal Amount: \$8,159,219	Interest Rate: 5.5% (proposed)
Additional Information: Tax-exempt bond proceeds, commitment in amount of \$8,592,300	

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

- € Kilday Realty Corporation, the sole member of the General Partner, submitted an unaudited financial statement as of December 31, 2002 reporting total assets of \$201K and consisting of \$116K in cash, \$56K in work in progress, \$22K in receivables, and \$13 in machinery, equipment, and fixtures. Liabilities totaled \$, resulting in a net equity of \$60K.
- € The Developer, Kilday Development, LP, submitted an unaudited financial statement as of December 31, 2002 reporting total assets of \$12.8K and consisting entirely of cash. No liabilities were reported.
- € The principals of the Developer and General Partner, Dianne and R.R. Kilday, submitted an unaudited joint financial statement as of December 31, 2002.

Background & Experience:

- € The Applicant and General Partner are new entities formed for the purpose of developing the project.
- € R.R. Kilday, principal of the General Partner and the Developer, listed participation in five previous LIHTC housing developments totaling 750 units since 1994.
- € Dianne Kilday, principal of the General Partner and the Developer, listed participation in three previous LIHTC housing developments totaling 260 units since 2000.

SUMMARY OF SALIENT RISKS AND ISSUES

- € The Applicant's direct construction costs differ from the Underwriter's *Marshall and Swift* based estimate by more than 5%.
- € The Applicant's total development costs differ from the Underwriter's verifiable estimate by more than 5%.
- € The significant financing structure changes being proposed have not been reviewed/accepted by the Applicant, lenders, and syndicators, and acceptable alternative structures may exist.

Underwriter:

Raquel Morales

Date: August 5, 2003

Director of Real Estate Analysis:

Tom Gouris

Date: August 5, 2003

MULTIFAMILY COMPARATIVE ANALYSIS (continued)

North Forest Trails Apartments, Houston, 4% LIHTC #03417

DIRECT CONSTRUCTION COST ESTIMATE

Residential Cost Handbook

Average Quality Multiple Residence Basis

CATEGORY	FACTOR	UNITS/SQ FT	PER SF	AMOUNT
Base Cost			\$42.12	\$6,391,585
Adjustments				
Exterior Wall Finish	2.40%		\$1.01	\$153,398
9' Ceiling	3.00%		1.26	191,748
Roofing			0.00	0
Subfloor			(0.76)	(115,246)
Floor Cover			1.92	291,379
Balconies/Breezeways	\$29.24	25,186	4.85	736,439
Plumbing	\$615	372	1.51	228,780
Built-In Appliances	\$1,625	168	1.80	273,000
Stairs	\$1,625	48	0.51	78,000
Floor Insulation			0.00	0
Heating/Cooling			1.47	223,087
Garages/Carports		0	0.00	0
Comm &/or Aux Bldgs	\$59.56	3,102	1.22	184,761
Other: Porches	\$4.11	13,425	0.36	55,178
SUBTOTAL			57.28	8,692,109
Current Cost Multiplier	1.03		1.72	260,763
Local Multiplier	0.89		(6.30)	(956,132)
TOTAL DIRECT CONSTRUCTION COSTS			\$52.69	\$7,996,740
Plans, specs, survy, bld prr	3.90%		(\$2.06)	(\$311,873)
Interim Construction Interes	3.38%		(1.78)	(269,890)
Contractor's OH & Profit	11.50%		(6.06)	(919,625)
NET DIRECT CONSTRUCTION COSTS			\$42.80	\$6,495,352

PAYMENT COMPUTATION

Primary	\$8,159,219	Term	480
Int Rate	5.50%	DCR	1.14

Secondary	\$0	Term	
Int Rate	0.00%	Subtotal DCR	1.14

Additional	\$0	Term	
Int Rate		Aggregate DCR	1.14

RECOMMENDED FINANCING STRUCTURE APPLICANT'S NOI

Primary Debt Service	\$531,798
Secondary Debt Service	0
Additional Debt Service	0
NET CASH FLOW	\$66,649

Primary	\$8,592,300	Term	480
Int Rate	5.50%	DCR	1.13

Secondary	\$0	Term	0
Int Rate	0.00%	Subtotal DCR	1.13

Additional	\$0	Term	0
Int Rate	0.00%	Aggregate DCR	1.13

OPERATING INCOME & EXPENSE PROFORMA: RECOMMENDED FINANCING STRUCTURE (APPLICANT'S NOI)

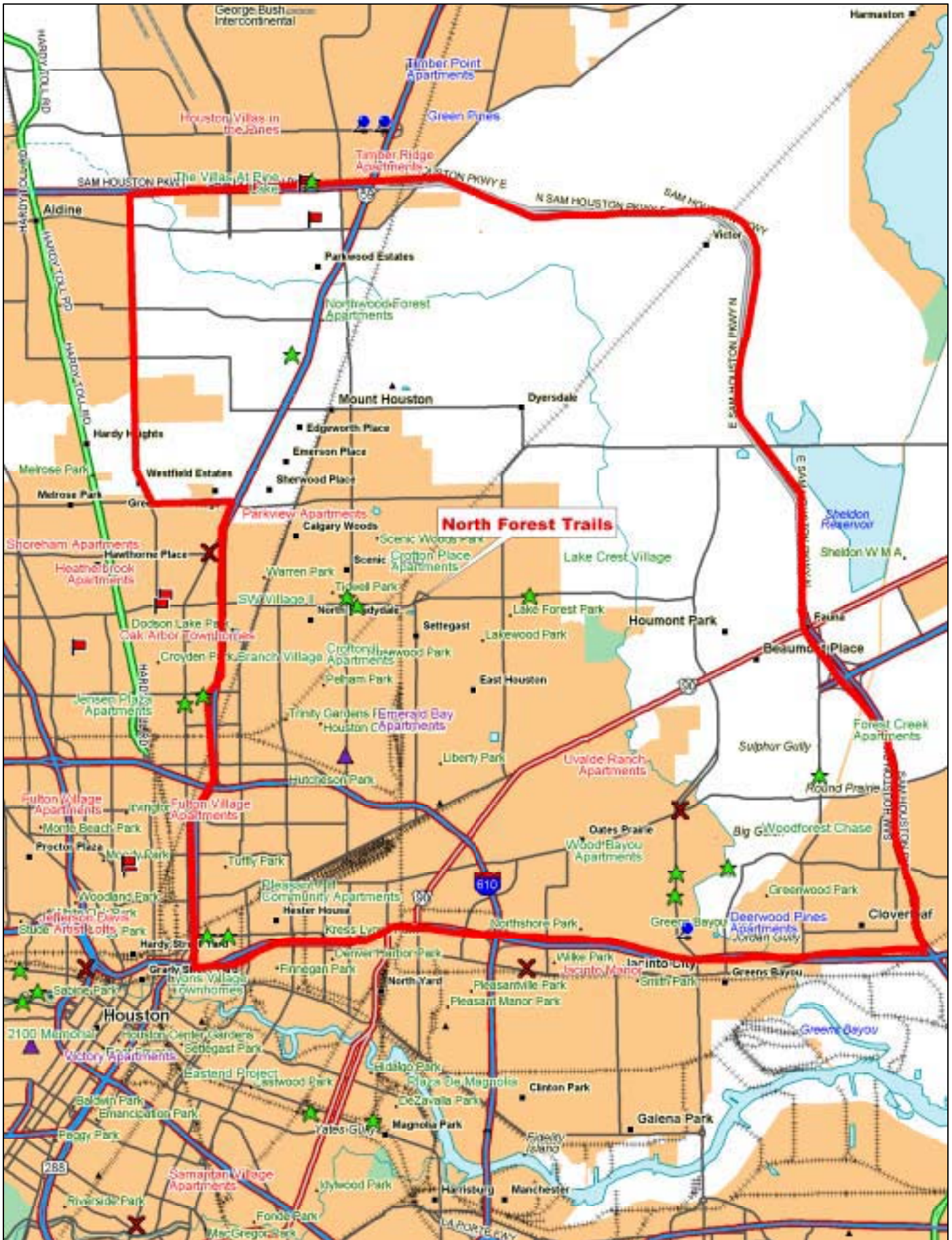
INCOME at 3.00%	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15	YEAR 20	YEAR 30
POTENTIAL GROSS RENT	\$1,257,216	\$1,294,932	\$1,333,780	\$1,373,794	\$1,415,008	\$1,640,382	\$1,901,652	\$2,204,536	\$2,962,712
Secondary Income	39,240	40,417	41,630	42,879	44,165	51,199	59,354	68,808	92,472
Contractor's Profit	0	0	0	0	0	0	0	0	0
POTENTIAL GROSS INCOME	1,296,456	1,335,350	1,375,410	1,416,672	1,459,173	1,691,581	1,961,006	2,273,343	3,055,183
Vacancy & Collection Loss	(90,756)	(100,151)	(103,156)	(106,250)	(109,438)	(126,869)	(147,075)	(170,501)	(229,139)
Developer's G & A	0	0	0	0	0	0	0	0	0
EFFECTIVE GROSS INCOME	\$1,205,700	\$1,235,198	\$1,272,254	\$1,310,422	\$1,349,735	\$1,564,712	\$1,813,931	\$2,102,843	\$2,826,045
EXPENSES at 4.00%	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15	YEAR 20	YEAR 30
General & Administrative	\$31,600	\$32,864	\$34,179	\$35,546	\$36,968	\$44,977	\$54,721	\$66,576	\$98,549
Management	64,823	66,409	68,401	70,453	72,567	84,125	97,524	113,057	151,939
Payroll & Payroll Tax	132,000	137,280	142,771	148,482	154,421	187,877	228,581	278,104	411,662
Repairs & Maintenance	50,690	52,718	54,826	57,019	59,300	72,148	87,779	106,796	158,084
Utilities	42,660	44,366	46,141	47,987	49,906	60,718	73,873	89,878	133,042
Water, Sewer & Trash	40,800	42,432	44,129	45,894	47,730	58,071	70,652	85,959	127,241
Insurance	62,400	64,896	67,492	70,192	72,999	88,815	108,057	131,467	194,604
Property Tax	138,600	144,144	149,910	155,906	162,142	197,271	240,010	292,009	432,245
Reserve for Replacements	33,600	34,944	36,342	37,795	39,307	47,823	58,184	70,790	104,787
Other	10,080	10,483	10,903	11,339	11,792	14,347	17,455	21,237	31,436
TOTAL EXPENSES	\$607,253	\$630,536	\$655,094	\$680,613	\$707,133	\$856,172	\$1,036,837	\$1,255,875	\$1,843,589
NET OPERATING INCOME	\$598,447	\$604,662	\$617,161	\$629,809	\$642,601	\$708,541	\$777,094	\$846,968	\$982,456
DEBT SERVICE	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15	YEAR 20	YEAR 30
First Lien Financing	\$531,798	\$531,798	\$531,798	\$531,798	\$531,798	\$531,798	\$531,798	\$531,798	\$531,798
Second Lien	0	0	0	0	0	0	0	0	0
Other Financing	0	0	0	0	0	0	0	0	0
NET CASH FLOW	\$66,649	\$72,864	\$85,363	\$98,010	\$110,803	\$176,742	\$245,295	\$315,169	\$450,657
DEBT COVERAGE RATIO	1.13	1.14	1.16	1.18	1.21	1.33	1.46	1.59	1.85

LIHTC Allocation Calculation - North Forest Trails Apartments, Houston, 4% LIHTC #03417

CATEGORY	APPLICANT'S TOTAL AMOUNTS	TDHCA TOTAL AMOUNTS	APPLICANT'S REHAB/NEW ELIGIBLE BASIS	TDHCA REHAB/NEW ELIGIBLE BASIS
(1) Acquisition Cost				
Purchase of land	\$784,625	\$784,625		
Purchase of buildings				
(2) Rehabilitation/New Construction Cost				
On-site work	\$1,138,300	\$1,138,300	\$1,138,300	\$1,138,300
Off-site improvements				
(3) Construction Hard Costs				
New structures/rehabilitation hard costs	\$5,791,900	\$6,495,352	\$5,791,900	\$6,495,352
(4) Contractor Fees & General Requirements				
Contractor overhead	\$137,600	\$137,600	\$137,600	\$137,600
Contractor profit	\$412,800	\$412,800	\$412,800	\$412,800
General requirements	\$307,400	\$307,400	\$307,400	\$307,400
(5) Contingencies				
	\$311,520	\$311,520	\$311,520	\$311,520
(6) Eligible Indirect Fees				
	\$575,000	\$575,000	\$575,000	\$575,000
(7) Eligible Financing Fees				
	\$320,000	\$320,000	\$320,000	\$320,000
(8) All Ineligible Costs				
	\$1,120,882	\$1,120,882		
(9) Developer Fees				
			\$1,349,178	
Developer overhead	\$270,000	\$270,000		\$270,000
Developer fee	\$1,080,000	\$1,080,000		\$1,080,000
(10) Development Reserves				
	\$125,000	\$254,753		
TOTAL DEVELOPMENT COSTS	\$12,375,027	\$13,208,232	\$10,343,698	\$11,047,972

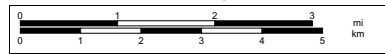
Deduct from Basis:				
All grant proceeds used to finance costs in eligible basis				
B.M.R. loans used to finance cost in eligible basis				
Non-qualified non-recourse financing				
Non-qualified portion of higher quality units [42(d)(3)]				
Historic Credits (on residential portion only)				
TOTAL ELIGIBLE BASIS			\$10,343,698	\$11,047,972
High Cost Area Adjustment			130%	130%
TOTAL ADJUSTED BASIS			\$13,446,807	\$14,362,364
Applicable Fraction			100%	100%
TOTAL QUALIFIED BASIS			\$13,446,807	\$14,362,364
Applicable Percentage			3.61%	3.61%
TOTAL AMOUNT OF TAX CREDITS			\$485,430	\$518,481

Syndication Proceeds	0.7999	\$3,882,981	\$4,147,362
Total Credits (Eligible Basis Method)		\$485,430	\$518,481
Syndication Proceeds		\$3,882,981	\$4,147,362
Requested Credits		\$458,554	
Syndication Proceeds		\$3,668,000	



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Board Meeting

August, 14 2003

Action Item

Presentation of the Proposed Methodology for the 2004 TDHCA Regional Allocation Formula (RAF)

Required Action

Although Board action is not required at this time, as the RAF is part of the State Low Income Housing Plan that the Board will review in September. However, it would be valuable to have comment from the Board on this item as the release of the proposed RAF methodology coincides with the publication of the Draft Low Income Housing Tax Credit (LIHTC) Qualified Allocation Plan and Rules (QAP). The description of the proposed methodology is being released at this time because the RAF is a significant part of the LIHTC funding distribution and is referenced in the QAP.

Background

In 1999, the 76th Legislature enacted Senate Bill 1112 (§2306.111, Government Code), which required TDHCA to develop and use a formula to regionally allocate its HOME Program, Housing Trust Fund (HTF), and Low Income Housing Tax Credit Program (LIHTC) funding. Each year, the formula is submitted for public comment, with the final version to be published in the State of Texas Low Income Housing Plan and Annual Report.

Proposed Formula for 2004

While the Formula used by the HOME, HTF, and LIHTC programs use the same basic methodology and need factors, separate versions are used for the HOME and HTF/LIHTC programs because the programs:

- serve different types of households in terms of owner and renter status;
- allow for different eligible activities; and
- have unique geographical eligibility requirements (HOME almost entirely serves non-participating jurisdictions).

Affordable Housing Need Indicators (AHNI)

The U.S. Census factors used to determine each region's relative level of affordable housing need are:

- **Poverty:** Number of persons in the region who live in poverty.
- **Cost Burden:** Housing units with a monthly gross rent or mortgage payment to monthly household income ratio that exceeds 30%.
- **Overcrowding:** Housing units with more than one person per room.
- **Incomplete Kitchen:** Housing units that do not have all of the following: a sink with piped water; a range, or cook top and oven; and a refrigerator.
- **Incomplete Plumbing:** Housing units that do not have all of the following: hot and cold piped water, a flush toilet, and a bathtub or shower.

The table below shows whether or not owner and/or renter data is included in each program formula.

	LIHTC & HTF		HOME	
	Renter	Owner	Renter	Owner
Poverty	√	√	√	√
Cost Burden	√		√	√
Overcrowding	√		√	√
Incomplete Plumbing	√		√	√
Incomplete Kitchen	√		√	√

Board Meeting

August, 14 2003

Because 95% of HOME funds must be expended in non participating jurisdictions, only non participating jurisdiction demographics are included in the HOME formula.

The AHNI are weighted to reflect each factor's relative size which varies significantly. (see table below). The AHNI percentages are assigned the following weights: poverty = 50%; cost burden = 30%; overcrowding = 15%; incomplete kitchen = 2.5%; and incomplete plumbing = 2.5%. After the factors are weighted, they are combined to create a single AHNI percentage that represents the region's share of the state's affordable housing need.

Relative Size of the AHNI Populations

Poverty	Renter Cost Burden	Renter Overcrowding	Incomplete Plumbing	Incomplete Kitchen
2,649,920	847,176	371,686	65,583	80,475

Consideration of Other Funding Sources

As required by SB 322 of the 77th Legislature, the regional allocation formulas must consider available funding in the region from state and federal sources. This is done using an adjustment factor that considers the following funding sources which are similar to eligible program activities.

LIHTC and HTF

- §8 TDHCA Tenant-Based Rental Assistance
- Texas Bond Review Board (TBRB) Multifamily Tax Exempt Bond Financing
- Four percent Low Income Housing Tax Credits associated with Tax-Exempt Bond Financing
- Participating Jurisdiction (PJ) HOME Funds
- PJ Housing for Persons with AIDS (HOPWA)
- TDHCA and PJ Emergency Shelter Grant Funds (ESG)
- USDA Tenant-Based Rental Assistance
- USDA Multifamily Development Funding

HOME

- Single Family Bond based loans distributed by TDHCA and Housing Finance Corporations in non-participating jurisdictions
- USDA Single Family 502 and 504 loans and grants
- §8 TDHCA Tenant-Based Rental Assistance
- USDA Tenant-Based Rental Assistance
- USDA Multifamily Development Funding
- ESG (TDHCA) in non-participating jurisdictions

Consideration of Rural and Exurban/Urban Need

As required by SB 264 of the 78th Legislature, the RAF will consider rural and urban/exurban areas in its distribution of program funding. While the U.S. Census provides county and place level population data on "rural", "urbanized", and "urban cluster" areas, it does not define "exurban." Some available academic research describes "exurban areas" as:

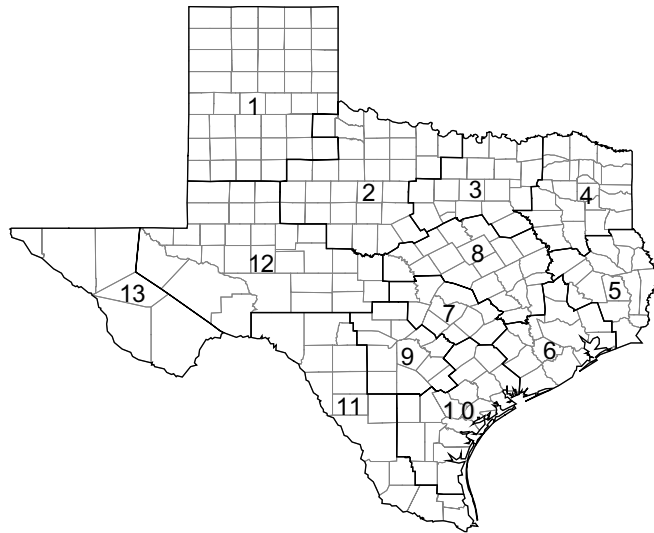
- areas that are in transition from their traditional rural setting to something more urban;
- likely to be transformed into suburbs in the relatively near future;
- have significant areas of agricultural or forestry production within the area; and
- involve a large portion of the population commuting to a nearby urban place for employment.

TDHCA reads "Urban/Exurban" as single category. The U.S. Census' "Urban" definition includes territory adjacent to urban areas with a general population density of at least 1,000 people per square mile. It is felt that the "Urban" definition will capture a large portion of areas that are "exurban" in character. For a more detailed explanation of how the US Census area definitions are used to assess rural and urban/exurban need levels, please see Attachment 1.

Resulting Regional Allocation Formula Funding Distribution

The table below shows the distribution of funds between the 13 regions and the corresponding rural and urban/exurban distribution within each region.

Please note that data on funding available from other sources than TDHCA will not be obtainable until the end of the third quarter of 2003. The RAF funding distribution shown below uses the funding distribution used for the 2003 RAF and is subject to change.



REMI	Large MSA in Region for Reference Purposes	HOME			HTF & LIHTC		
		RAF Funding Distribution	% of Region's Funding to Urban Areas	% of Region's Funding to Rural Areas	RAF Funding Distribution	% of Region's Funding to Urban Areas	% of Region's Funding to Rural Areas
1	Lubbock	5%	5%	95%	5%	61%	39%
2	Abilene	4%	0%	100%	3%	42%	58%
3	Dallas/Fort Worth	19%	55%	45%	17%	77%	23%
4	Tyler	9%	12%	88%	5%	35%	65%
5	Beaumont	9%	14%	86%	4%	36%	64%
6	Houston	8%	37%	63%	17%	85%	15%
7	Austin/Round Rock	9%	37%	63%	5%	55%	45%
8	Waco	6%	27%	73%	6%	59%	41%
9	San Antonio	6%	37%	63%	11%	75%	25%
10	Corpus Christi	6%	36%	64%	5%	48%	52%
11	Brownsville/Harlingen	12%	33%	67%	14%	77%	23%
12	San Angelo	6%	59%	41%	3%	67%	33%
13	El Paso	3%	44%	56%	6%	89%	11%

Summary of Proposed Changes from the 2003 RAF Formula

The following items describe significant changes between the final 2003 RAF and the Proposed 2004 RAF:

- As required by SB 264 of the 78th Legislature, the RAF considers rural and urban/exurban areas in the distribution of funds.
- After receiving a substantial amount of public comment on how multifamily tax exempt bond financing should be considered in the RAF, the value of the bonds have been reduced to 20 percent of the total bond amount. This 20 percent adjustment is an estimate of the value of the bonds over an equivalent market rate loan that was developed by the TDHCA Real Estate Analysis Division and the TDHCA Center for Housing Research, Planning, and Communications. The LIHTCs associated with these bonds will still be valued at their full estimated syndicated value.
- Until this year, the RAF used 1990 U.S. Census data for the affordable housing need indicators. This was done because information from the 2000 Census that ties housing problem data with household income levels (i.e. 30% AMFI) has not been released by the Census Bureau. The release of this information has been a moving target over the last few years. The most recent projected release date is in the fourth quarter of 2003. Rather than continuing to use data that is 14 years old, it is proposed that the available non-income specific housing indicator data from the 2000 Census be used.
- For assigning a value to the amount of single family bond funding available in each region, it is suggested that the actual loans issued by the HFCs over the course of the previous year be used. In previous RAFs, the single family bond funding estimate was based on the amount to be allocated by the Texas Bond Review Board for the following year. In some cases, the HFCs are not able to distribute all of their available funds because of such things as extremely low interest rates and competition from other HOME funded down payment assistance providers in the region. Using the actual closed loans would also be more in line with the way the other sources of multifamily funding are considered in the RAF.
- In previous RAFs, the entire HOME award made to Participating Jurisdictions (PJ) was considered under the HTF/LIHTC Regional Allocation Formula (the HOME RAF does not consider PJ funding). This year, TDHCA will work to determine how each PJ actually utilized its funds. Only the portion that was spent on rental activities will be considered in the LIHTC/HTF RAF.

Attachment 1. Use of Census Data by TDHCA to Quantify Affordable Housing Need in Rural and Urban/Exurban Areas

Urban (US Census)

"All territory, population, and housing units in urbanized areas and in places of more than 2,500 persons outside of urbanized areas." Urban classification cuts across other hierarchies and can be in metropolitan or non-metropolitan areas.

Urban Area

"Collective term referring to all areas that are urban. For Census 2000, there are two types of urban areas: urbanized areas and urban clusters.

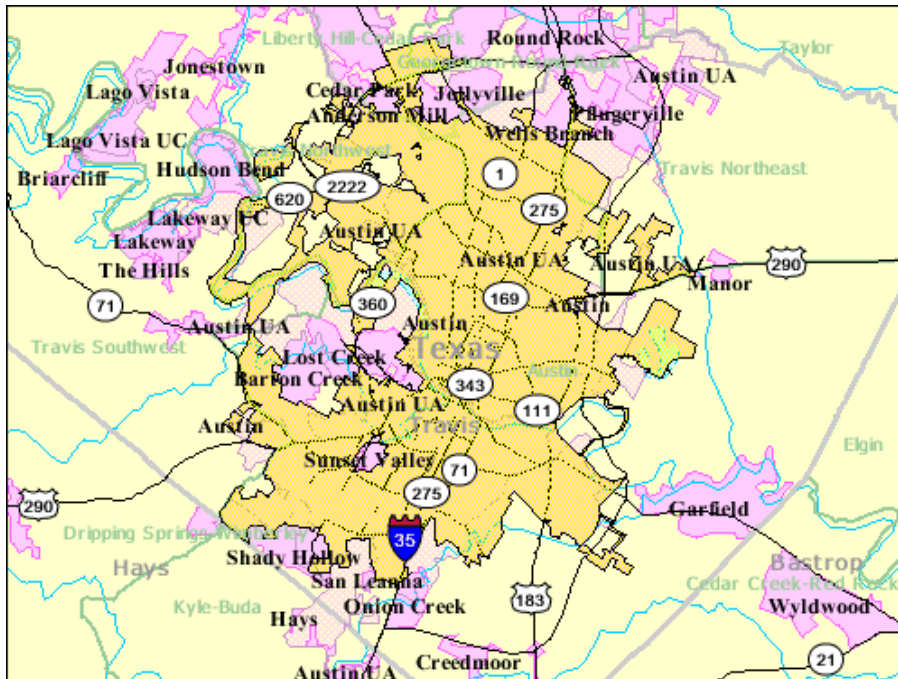
Urbanized Area (UA)

"(UA) An area consisting of a central place(s) and adjacent territory with a general population density of at least 1,000 people per square mile of land area that together have a minimum residential population of at least 50,000 people. The Census Bureau uses published criteria to determine the qualification and boundaries of UAs."

UA Example 1: Central place with a population > 50,000 people

Place	Total Pop.	Housing Units: Inside Urbanized Areas	Housing Units: Inside Urban Clusters	Housing Units: Rural
Austin	656,302	273,591	87	2,933

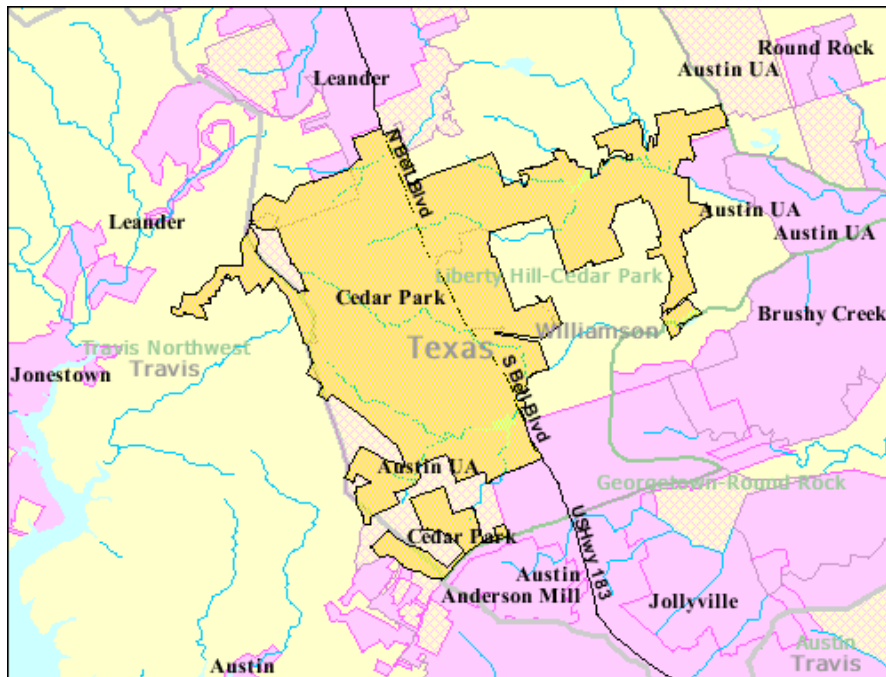
Almost all of the need and other available funding data associated with this place will be included in the region's "Urban/Exurban" category. (99% of the region's housing units are classified as urban.)



UA Example 2: Place with a population < 50,000, but that is adjacent to another urbanized area.

Place	Total Pop.	Housing Units: Inside Urbanized Areas	Housing Units: Inside Urban Clusters	Housing Units: Rural
Leander	7,352	2,566	0	31

Almost all of the need and other available funding data associated with this place will be included in the region's "Urban/Exurban" category. (99% of the region's housing units are classified as urban.)



Rural (US Census)

"Territory, population, and housing units not classified as urban. "Rural" classification cuts across other hierarchies and can be in metropolitan or non-metropolitan areas."

Rural Example

Place	Total Pop.	Housing Units: Inside Urbanized Areas	Housing Units: Inside Urban Clusters	Housing Units: Rural
Manor	1,225	0	0	441



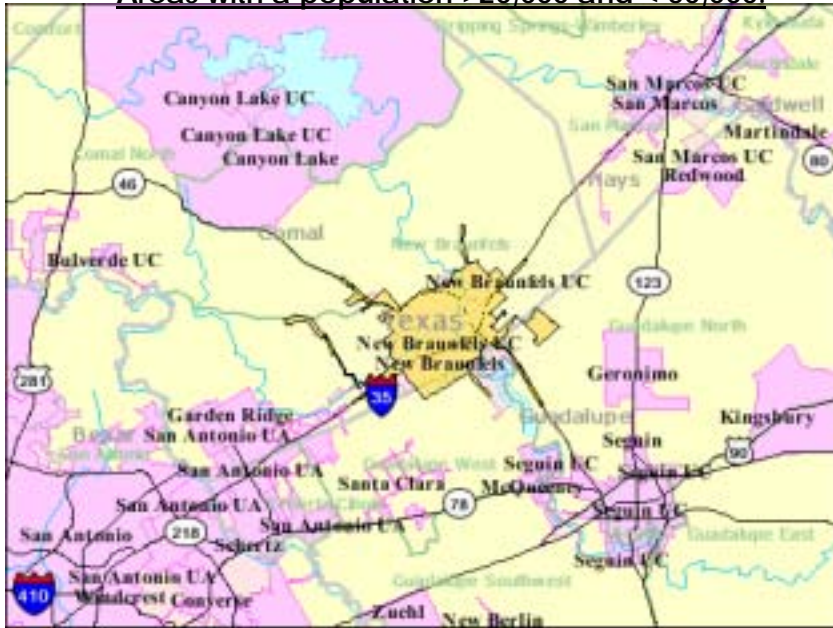
All of the need and other available funding data associated with this place will be included in the region's "Rural" category.

Urban Cluster (UC) (US Census)

"A densely settled territory that has at least 2,500 people but fewer than 50,000. (New for Census 2000.)"

The "Urban Cluster" definition includes areas that have been traditionally considered "Rural" by TDHCA's housing programs. Therefore, the population cutoff of 20,000 as provided by the 2003 LIHTC QAP "Rural" definition was used as filter to separate Urban Cluster populations into "Rural" and "Urban" categories.

UC Example 1 (Urban): Not adjacent to other Urbanized Areas with a population >20,000 and < 50,000.



UC Example 2 (Rural): Not adjacent to other Urbanized Areas with a population <20,000.



Place	Total Pop.	Housing Units: Inside Urbanized Areas	Housing Units: Inside Urban Clusters	Housing Units: Rural
New Braunfels	36,884	0	14,342	679

Place	Total Pop.	Housing Units: Inside Urbanized Areas	Housing Units: Inside Urban Clusters	Housing Units: Rural
Taylor	13,553	0	4,870	198

Almost all of the need and other available funding data associated with this place will be included in the region's "**Urban/Exurban**" category. (96% of the region's housing units are classified as urban.)

All of the need and other available funding data associated with this place will be included in the region's "**Rural**" category.

Board Meeting

August, 14 2003

Action Item

Presentation of the Proposed Methodology for the 2004 TDHCA Affordable Housing Needs Score (AHNS)

Required Action

Board action is not required at this time as the AHNS is part of the State Low Income Housing Plan that the Board will review in September. However, it would be valuable to have comment from the Board on this item as the release of the proposed AHNS methodology coincides with the publication of the Draft Low Income Housing Tax Credit (LIHTC) Qualified Allocation Plan and Rules (QAP). The description of the proposed methodology is being released at this time because the AHNS is a significant part of the LIHTC scoring criteria outlined in the QAP.

Background

The scoring criteria used to evaluate HOME, Housing Trust Fund (HTF), and LIHTC applications include an AHNS. While not legislatively required, the AHNS is consistent with the legislature's emphasis on awarding funds based on objective measures of affordable housing need. The AHNS provides a comparative assessment of affordable housing need for each county and place within the 13 Uniform State Service Regions used by TDHCA (see Figure 1). Through the AHNS, applicants are encouraged to request funding to serve communities that have a high proportion of the region's affordable housing need. Each year, the AHNS methodology is released for public comment and the final version is included in the State of Texas Low Income Housing Plan.

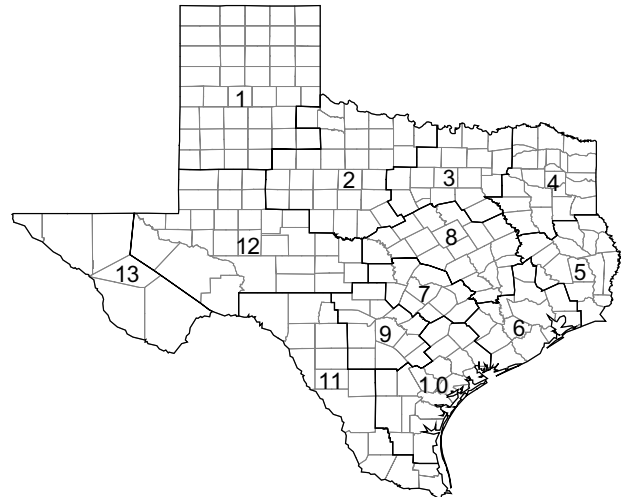


Figure 1. Uniform State Service Regions

Proposed Formula

Measures of Need

The AHNS calculation will use the following measures of need:

- U.S. Census based Affordable Housing Need Indicators (AHNI)¹
 - **Poverty:** Number of persons in the region who live in poverty.
 - **Cost Burden:** Housing units with a monthly gross rent or mortgage payment to monthly household income ratio that exceeds 30 percent.
 - **Overcrowding:** Housing units with more than one person per room.
 - **Incomplete Kitchen:** Housing units that do not have all of the following: a sink with piped water; a range, or cook top and oven; and a refrigerator.
 - **Incomplete Plumbing:** Housing units that do not have all of the following: hot and cold piped water, a flush toilet, and a bathtub or shower.

¹ Because HOME funds are predominantly used in non-participating jurisdictions, the HOME scores are based on estimated non-participating jurisdiction AHNI populations.

Board Meeting

August, 14 2003

The AHNI are weighted to reflect each factor's relative size which varies significantly (see table below). The AHNI percentages are assigned the following weights: poverty = 50 percent; cost burden = 30 percent; overcrowding = 15 percent; incomplete kitchen = 2.5 percent; and incomplete plumbing = 2.5 percent. After the factors are weighted, they are combined to create a single AHNI percentage that represents the area's (place or county) share of the state's affordable housing need.

Relative Size of the AHNI Populations

Poverty	Renter Cost Burden	Renter Overcrowding	Incomplete Plumbing	Incomplete Kitchen
2,649,920	847,176	371,686	65,583	80,475

The U.S. Census based AHNIs quantify need at the area level by measuring the:

- o ratio of the area's AHNI population to the region's total AHNI population. This part of the score measures the overall distribution of AHNI populations within the region.
 - o ratio of the area's AHNI population to the area's total population. This part of the score measures the concentration of the area's AHNI populations relative to the area's total population.
- Responses to the TDHCA 2003 Community Needs Survey (CNS).
The CNS results are used to quantify the level of affordable housing need as perceived by local officials. This part of the score reflects the county average of city and county officials' responses to questions that relate to the activity for which the requested funding will be used. The county average of the responses is used because the CNS results are more subjective than U.S. Census data and not all places returned the survey.

The measures of need are weighted to consider the relative size of the population and the level of data associated with the data source. The assigned weights are as follows:

- Census AHNI distribution factor (area AHNI population divided by region AHNI population): 66%;
- Census AHNI concentration factor (area AHNI population divided by area total population): 17%; and
- Community Needs Survey factor: 17%.

Consideration of Urban and Rural Need

Because the Regional Allocation Formula used to distribute HOME, HTF, and LIHTC funds will consider rural and urban/exurban areas, the AHNS will provide scores for each place in a manner that reflects these two geographical categories.

Summary of Proposed Changes from the 2003 Affordable Housing Needs Score

The following items represent significant changes from the 2003 AHNS:

- The AHNS considers rural and urban/exurban areas in the distribution of funds as is done by the Regional Allocation Formula used by TDHCA to distribute the funds regionally.
- Previous versions of the AHNS used 1990 U.S. Census data because the 2000 U.S. Census has not released data that ties the affordable housing need indicator data to households at specific income levels (i.e. 30% AMFI). This information is not expected to be available until late 2003 (and this has been a moving target). Rather than continuing to use data that is 14 years old, it is proposed that the available non-income specific housing indicator data be used.
- Because SB 264 of the 78th Legislature requires changes to the way TDHCA considers concentration issues, public notification, and public support for TDHCA developments, a five point scoring bonus for communities that had not received an award of TDHCA funding in the last three years was removed from the AHNS.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

MEMORANDUM

TO: Edwina Carrington, Executive Director
TDHCA Board Members

FROM: Brooke Boston, Director of Multifamily Finance Production

SUBJECT: 2004 Draft Qualified Allocation Plan (QAP)

DATE: August 6, 2003

Attached is the 2004 Draft QAP that reflects staff's recommendations for revisions. The document provided is a "blackline" version which shows new language as underlined and deleted language with a line running through it. Upon approval of the Board, the Draft QAP will be published in the Texas Register and released to the public for comment. Public hearings will be held on the Draft QAP, as well as the other rules before the Board at this meeting from approximately September 29 to October 10, 2003.

Below is also a summary of suggestions made by members of the Board on July 29, 2003 at the afternoon work session regarding the 2004 QAP. Each item is identified by QAP section (if applicable) and topic, then states if staff did or did not integrate that suggestion, and if not an explanation is provided. Suggestions made in the document provided by staff on July 29, for which no additional suggestion for change by the members of the Board was made, are not included in this list.

❖ **§49.3: Definition of Ineligible Building Type**

Board Comment: Limit the percentage of units in a development that can have the same number of bedrooms.

Status: Integrated into Draft QAP, with an exception for Elderly Developments which are only permitted to have one and two bedroom units.

❖ **§49.5(a): Ineligibility**

Board Comment: Add "Guarantor" to those being held to the ineligibility standards and be clear that the ineligibility relating to tax credits within a linear miles refers to both types of credits. Add clause so that an Applicant violating any state or federal law can be deemed ineligible.

Status: Integrated into Draft QAP.

❖ **§49.6: Site and Development Restrictions: Floodplain**

Board Comment: QAP should restrict all rehabilitation developments in the 100 year floodplain.

Status: Integrated into Draft QAP.

❖ **§49.6: Site and Development Restrictions: Credit Caps**

Board Comment: The QAP should not have any credit caps per unit as was proposed by the Working Group.

Status: Credit caps per unit were removed from QAP.

❖ **§49.6: Site and Development Restrictions: Limitations on Location**

Board Comment: Remove the reference to "single community" as it relates to the one mile restriction.

Status: Clause was removed from the QAP.

❖ **§49.9(d): Evaluation Process: Subsequent Evaluation**

Board Comment: Clarify that funds for Rural Regional Allocation within a region, for which there are no eligible feasible applications, will go to the Urban/Exurban Regional Allocation for that region and will not be shifted to another region.

Status: Integrated into Draft QAP.

❖ **§49.9(e) and (f): Financials/Previous Participation**

Board Comment: Clarify that the 10% ownership requirement for entities to submit financials or previous participation documents is not just 10% of the ownership entity, but the general partner as well, and also add Guarantor.

Status: Integrated into Draft QAP.

❖ **§49.9(f)(5): Design Items**

Board Comment: Add a requirement for a boundary survey (does not have to be current).

Status: Integrated into Draft QAP.

❖ **§49.9(h): Evaluation Factors**

Board Comment: Add evaluation factors that provide greater discretion to the Board.

Status: Integrated into Draft QAP.

The Board members in attendance had discussion on other items including ex parte communication, amenities, signage, regional allocation, set-asides, etc. however no specific changes were suggested.

**Scoring Breakdown by Point/Priority Order
Draft 2004 QAP**

Exhibit #	Topic	Proposed Points	Combined Points	Generated From	Notes
1	Financial Feasibility	28	28	§2306.6710(b)(1)	
12	Special Needs Tenants - Transitional Housing	25	25	§42(m)(1)(C)	Exception to ranking - is balance for competitiveness
2	Neighborhood Input	24	24	§2306.6710(b)(1), §2306.6725(a)(2)	+12 to -12 is 24 pt.
13	Low Income Targeting (40% & 50% of AMGI)	8	20	§2306.6710(b)(1), §2306.6710(e), §2306.6725(a)(3), §2306.111(g)(2) and (3)(B), §42(m)(1)(B)	
14	Low Income Targeting (30% of AMGI with leveraging)	12		§2306.6710(b)(1), §2306.6710(e), §2306.6725(a)(3), §2306.111(g)(2) and (3)(B)/(D), §42(m)(1)(B)	
5	Housing Needs Score	20	20	§2306.6725(a)(4), §42(m)(1)(C)	Indirectly
7A	Minimum Square Footages	NA	18	§2306.6710(b)(1)	
7C	Unit Amenities	12		§2306.6710(b)(1), §2306.111(g)(3)(A)	
7D	Common Amenities	6		§2306.6710(b)(1), §2306.111(g)(3)(A)	
3A-F	Development Location - Part I	5	15	§42(m)(1)(C), §2306.6725(a)(4)	
3G	Development Location - Part II	10		§42(m)(1)(C), §2306.6725(a)(4)	Addresses Exurban
15	Leveraging	14	14	§2306.6710(b)(1),	
6C	Official Support/Opposition	12	12	§2306.6710(b)(1), §2306.6725(a)(2)	+6 to -6 is 12 pt.
4A	Site Location Amenities	5	12	Working Group	
4B	Site Location Negatives	7		Working Group	-7 points
7B	Cost Per Square Foot	9	9	§2306.6710(b)(1)	
11	Supportive Services	8	8	§2306.6710(b)(1), §2306.254, 2306.6725(a)(1)	Also meets Rider 6 of Appropriations Bill
7F	Mixed Income	8	8	§2306.6710(b)(1), §2306.111(g)(3)(E)	
18	Pre-Application	7	7	2306.6704	
16	Length of Affordability	6	6	§2306.6710(e), §2306.6725(a)(5), §2306.111(g)(3)(C), §2306.185(a)(1), §42(m)(1)(B)	
6B	Public Meeting - Outreach	6	6	Public Input Work Group	
7G	Small Developments	5	5	Prior QAPs	Promotes deconcentration/
17	Right of First Refusal	5	5	§2306.6725(b), §42(m)(1)(C)	
7E	Existing Residential	4	4	Prior QAPs	
6A	Consistency with Con. Plan	3	3	Prior QAPs	
8	Sponsor Characteristics	2	2	§42(m)(1)(C)	
9	Populations with Children	1	1	§42(m)(1)(C)	
19	Penalties	Unlimited	Unlimited	2306.6710(b)(2)	



2004 Housing Tax Credit Program

Draft Qualified Allocation Plan and Rules - For Board Approval

§4950.1. Purpose, Program Statement, Allocation Goals.

(a) **Purpose.** The Rules in this chapter apply to the allocation by the Texas Department of Housing and Community Affairs (the Department) of Housing Tax Credits authorized by applicable federal income tax laws. The Internal Revenue Code of 1986, §42, as amended, provides for credits against federal income taxes for owners of qualified low income rental housing Developments. That section provides for the allocation of the available tax credit amount by state housing credit agencies. Pursuant to Executive Order AWR-92-394-4 (~~March 4, 1992~~ ~~June 17, 1991~~), the Department was authorized to make Housing Credit Allocations for the State of Texas. As required by the Internal Revenue Code, §42(m)(1), the Department developed ~~this~~ a Qualified Allocation Plan (QAP) which is set forth in §§4950.1 through 4950.24 of this title. Sections in this chapter establish procedures for applying for and obtaining an allocation of Housing Tax Credits, along with ensuring that the proper threshold criteria, selection criteria, priorities and preferences are followed in making such allocations.

(b) **Program Statement.** The Department shall administer the program to encourage the development and preservation of appropriate types of rental housing for households that have difficulty finding suitable, accessible, affordable rental housing in the private marketplace; maximize the number of suitable, accessible, affordable residential rental units added to the state's housing supply; prevent losses for any reason to the state's supply of suitable, accessible, affordable residential rental units by enabling the rehabilitation of rental housing or by providing other preventive financial support; and provide for the participation of for-profit organizations and provide for and encourage the participation of nonprofit organizations in the acquisition, development and operation of accessible affordable housing developments in rural and urban communities. [2306.6701]

(c) **Allocation Goals.** It shall be the goal of this Department and the Board, through these provisions, to encourage diversity through broad geographic allocation of tax credits within the state, and in accordance with the regional allocation formula, and to promote maximum utilization of the available tax credit amount. The processes and criteria utilized to realize this goal are described in §§4950.8 and 4950.9 of this title, without in any way limiting the effect or applicability of all other provisions of this title.

§4950.2. Coordination with Rural Agencies.

To assure maximum utilization and optimum geographic distribution of tax credits in rural areas, and to achieve increased sharing of information, reduction of processing procedures, and fulfillment of Development compliance requirements in rural areas, the Department has entered into a Memorandum of Understanding (MOU) with the TX-USDA-RHS to coordinate on existing, rehabilitated, and new construction housing Developments financed by TX-USDA-RHS; and will jointly administer the Rural Regional Allocation~~Set-Aside~~ with the Texas Office of Rural Community Affairs (ORCA). ORCA will assist in developing all Threshold, Selection and Underwriting Criteria applied to Applications eligible for the Rural Regional Allocation~~Set-Aside~~. The Criteria will be approved by that Agency. To ensure that the Rural Regional Allocation~~Set-Aside~~ receives a sufficient volume of eligible Applications, the Department and ORCA shall jointly implement outreach, training, and rural area capacity building efforts. [2306.6723]

§4950.3. Definitions.

The following words and terms, when used in this chapter, shall have the following meanings, unless the context clearly indicates otherwise.

(1) **Administrative Deficiencies** - The absence of information or a documents from the Application which ~~is~~ ~~are~~ ~~important~~ ~~essential~~ to a review and scoring of the Application~~Development~~ and is required under §§50.8(d) and 50.9(e), (f) and (g). ~~If an Application contains deficiencies which, in the determination of the Department staff, require clarification of information submitted at the time of the Application, the Department staff shall request correction of such Administrative Deficiencies. The Department staff shall provide this in a deficiency notice in the form of a facsimile and a telephone call to the Applicant advising that such a request has been~~

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~~transmitted. If such Administrative Deficiencies are not corrected to the satisfaction of the Department within three business days of the deficiency notice date, then five points shall be deducted from the Selection Criteria score for each additional day the deficiency remains uncorrected. If such deficiencies are not corrected within five business days from the deficiency notice date, then the Application shall be terminated. The time period for responding to a deficiency notice begins at the start of the business day following the deficiency notice date. Deficiency notices may be sent to an Applicant prior to or after the end of the Application Acceptance Period.~~

(2) **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, ~~control~~Controls, is ~~control~~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 at least a 10% ownership interest.

(3) **Agreement and Election Statement** - A document in which the Development Owner elects, irrevocably, to fix the Applicable Percentage with respect to a building or buildings, as that in effect for the month in which the Department and the Development Owner enter into a binding agreement as to the housing credit dollar amount to be allocated to such building or buildings.

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

(5) **Applicable Percentage** - The percentage used to determine the amount of the Housing Tax Credit, as defined more fully in the Code, §42(b).

(A) For purposes of the Application, the Applicable Percentage will be projected at 10 basis points above the greater of:

(A*i*) the current applicable percentage for the month in which the Application is submitted to the Department, or

(B*ii*) the trailing 1-year, 2-year or 3-year average rate in effect during the month in which the Application is submitted to the Department.

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

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

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

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

(6) **Applicant** - Any Person or Affiliate of a Person who files a Pre-Application or an Application with the Department requesting a Housing Credit Allocation. ~~For purposes hereof, the Applicant is sometimes referred to as the "housing sponsor."~~ [2306.6702]

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

(8) **Application Acceptance Period** - That period of time during which Applications for either a Housing Credit Allocation from the State Housing Credit Ceiling ~~or a Determination Notice for Tax Exempt Bond Developments~~ may be submitted to the Department as more fully described in §§4950.9(a) and 4950.22 of this title. For Tax Exempt Bond Developments this period is that period of time prior to the deadline stated in §50.12 of this title.

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

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

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

(12) **At-Risk Development** - a Development that:

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

(i) Sections 221(d)(3), (4) and (5), National Housing Act (12 U.S.C. Section 1715l);

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- (ii) Section 236, National Housing Act (12 U.S.C. Section 1715z-1);
- (iii) Section 202, Housing Act of 1959 (12 U.S.C. Section 1701q);
- (iv) Section 101, Housing and Urban Development Act of 1965 (12 U.S.C. Section 1701s);
- (v) any project-based assistance authority pursuant to Section 8 of the U.S. Housing Act of 1937;
- (vi) Sections 514, 515, 516, and 538 Housing Act of 1949 (42 U.S.C. Sections 1484, 1485, and

1486); ~~and~~

- (vii) Section 42₁ of the Internal Revenue Code of 1986 (~~26 U.S.C. Section 42~~), and

(B) is subject to the following conditions:

(i) 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); or

(ii) the federally insured mortgage on the Development is eligible for prepayment or is nearing the end of its mortgage term (the term will end within two calendar years of July 31 of the year the Application is submitted).

(C) An Application for a Development that include the demolition of the existing Units which have received the financial benefit described in subparagraph (A) of this paragraph will not qualify as an At-Risk Development, except that a Housing Authority proposing reconstruction of public housing, supplemented with HOPE VI funding, will be qualified as an At-Risk Development if it meets the requirements described in §50.7(b)(3).

(D) Developments that have an opportunity to retain or renew any of the financial benefit described in subparagraph (A) of this paragraph must retain or renew all possible financial benefit to qualify as an At-Risk Development. [2306.6702]

(13) **Bedroom** - A portion of a Unit set aside for sleeping which is no less than 100 square feet; has no width or length less than 8 feet; has at least one window that provides exterior access; and has at least one closet that is not less than 2 feet deep and 3 feet wide and high enough to accommodate 5 feet of hanging space.

(14) **Beneficial Owner** - A "Beneficial Owner" means:

~~(A) Any Person who, directly or indirectly, through any contract, arrangement, understanding, relationship or otherwise has or shares;~~

~~(i) voting power which includes the power to vote, or to direct the voting as any other Person or the securities thereof; and/or~~

~~(ii) investment power which includes the power to dispose, or direct the disposition of, any Person or the securities thereof.~~

~~(B) Any Person who, directly or indirectly, creates or uses a trust, proxy, power of attorney, pooling arrangement or any other contract, arrangement or device with the purpose or effect of divesting such Person of Beneficial Ownership (as defined herein) of a security or preventing the vesting of such Beneficial Ownership as part of a plan or scheme to evade inclusion within the definitional terms contained herein; and~~

~~(C) Any Person who has the right to acquire Beneficial Ownership during the Compliance Period, including but not limited to any right to acquire any such Beneficial Ownership:~~

~~(i) through the exercise of any option, warrant or right,~~

~~(ii) through the conversion of a security,~~

~~(iii) pursuant to the power to revoke a trust, discretionary account or similar arrangement, or~~

~~(iv) pursuant to the automatic termination of a trust, discretionary account, or similar arrangement.~~

~~(D) Provided, however, that any Person who acquires a security or power specified in clauses (i), (ii) or (iii) of subparagraph (C) of this paragraph, with the purpose or effect of changing or influencing the control of any other Person, or in connection with or as a participant in any transaction having such purpose or effect, immediately upon such acquisition is deemed to be the Beneficial Owner of the securities which may be acquired through the exercise or conversion of such security or power. Any securities not outstanding which are subject to options, warrants, rights or conversion privileges as deemed to be outstanding for the purpose of computing the percentage of outstanding securities of the class owned by such Person but are not deemed to be outstanding for the purpose of computing the percentage of the class by any other Person. [WG].~~

~~(1415) Board~~ - The governing Board of Directors of the Department. [2306.004]

~~(1546) Carryover Allocation~~ - An allocation of current year tax credit authority by the Department pursuant to the provisions of the Code, §42(h)(1)(E) and Treasury Regulations, §1.42-6.

~~(1647) Carryover Allocation Document~~ - A document issued by the Department, and executed by the Development Owner, to a Development Owner pursuant to §4950.14 of this title.

~~(1748) Carryover Allocation Procedures Manual~~ - The manual produced and amended from time to time by the Department which sets forth procedures, forms, and guidelines for filing Carryover Allocation requests.

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(1849) **Code** - The Internal Revenue Code of 1986, as amended from time to time, together with any applicable regulations, rules, rulings, revenue procedures, information statements or other official pronouncements issued thereunder by the United States Department of the Treasury or the Internal Revenue Service.

(1920) **Colonia** - A geographic area located in a county some part of which is within 150 miles of the international border of this state and 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, Water Code; or

(B) has the physical and economic characteristics of a colonia, as determined by the Texas Water Development Board. ~~Department.~~

(2024) **Commitment Notice** - A notice issued by the Department to a Development Owner pursuant to §4950.13 of this title and also referred to as the "commitment."

(2122) **Compliance Period** - With respect to a building, the period of 15 taxable years, beginning with the first taxable year of the Credit Period pursuant to the Code, §42(i)(1).

(2223) **Control** - (including the terms "~~control~~Controlling," "~~control~~Controlled by", and/or "under common ~~control~~Control with") 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 of voting securities, by contract or otherwise, including specifically ownership of more than 50% of the General Partner interest in a limited partnership, or designation as a managing General Partner ~~or the managing member~~ of a limited liability company.

(2324) **Cost Certification Procedures Manual** - The manual produced and amended from time to time by the Department which sets forth procedures, forms, and guidelines for filing requests for IRS Form(s) 8609 for Developments placed in service under the ~~Low Income~~ Housing Tax Credit Program.

(2425) **Credit Period** - With respect to a building within a Development, the period of ten taxable years beginning with the taxable year the building is placed in service or, at the election of the Development Owner, the succeeding taxable year, as more fully defined in the Code, §42(f)(1).

(2526) **Department** - The Texas Department of Housing and Community Affairs, an agency of the State of Texas, established by ~~at~~ Chapter 2306, Texas Government Code, including Department employees and/or the Board. [2306.004]

(2627) **Determination Notice** - A notice issued by the Department to the Development Owner of a Tax Exempt Bond Development which states that the Development may be eligible to claim Housing Tax Credits without receiving an allocation of Housing Tax Credits from the State Housing Credit Ceiling because it satisfies the requirements of this QAP; sets forth conditions which must be met by the Development before the Department will issue the IRS Form(s) 8609 to the Development Owner; and specifies the Department's determination as to the amount of tax credits necessary for the financial feasibility of the Development and its viability as a rent restricted Development throughout the affordability period. ~~Credit Period.~~

(2728) **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 (which fee cannot exceed 15% of the Eligible Basis) and any other Person receiving any portion of such fee, whether by subcontract or otherwise.

(2829) **Development** - A proposed qualified low income housing project ~~Development~~, for new construction or rehabilitation, ~~for purposes of the~~ as defined by the Code, §42(g), that consists of one or more buildings containing multiple Units, and that, if the Development shall consist of multiple buildings, is financed under a common plan and is owned by the same Person for federal tax purposes, and the buildings of which are either:

(A) located on a single site or contiguous site; or

(B) located on scattered sites and contain only rent-restricted units. [2306.6702]

(2930) **Development Consultant** - Any Person (with or without ownership interest in the Development) who provides professional services relating to the filing of an Application, Carryover Allocation Document, and/or cost certification documents.

(3034) **Development Owner** - Any Person, General Partner, or Affiliate of a Person who owns or proposes a Development or expects to acquire ~~control~~Control of a Development under a purchase contract approved by the Department. [2306.6702]

(3132) **Development Team** - All Persons or Affiliates thereof ~~that~~ which play(s) a role in the development, construction, rehabilitation, management and/or continuing operation of the subject Property, which will include any Development Consultant and Guarantor. ~~anyone who provides, or is anticipated to provide, a guarantee to secure equity or financing for the transaction for a fee.~~ [WG]

(3233) **Economically Distressed Area** - Consistent with §17.921 of Texas Water Code, an area in which:

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(A) water supply or sewer services are inadequate to meet minimal needs of residential users as defined by Texas Water Development Board rules;

(B) financial resources are inadequate to provide water supply or sewer services that will satisfy those needs; and

(C) an established residential subdivision was located on June 1, 1989, as determined by the Texas Water Development Board.

~~(3334)~~ **Eligible Basis** - With respect to a building within a Development, the building's Eligible Basis as defined in the Code, §42(d).

~~(3435)~~ **Executive Award and Review Advisory Committee** ("The Committee") - A Departmental committee that will make funding and commitment recommendations to the Board based upon the evaluation of an Application in accordance with the housing priorities as set forth in Chapter 2306 of the Texas Government Code, and as set forth herein, and the ability of an Applicant to meet those priorities. [2306.6702]

~~(3536)~~ **Extended Low Income Housing Commitment** - An agreement between the Department, the Development Owner and all successors in interest to the Development Owner concerning the extended low income housing use of buildings within the Development throughout the extended use period as provided in the Code, §42(h)(6). The Extended Low Income Housing Commitment with respect to a Development is expressed in the LURA applicable to the Development.

~~(3637)~~ **General Contractor** - One who contracts for the construction or rehabilitation of an entire building or 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 said subcontractors. This party may also be referred to as the "contractor."

~~(38)~~ **General Developments** - Any Development which is not a Qualified Nonprofit Development or is not under consideration in the Rural, At-Risk Development or Elderly Set-Asides as such terms are defined by the Department.

~~(3739)~~ **General Partner** - That partner, or collective of partners, 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 to the contrary, if the Development Owner entity 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.

~~(40)~~ **General Pool** - The pool of Housing Tax Credits that have been returned or recovered from prior years' allocations or the current year's Commitment Notices after the Board has made its initial commitment of the current year's available State Housing Credit Ceiling. General Pool Housing Tax Credits will be used to fund Applications on the waiting list.

~~(3844)~~ **Governmental Entity** - Includes federal or state agencies, departments, boards, bureaus, commissions, authorities, and political subdivisions, special districts and other similar entities.

~~(39)~~ **Guarantor** - Means any Person that provides, or is anticipated to provide, a guaranty for the equity or debt financing for the Development. [WG]

~~(4042)~~ **Historic Development** - A residential Development that has received a historic property designation by a federal, state or local government entity.

~~(4143)~~ **Historically Underutilized Businesses (HUB)** - Any entity defined as a historically underutilized business with its principal place of business in the State of Texas in accordance with Chapter 2161, Texas Government Code.

~~(4244)~~ **Housing Credit Agency** - A Governmental Entity charged with the responsibility of allocating Housing Tax Credits pursuant to the Code, §42. For the purposes of this title, the Department is the sole "Housing Credit Agency" of the State of Texas.

~~(4345)~~ **Housing Credit Allocation** - An allocation by the Department to a Development Owner of Housing Tax Credit in accordance with the provisions §49.17 of this title.

~~(4446)~~ **Housing Credit Allocation Amount** - With respect to a Development or a building within a Development, that amount the Department determines to be necessary for the financial feasibility of the Development and its viability as a Development throughout the affordability period ~~Compliance Period~~ and which it allocates to the Development.

~~(4547)~~ **Housing Tax Credit** ("tax credits") - A tax credit allocated, or for which a Development may qualify, under the Low Income Housing Tax Credit Program, pursuant to the Code, §42. [2306.6702]

~~(4648)~~ **HUD** - The United States Department of Housing and Urban Development, or its successor.

~~(4749)~~ **Ineligible Building Types** - Those buildings or facilities which are ineligible, pursuant to this QAP, for funding under the Low Income Housing Tax Credit Program, as follows:

(A) Hospitals, nursing homes, trailer parks, ~~and~~ dormitories (or other buildings that will be predominantly occupied by students) or other facilities which are usually classified as transient housing (other than certain specific types of transitional housing for the homeless and single room occupancy units, as provided

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in the Code, §§42(i)(3)(B)(iii) and (iv)) are not eligible. However, structures formerly used as hospitals, nursing homes or dormitories are eligible for Housing Tax Credits if the Development involves the conversion of the building to a non-transient multifamily residential development.

(B) Any Qualified Elderly Development of two stories or more that does not include elevator service for any Units or living space above the first floor.

(C) Any Qualified Elderly Development with any Units having more than two bedrooms.

(D) Any Development with building(s) with four or more stories that does not include an elevator.

(E) Any Development proposing new construction, other than a Development (new construction or rehabilitation) composed entirely of single-family dwellings, having any Units with four or more bedrooms.

(F) Any Development that violates the Integrated Housing Policy of the Department.

(G) Any Development involving new construction, other than a Qualified Elderly Development, in which more than 40% of the total Units have the same number of bedrooms. For purposes of this limitation, a den, study or other similar space that could reasonably function as a bedroom will be considered a bedroom.

(4850) IRS - The Internal Revenue Service, or its successor.

(4954) Land Use Restriction Agreement (LURA) - An agreement between the Department and the Development Owner which is binding upon the Development Owner's successors in interest, that encumbers the Development with respect to the requirements of this chapter, Chapter 2306 (Texas Government Code), title and the requirements of the Code, §42. [2306.6702]

~~(52) Material Deficiencies~~ - Deficiencies that are not eligible to be remedied pursuant to paragraph (1) of this subsection. Deficiencies caused by the omission of Threshold Criteria documentation specifically required by §49.9(e) of this title shall automatically be considered Material Deficiencies and shall be cause for termination.

(5053) Material Non-Compliance - A property located within the state of Texas will be classified by the Department as being in material non-compliance status if the non-compliance score for such property is equal to or exceeds 30 points in accordance with the provisions of §4950.5(b)(3)(6) of this title and under the methodology and point system set forth in 10 TAC §60~~§49.19~~ of this title. A property located outside the state of Texas will be classified by the Department as being in Material Non-compliance status if the non-compliance score for such property is equal to or exceeds 30 points in accordance with the provisions of §4950.5(b)(4)(7) of this title and under the methodology and point system set forth in 10 TAC §60~~§49.19~~ of this title.

(5154) Minority Owned Business - A business entity at least 51% of which is owned by members of a minority group or, in the case of a corporation, at least 51% of the shares of which are owned by members of a minority group, and that is managed and ~~control~~Controlled by members of a minority group in its daily operations. Minority group includes women, African Americans, American Indians, Asian Americans, and Mexican Americans and other Americans of Hispanic origin. [2306.6734]

(5255) ORCA - Office of Rural Community Affairs, as established by Chapter 487 of Texas ~~Local~~ Government Code. [2306.6702]

(5356) Person - Means, without limitation, any natural person, corporation, partnership, limited partnership, joint venture, limited liability company, trust, estate, association, cooperative, government, political subdivision, agency or instrumentality or other organization or entity of any nature whatsoever and shall include any group of Persons acting in concert toward a common goal, including the individual members of the group.

(5457) Persons with Disabilities - A person who:

(A) has a physical, mental or emotional impairment that:

(i) is expected to be of a long, continued and indefinite duration,

(ii) substantially impedes his or her ability to live independently, and

(iii) is of such a nature that the ability could be improved by more suitable housing conditions, or

(B) has a developmental disability, as defined in ~~Section 102(7) of the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. Section 15002~~6001-6007).

(5558) Pre-Application - A preliminary application, in a form prescribed by the Department, filed with the Department by an Applicant prior to submission of the Application, including any required exhibits or other supporting material, as more fully described in §§4950.8 and 4950.22 of this title.

(5659) Pre-Application Acceptance Period - That period of time during which Pre-Applications for a Housing Credit Allocation from the State Housing Credit Ceiling may be submitted to the Department.

(5760) Principal - the term Principal is defined as Persons that will ~~have an ownership interest in, or that will exercise Control~~Control over, a partnership, corporation, limited liability company, trust, or any other public or private entity, and their Affiliates that will have an ownership interest in, or that will exercise Control over, the Applicant. In the case of:

(A) partnerships, Principals include all General Partners regardless of their percentage interest;

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(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, who are directly responsible to the board of directors or any equivalent governing body as well as all directors and each stock holder having a ten percent or more interest in the corporation; and

(C) limited liability companies, Principals include all members, regardless of their percentage 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.

~~(5864)~~ **Prison Community** - A city or town which is located outside of a Metropolitan Statistical Area (MSA) or Primary Metropolitan Statistical Area (PMSA) and was awarded a state prison within the past five years.

~~(5962)~~ **Property** - The real estate and all improvements thereon which are the subject of the Application (including all items of personal property affixed or related thereto), whether currently existing or proposed to be built thereon in connection with the Application.

~~(6063)~~ **Qualified Allocation Plan (QAP)** - ~~[2306.6702 - §17 of SB264]~~ A plan adopted by the Board, and approved by the Governor, under this title, and as provided in the Code, § 42(m)(1) ~~(specifically including preference for Developments located in Qualified Census Tracts and the development of which contributes to a concerted community revitalization plan)~~ and as further provided in §§~~4950.1 through 4950.24~~ of this title, that:

(A) provides the threshold and scoring, and underwriting process based on housing priorities of the Department that are appropriate to local conditions; and

(B) consistent with §2306.6710(e) of Texas Government Code, gives preference in Housing Credit Allocations to Developments that, as compared to other Developments:

(i) when practicable and feasible based on documented, committed, and available Third-Party funding sources, serve the lowest income tenants per housing tax credit; and

(ii) produce are affordable to qualified tenants for the longest economically feasible period the greatest number of high quality Units committed to remaining affordable to any tenants who are income-eligible under the Housing Tax Credit Program; and

(C) provides a procedure for the Department, the Department's agent, or ~~another~~ private contractor of the Department to use in monitoring compliance with the Qualified Allocation Plan, notifying the IRS of noncompliance, and monitoring for noncompliance with habitability standards through regular site visits.

~~(6164)~~ **Qualified Basis** - With respect to a building within a Development, the building's Eligible Basis multiplied by the Applicable Fraction, within the meaning of the Code, §42(c)(1).

~~(6265)~~ **Qualified Census Tract** - Any census tract which is so designated by the Secretary of HUD in accordance with the Code, §42(d)(5)(C)(ii).

~~(6366)~~ **Qualified Elderly Development** - A Development which meets the requirements of the federal Fair Housing Act and:

(A) is intended for, and solely occupied by, individuals 62 years of age or older; or

(B) is intended and operated for occupancy by at least one individual 55 years of age or older per Unit, where at least 80% of the total housing Units are occupied by at least one individual who is 55 years of age or older; and where the Development Owner publishes and adheres to policies and procedures which demonstrate an intent by the owner and manager to provide housing for individuals 55 years of age or older. (See 42 U.S.C. Section 3607(b)).

~~(6467)~~ **Qualified Market Analyst** - A real estate appraiser certified or licensed by the Texas Appraiser or Licensing and Certification Board or a real estate consultant or other professional currently active in the subject property's market area who demonstrates competency, expertise, and the ability to render a high quality written report. The individual's performance, experience, and educational background will provide the general basis for determining competency as a Market Analyst. Such determination Competency will be determined at the sole discretion of by the Department, in its sole discretion. The Qualified Market Analyst must be a Third Party.

~~(6568)~~ **Qualified Nonprofit Organization** - An organization that is described in the Code, §501(c)(3) or (4), as these cited provisions may be amended from time to time, that is exempt from federal income taxation under the Code, §501(a), that is not Affiliated with or Control Controlled by a for profit organization, and includes as one of its exempt purposes the fostering of low income housing within the meaning of the Code, §42(h)(5)(C). A Qualified Nonprofit Organization may select to compete in one or more of the Set-Asides, including, but not limited to, the nonprofit Set-Aside, ~~the rural developments Set-Aside, the At-Risk Development Set-Aside and the general Set-Aside.~~

~~(6669)~~ **Qualified Nonprofit Development** - A Development in which a Qualified Nonprofit Organization ~~(directly or through a partnership or wholly-owned subsidiary)~~ holds a controlling interest, materially participates ~~(within the meaning of the Code, §469(h), as it may be amended from time to time)~~ in its development and operation throughout the Compliance Period, is the sole General Partner of the ownership entity and otherwise meets the requirements of the Code, §42(h)(5). [WG] [2306.6729]

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~~(6770) Reference Manual~~ - That certain manual, and any amendments thereto, produced by the Department which sets forth reference material pertaining to the ~~Low Income Housing Tax Credit Program~~.

~~(6874) Related Party~~ - As defined in ~~§2306.6702(a)(11), Texas Government Code.~~

~~(A) The following individuals or entities:~~

- ~~(i) the brothers, sisters, spouse, ancestors, and descendants of a person within the third degree of consanguinity, as determined by Chapter 573 of the Texas Government Code;~~
- ~~(ii) a person and a corporation, if the person owns more than 50 percent of the outstanding stock of the corporation;~~
- ~~(iii) two or more corporations that are connected through stock ownership with a common parent possessing more than 50 percent of:~~
 - ~~(I) the total combined voting power of all classes of stock of each of the corporations that can vote;~~
 - ~~(II) the total value of shares of all classes of stock of each of the corporations; or~~
 - ~~(III) the total value of shares of all classes of stock of at least one of the corporations, excluding, in computing that voting power or value, stock owned directly by the other corporation;~~
- ~~(iv) a grantor and fiduciary of any trust;~~
- ~~(v) a fiduciary of one trust and a fiduciary of another trust, if the same person is a grantor of both trusts;~~
- ~~(vi) a fiduciary of a trust and a beneficiary of the trust;~~
- ~~(vii) a fiduciary of a trust and a corporation if more than 50 percent of the outstanding stock of the corporation is owned by or for:~~
 - ~~(I) the trust; or~~
 - ~~(II) a person who is a grantor of the trust;~~
- ~~(viii) a person or organization and an organization that is tax-exempt under the Code, §501(a), and that is controlled by that person or the person's family members or by that organization;~~
- ~~(ix) a corporation and a partnership or joint venture if the same persons own more than:~~
 - ~~(I) 50 percent of the outstanding stock of the corporation; and~~
 - ~~(II) 50 percent of the capital interest or the profits' interest in the partnership or joint venture;~~
- ~~(x) an S corporation and another S corporation if the same persons own more than 50 percent of the outstanding stock of each corporation;~~
- ~~(xi) an S corporation and a C corporation if the same persons own more than 50 percent of the outstanding stock of each corporation;~~
- ~~(xii) a partnership and a person or organization owning more than 50 percent of the capital interest or the profits' interest in that partnership; or~~
- ~~(xiii) two partnerships, if the same person or organization owns more than 50 percent of the capital interests or profits' interests.~~

~~(B) As a note to Applicants, nothing in this definition is intended to constitute the Department's determination as to what relationship might cause entities to be considered "related" for various purposes under the Code.~~

~~(6972) Rules~~ - The Department's ~~Low Income Housing Tax Credit~~ Qualified Allocation Plan and Rules as presented in this title.

~~(7073) Rural Area~~ - An area that is located:

- ~~(A) outside the boundaries of a primary metropolitan statistical area or a metropolitan statistical area;~~
- ~~(B) within the boundaries of a primary metropolitan statistical area or a metropolitan statistical area, if the statistical area has a population of 20,000 or less and does not share a boundary with an urban area; or~~
- ~~(C) in an area that is eligible for new construction or rehabilitation funding by TX-USDA-RHS.~~

[2306.6702]

~~(7174) Rural Development~~ - A Development located within a Rural Area and for which the Applicant applies for tax credits under the ~~Rural Rural Regional Allocation~~ Set-Aside.

~~(7275) Selection Criteria~~ - Criteria used to determine housing priorities of the State under the ~~Low Income Housing Tax Credit Program~~ as specifically defined in ~~§4950.9(g)(f)~~ of this title.

~~(7376) Set-Aside~~ - A reservation of a portion of the available Housing Tax Credits to provide financial support for specific types of housing or geographic locations or serve specific types of Applicants as permitted by the Qualified Allocation Plan on a priority basis. ~~as permitted by the Qualified Allocation Plan.~~ **[2306.6702]**

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~~(7477)~~ **State Housing Credit Ceiling** - The limitation imposed by the Code, §42(h), on the aggregate amount of Housing Credit Allocations that may be made by the Department during any calendar year, as determined from time to time by the Department in accordance with the Code, §42(h)(3).

~~(7578)~~ **Student Eligibility** - Per the Code, §42(i)(3)(D), "A unit shall not fail to be treated as a low-income unit merely because it is occupied:

(A) by an individual who is:

(i) a student and receiving assistance under Title IV of the Social Security Act (42 U.S.C. §§ 601 et seq.), or

(ii) enrolled in a job training program receiving assistance under the Job Training Partnership Act (29 USCS §§ 1501 et seq., generally; for full classification, consult USCS Tables volumes) or under other similar Federal, State, or local laws, or

(B) entirely by full-time students if such students are:

(i) single parents and their children and such parents and children are not dependents (as defined in section 152) of another individual, or

(ii) married and file a joint return."

~~(7679)~~ **Tax Exempt Bond Development** - A Development which receives a portion of its financing from the proceeds of tax exempt bonds which are subject to the state volume cap as described in the Code, §42(h)(4)(B), such that the Development does not receive an allocation of tax credit authority from the State Housing Credit Ceiling.

~~(7780)~~ **Third Party** - a Person who is not an Affiliate, ~~Related Party or Beneficial Owner~~ of the Applicant, General Partner, Developer or ~~General Contractor~~. ~~Person(s) receiving a portion of the contractor fee.~~ [WG]

~~(7884)~~ **Threshold Criteria** - Criteria used to determine whether the Development satisfies the minimum level of acceptability for consideration as specifically defined in ~~§4950.9(f)(e)~~ of this title. [2306.6702]

~~(7982)~~ **Total Housing Development Cost** - The total of all costs incurred or to be incurred by the Development Owner in acquiring, constructing, rehabilitating and financing a Development, as determined by the Department based on the information contained in the ~~Applicant's Application~~. Such costs include reserves and any expenses attributable to commercial areas. Costs associated with the sale or use of Housing Tax Credits to raise equity capital shall also be included in the Total Housing Development Cost. Such costs include but are not limited to syndication and partnership organization costs and fees, filing fees, broker commissions, related attorney and accounting fees, appraisal, engineering, and the environmental site assessment.

~~(8083)~~ **TX-USDA-RHS** - The Rural Housing Services (RHS) of the United States Department of Agriculture (USDA) serving the State of Texas (formerly known as TxFmHA) or its successor.

~~(8184)~~ **Unit** - Any residential rental unit in a Development consisting of an accommodation including a single room used as an accommodation on a non-transient basis, that contains ~~separate and complete~~ physical facilities and fixtures for living, sleeping, eating, cooking and sanitation. [2306.6702 as amended by SB264]

§4950.4. State Housing Credit Ceiling.

The Department shall determine the State Housing Credit Ceiling for each calendar year as provided in the Code, §42(h)(3)(C), using such information and guidance as may be made available by the Internal Revenue Service. The Department shall publish each such determination in the *Texas Register* within 30 days after the receipt of such information as is required for that purpose by the Internal Revenue Service. The aggregate amount of commitments of Housing Credit Allocations made by the Department during any calendar year shall not exceed the State Housing Credit Ceiling for such year as provided in the Code, §42. Housing Credit Allocations made to Tax Exempt Bond Developments are not included in the State Housing Credit Ceiling.

§4950.5. Ineligibility, Disqualification and Debarment, Applicant Standards, Representation by Former Board Member or Other Person.

(a) **Ineligibility.** An Application will be ineligible if:

(1) ~~The Applicant, Development Owner, Developer or Guarantor A member of the Development Team~~ has been or is barred, suspended, or terminated from procurement in a state or federal program or listed in the List of Parties Excluded from Federal Procurement or Non-Procurement Programs; or,

(2) ~~The Applicant, Development Owner, Developer or Guarantor A member of the Development Team~~ has been or is convicted of, ~~under indictment for, or on probation for~~ a state or federal crime involving fraud, bribery, theft, misrepresentations of material facts, misappropriation of funds, or other similar criminal offenses within fifteen years preceding the Application deadline; or,

(3) ~~The Applicant, Development Owner, Developer or Guarantor at the time of Application is: A member of the Development Team has been or is~~ subject to an enforcement action under state or federal securities law; ~~is~~ subject to a federal tax lien; or is the subject of an enforcement proceeding with any Governmental Entity; or

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~~unless such action has been concluded and no adverse action or finding (or entry into a consent order) has been taken with respect to such member; or~~

~~(4) The Applicant, Development Owner, Developer or Guarantor A member of the Development Team with any past due audits has not submitted those past due audits to the Department in a satisfactory format on or before the close of the Application Acceptance Period. A Person is not eligible to receive a commitment of Housing Tax Credits from the Department if any audit finding or questioned or disallowed cost is unresolved as of June 1 of each year, or for Tax Exempt Bond Developments is unresolved as of the date the Application is submitted; or-~~

~~(5) [2306.6703 as amended] At the time of Application or at any time during the two-year period preceding the date the Application Round begins (or for Tax Exempt Bond Developments any time during the two-year period preceding the date the Application is submitted to the Department), the Applicant or a Related Party is or has been:~~

~~(A) a member of the Board; or~~

~~(B) the Executive Director, a Deputy Executive Director, the Director of Multifamily Finance Production, the Director of Portfolio Management and Compliance, the Director of Real Estate Analysis, or a manager over housing tax credits employed by the Department.~~

~~(6) [2306.6703 as amended] The Applicant proposes to replace in less than 15 years any private activity bond financing of the Development described by the Application, unless:~~

~~(A) the Applicant proposes to maintain for a period of 30 years or more 100 percent of the Development Units supported by Housing Tax Credits as rent-restricted and exclusively for occupancy by individuals and families earning not more than 50 percent of the Area Median Gross Income, adjusted for family size; and~~

~~(B) at least one-third of all the units in the Development are public housing units or Section 8 Development-based units; or,~~

~~(7) The Development is located in a municipality or, if located outside a municipality, a county, that has more than twice the state average of units per capita supported by Housing Tax Credits or private activity bonds unless the Applicant:~~

~~(A) has obtained prior approval of the Development from the governing body of the appropriate municipality or county containing the Development; and~~

~~(B) has included in the Application a written statement of support from that governing body referencing this rule and authorizing an allocation of housing tax credits for the Development; or~~

~~(8) The Applicant proposes to construct a new Development that is located one linear mile (measured by a straight line on a map) or less from a Development that:~~

~~(A) serves the same type of household as the new Development, regardless of whether the Developments serve families, elderly individuals, or another type of household;~~

~~(B) has received an allocation of Housing Tax Credits (including Tax Exempt Bond Developments) for new construction at any time during the three-year period preceding the date the application round begins; and~~

~~(C) has not been withdrawn or terminated from the Housing Tax Credit Program.~~

~~(D) An Application is not ineligible under this paragraph if:~~

~~(i) the Development is using federal HOPE VI funds received through the United States Department of Housing and Urban Development; locally approved funds received from a public improvement district or a tax increment financing district; funds provided to the state under the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. Section 12701 et seq.); or funds provided to the state and participating jurisdictions under the Housing and Community Development Act of 1974 (42 U.S.C. Section 5301 et seq.); or~~

~~(ii) the Development is located in a county with a population of less than one million; or~~

~~(iii) the Development is located outside of a metropolitan statistical area; or~~

~~(iv) the local government where the Development is to be located has by vote specifically allowed the construction of a new Development located within one linear mile or less from a Development described under subparagraphs (A) through (C) of this paragraph. [[2306.6703 as amended by SB264 and HB2308.]~~

~~(b) Disqualification and Debarment. Additionally, tThe Department will disqualify an Application, and/or debar a Person (see §2306.6721, Texas Government Code), if it is determined by the Department that those issues identified in paragraphs (1) through (6) of this subsection exist. A Person debarred by the Department from participation in the Low Income Housing Tax Credit Program, or an Applicant whose Application has been disqualified, may appeal the debarment or disqualification to the Board. The Department shall debar a Person for the longer of, one year from the date of debarment, or until the violation causing the debarment has been remedied. Causes for disqualification and debarment include: [2306.6721]~~

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~~(1) The provision of fraudulent information, knowingly false documentation, or other intentional or negligent material misrepresentation has been provided in the Application or other information submitted to the Department. The aforementioned policy will apply at any stage of the evaluation or approval process; or,~~

~~(2) at the time of Application or at any time during the two-year period preceding the date the application round begins (or for Tax Exempt Bond Developments any time during the two-year period preceding the date the Application is submitted to the Department), the Applicant or a Related Party is or has been:~~

~~(A) a member of the Board; or~~

~~(B) the executive director, the deputy executive director for programs, the deputy executive director for housing operations, the director of multifamily finance production, the director of portfolio management and compliance or the director of real estate analysis employed by the Department.~~

~~(3) the Applicant, the Development Owner, or the General Contractor, or any Affiliate of the Applicant, the Development Owner, or the General Contractor that is active in the ownership or control of one or more other tax credit properties in the state of Texas who received a commitment of tax credits in the 2001 or 2002 Application Round but did not close the construction loan, or meet the deadlines for the commencement of substantial construction as required under the Carryover Allocation (including any extension period granted by the Board) except for instances where an extension has been approved by the Board.~~

~~(4) the Applicant proposes to replace in less than 15 years any private activity bond financing of the Development described by the Application, unless:~~

~~(A) the Applicant proposes to maintain for a period of 30 years or more 100 percent of the Development Units supported by Housing Tax Credits as rent-restricted and exclusively for occupancy by individuals and families earning not more than 50 percent of the Area Median Gross Income, adjusted for family size; and~~

~~(B) at least one-third of all the units in the Development are public housing units or Section 8 Development-based units; or,~~

~~(25) The Applicant, Development Owner, Developer or Guarantor the Applicant, the Development Owner, or the General Contractor, or any Affiliate of the Applicant, the Development Owner, or the General Contractor that is active in the ownership or eControl of one or more other tax credit properties in the state of Texas for which credits were allocated (Carryover Allocation or issuance of 8609's) has failed to close the construction loan, failed to meet the deadline for the commencement of substantial construction, or failed to place in service buildings or removed from service buildings for which credits were allocated (either Carryover Allocation or issuance of 8609s) within the past five years, except for instances where an extension has been approved by the Department or the Board. The Department may consider the facts and circumstances on a case-by-case basis, including whether the credits were returned prior to the expiration date for re-issuance of the credits, in its sole determination of Applicant eligibility; or, [WG]~~

~~(36) The Applicant, Development Owner, Developer or Guarantor the Applicant, the Development Owner, or the General Contractor, or any Affiliate of the Applicant, the Development Owner, or the General Contractor that is active in the ownership or eControlControl of one or more other rent restrictedlow income rental housing properties in the state of Texas funded by the Department is in Material Non-Compliance with the LURA (or any other document containing an Extended Low Income Housing Commitment) or the program rules in effect for such property on the date the Application Round closes or upon the date of filing Volume I of the Application for a Tax Exempt Bond Development, and such Material-Noncompliance is not corrected as provided herein. Any corrective action documentation affecting the Material Non-Compliance status score for Applicant's competing in the 20042003 Application Round must be received by the Department no later than 30 days prior to the close of the Application Acceptance PeriodFebruary 1, 2003, and any corrective action documentation affecting the Material Non-Compliance status score for Applicants with a Tax Exempt Bond Development must be received by the Department no later than 30 days prior to the submission of Volumes I and II. The Department may take into consideration the representations of the Applicant regarding compliance violations described in §4950.9(f)(9)(e)(8)(C) and (D) of this title; however, the records of the Department are eControlControlling; or, [WG]~~

~~(47) The Applicant, Development Owner, Developer or Guarantor the Applicant, the Development Owner, or the General Contractor, or any Affiliate of the Applicant, the Development Owner, or the General Contractor that is active in the ownership or eControlControl of one or more other rent restrictedlow income rental housing properties outside of the state of Texas has an incidence of non-compliance with the LURA or the program rules in effect for such tax credit property as reported on the Uniform Application Previous Participation Certification and/or as determined by the state regulatory authority for such state and such non-compliance is determined to be Material Non-Compliance by the Department using methodology as set forth in 10 TAC §60549.19 of this title; or, [WG]~~

~~(58) The Applicant or the Development Owner the Applicant, the Development Owner, or the General Contractor, or any Affiliate of the Applicant, the Development Owner, or the General Contractor that is active in~~

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the ownership or ~~control~~Control of one or more ~~other~~-tax credit properties in the state of Texas has failed to pay in full any fees billed by the Department after the due date has passed, as further described in §4950.21 of this title; or [WG]

~~(9) the Development is located on a site that has been determined to be "unacceptable" by the Department staff; or~~

~~(10) the Applicant or a Related Party, the Development Owner, or the General Contractor, or any Affiliate of the Applicant, the Development Owner, or the General Contractor that is active in the ownership or ~~control~~Control of the Development, or individual employed as a lobbyist or in another capacity on behalf of the Development, communicates with any Board member or member of the Committee with respect to the Development during the period of time starting with the time an Application is submitted until the time the Board makes a final decision with respect to any approval of that Application, unless the communication takes place at any board meeting or public hearing held with respect to that Application. Communication with Department staff must be in accordance with §50.9(b) of this title; violation of the communication restrictions of §50.9(b) is also a basis for disqualification and/or debarment. [2306.1113 as revised by §10 of SB264]~~

~~(7) It is determined by the Department's General Counsel that there is evidence that establishes probable cause to believe that an Applicant, Development Owner, Developer, or any of their employees or agents has violated a state revolving door or other standard of conduct or conflict of interest statute, including Section 2306.6733 or a section of Chapter 572, Texas Government Code, in making, advancing, or supporting the Application.~~

(c) Certain Applicant and Development Standards. Notwithstanding any other provision of this section, the Department may not allocate tax credits to a Development proposed by an Applicant if the Department determines that: [2306.223]

(1) the Development is not necessary to provide needed decent, safe, and sanitary housing at rentals or prices that individuals or families of low and very low income or families of moderate income can afford;

(2) the ~~housing sponsor~~Development Owner undertaking the proposed Development will not supply well-planned and well-designed housing for individuals or families of low and very low income or families of moderate income;

(3) the ~~housing sponsor~~Development Owner is not financially responsible;

(4) the ~~housing sponsor~~Development Owner has contracted, or will ~~enter into a contract~~ for the proposed Development with, a Developer~~Person~~ that:

(A) is on the Department's debarred list, including any parts of that list that are derived from the debarred list of the United States Department of Housing and Urban Development;

(B) has breached a contract with a public agency and failed to cure that breach; or

(C) misrepresented to a subcontractor the extent to which the Developer has benefited from contracts or financial assistance that has been awarded by a public agency, including the scope of the Developer's participation in contracts with the agency and the amount of financial assistance awarded to the Developer by the agency;

(5) the financing of the housing Development is not a public purpose and will not provide a public benefit; and

(6) the Development will be undertaken outside the authority granted by this chapter to the ~~multifamily finance production division~~Department and the ~~housing sponsor~~Development Owner. (See §2306.223, Texas Government Code).

(d) Representation by Former Board Member or Other Person. [2306.6733]

(1) A former Board member or a former executive director, deputy executive director, ~~for programs, deputy executive director for housing operations,~~ director of multifamily finance production, director of portfolio management and compliance, ~~or~~ director of real estate analysis or manager over housing tax credits previously employed by the Department may not:

(A) for compensation, represent an Applicant or one of its Related Parties for an allocation of tax credits before the second anniversary of the date that the Board member's, director's, or manager's service in office or employment with the Department ceaseds;

(B) represent any Applicant or a Related Party of an Applicant or receive compensation for services rendered on behalf of any Applicant or Related Party regarding the consideration of an Application in which the former board member, director, or manager participated during the period of service in office or employment with the Department, either through personal involvement or because the matter was within the scope of the board member's, director's, or manager's official responsibility; or for compensation, communicate directly with a member of the legislative branch to influence legislation on behalf of an Applicant or Related Party before the second anniversary of the date that the board member's, director's, or manager's service in office or employment with the Department ceaseds.

(2) A Person commits an offense if the Person violates this section. An offense under this section is a Class A misdemeanor. (See §2306.6733, Texas Government Code).

(e) Appeals for Ineligibility, Disqualification and Debarment. An Applicant or Person found ineligible, disqualified, debarred or otherwise terminated under subsections (a) through (d) of this section may utilize the appeals process described in §50.18(b) of this title.

§4950.6. Site and Development Restrictions: Floodplain, Ineligible Building Types, Scattered Site Limitations, Credit Amount, Limitations on the Size of Developments, Rehabilitation Costs.

(a) **Floodplain.** Any Development proposing new construction located within the 100 year floodplain as identified by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps must develop the site so that all finished ground floor elevations are at least one foot above the flood plain and parking and drive areas are no lower than six inches below the floodplain, subject to more stringent local requirements. If no FEMA Flood Insurance Rate Maps are available for the proposed Development, flood zone documentation must be provided from the local government with jurisdiction identifying the 100 year floodplain. No Developments proposing rehabilitation will be permitted in the 100 year floodplain unless they already meet the requirements established in this subsection for new construction.

(b) **Ineligible Building Types.** Applications involving Ineligible Building Types as defined in §4950.3(479) of this title will not be considered for allocation of tax credits, ~~under this QAP and the Rules.~~

(c) **Scattered Site Limitations.** Consistent with §4950.3(2829) of this title, a Development must be financed under a common plan, be owned by the same Person for federal tax purposes, and the buildings may be either located on a single site or contiguous site, or be located on scattered sites and contain only rent-restricted units.

(d) **Credit Amount.** The Department shall issue tax credits only in the amount needed for the financial feasibility and viability of a Development throughout the affordability period. ~~Compliance Period.~~ The issuance of tax credits or the determination of any allocation amount in no way represents or purports to warrant the feasibility or viability of the Development by the Department, or that the Development will qualify for and be able to claim such Housing Tax Credits. The Department will limit the allocation of tax credits to no more than \$1.2 million per Development. The Department shall not allocate more than \$2 million ~~\$1.6 million~~ of tax credits in any given Application Round to any Applicant, Developer, Related Party or Guarantor. ~~entity that provides, or is anticipated to provide, for a fee, a guarantee to secure equity or financing for the transaction.~~ [2306.6711(b) as revised] Tax Exempt Bond Development Applications are not subject to these Housing Tax Credit limitations, and Tax Exempt Bond Developments will not count towards the total limit on tax credits per Applicant. The limitation does not apply:

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

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

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

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

(e) Limitations on the Size of Developments.

(1) The minimum Development size will be 16 Units.

(2) Rural Developments involving new construction will be limited to 76 Units unless the Market Analysis clearly documents that larger developments are consistent with the comparables in the community and that there is significant demand for additional Units. Rural Developments exceeding 76 Units based on the Market Analysis will be ineligible for the Rural Regional Allocation ~~Set-Aside~~ unless they involve rehabilitation. Rural Developments involving only rehabilitation do not have a size limitation. [WG]

(3) ~~Developments involving new construction, that are not Tax Exempt Bond Developments, will be limited to 250 Units. Tax Exempt Bond Developments will be limited to 280 Units. For the 2004 Application Round, Developments involving new construction, that are not Tax Exempt Bond Developments, will be limited to 250 Units, wherein the maximum rent restricted Units will be limited to 200 Units. For Applicants competing in the 2004 Texas Bond Review Board Multifamily Lottery, Tax Exempt Bond Developments will be limited to 250 Units. These maximum Unit limitations also apply to those Developments which involve a combination of~~

rehabilitation and new construction. Developments that consist solely of acquisition/rehabilitation or rehabilitation only may exceed the maximum Unit restrictions. For those Developments which are a second phase or are otherwise adjacent to an existing tax credit Development unless such proposed Development is being constructed to provide replacement of previously existing affordable multifamily units on its site (in a number not to exceed the original units being replaced) or that were originally located within a one mile radius from the proposed Development, the combined Unit total for the Developments may not exceed the maximum allowable Development size, unless the first phase has been completed and has attained Sustaining Occupancy (as defined in 10 TAC §1.31) for at least six months.

(f) Limitations on the Location of Developments. Staff will only recommend, and the Board may only allocate, housing tax credits to more than one Development in the same calendar year if the Developments are, or will be, located more than one linear mile apart as determined by the Department. This limitation applies only to communities contained within counties with populations exceeding one million (which for calendar year 2004 are Harris, Dallas, Tarrant and Bexar Counties). For Tax Exempt Bond Developments, the year of the Development is the calendar year in which the Board approves the housing tax credits for the Development. [Section 23 of 264 - 2306.6711]

(gf) Rehabilitation Costs. Rehabilitation Developments must establish that the rehabilitation will substantially improve the condition of the housing and will involve at least \$6,000 per Unit in direct hard costs.

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

§4950.7. Regional Allocation Formula, Set-Asides, Redistribution of Credits.

(a) Regional Allocation Formula. [2306.111(d) as revised by §9 of SB264] As required by §2306.111, of the Texas Government Code, the Department will use a regional distribution formula developed by the Department to distribute credits from the State Housing Credit Ceiling to all urban/exurban areas and rural areas. The formula is will be based on the need for housing assistance, and the availability of housing resources in those urban/exurban areas and rural areas, and the Department will use the information contained in the Department's annual state low income housing plan and other appropriate data to develop the formula. This formula will establish separate targeted tax credit amounts for rural areas and urban/exurban areas within each of the Uniform State Service Regions. Each Uniform State Service Region's targeted tax credit amount will be published in the *Texas Register* and on the Department's web site, concurrently with the publication of the QAP. The regional allocation for rural areas is referred to as the Rural Regional Allocation and the regional allocation for urban/exurban areas is referred to as the Urban/Exurban Regional Allocation. Developments qualifying for the Rural Regional Allocation must meet the Rural Development definition or be located in a Prison Community. Rural Developments involving new construction applying for greater than 76 Units will be ineligible for the Rural Regional Allocation.

(b) Set-Asides. The regional credit distribution amounts are additionally subject to the factors presented in paragraphs (1) through (5) of this subsection. An Applicant may elect to compete in as many of the following Set-Asides for which the proposed Development would qualify:

(1) At least 10% of the State Housing Credit Ceiling for each calendar year shall be allocated to Qualified Nonprofit Developments which meet the requirements of the Code, §42(h)(5). Qualified Nonprofit Organizations must have ~~the~~ control Controlling interest in the Qualified Nonprofit Development applying for this Set-Aside. If the organization's Application is filed on behalf of a limited partnership, the Qualified Nonprofit Organization must be the sole managing General Partner. If the organization's Application is filed on behalf of a limited liability company, the Qualified Nonprofit Organization must be the sole Managing Member. Additionally, a Qualified Nonprofit Development submitting an Application in the nonprofit set-aside must have the nonprofit entity or its nonprofit affiliate or subsidiary be the Developer or a co-Developer as evidenced in the development agreement and must receive at least 51% of the developer fee as stated in the development agreement. [WG] [2306.6729 and 2306.6706(b)]

(2) ~~At least 15% of the State Housing Credit Ceiling for each calendar year shall be allocated to Developments which meet the Rural Development definition or are located in Prison Communities. Rural Developments applying for greater than 76 Units will be ineligible for the Rural Set-Aside. Of this 15% allocation, 25% Approximately 5% of the State Housing Credit Ceiling for each calendar year shall be allocated to Developments which are will be set aside for Developments financed through TX-USDA-RHS, meet the definition of a Rural Development, and do not exceed 76 Units if new construction. However, these Developments will be attributed to the Rural Regional Allocation in each region where they are located. Developments financed through TX-USDA-RHS's 538 Guaranteed Rural Rental Housing Program will not be considered under this set-aside. the 25% portion. Should there not be sufficient qualified Applications submitted for the TX-USDA-RHS Set-~~

~~Aside, then the credits would revert to Developments that meet the Rural Development definition or are located in Prison Communities.~~

(3) ~~At least 15% of the allocation to each Uniform State Service Region the State Housing Credit Ceiling will be set aside for allocation under the At-Risk Development Set-Aside. Through this Set-Aside, the Department, to the extent possible, shall allocate credits to Applications involving the preservation of developments designated as At-Risk Developments as defined in §4950.3(12) of this title and in both urban/exurban and rural communities in approximate proportion to the housing needs of each Uniform State Service Region. [2306.6714]. A Housing Authority proposing reconstruction of public housing supplemented with HOPE VI funding will be eligible to participate in this set-aside. In order to qualify for this set-aside, the housing authority providing the HOPE VI funding must provide evidence that it received a HOPE VI grant from HUD and made a commitment that HOPE VI funds will be provided to the Development. To qualify as an At-Risk Development, the Applicant must provide evidence that it either is not eligible to renew, retain or preserve any portion of the financial benefit described in §50.3(12)(A) of this title, or provide evidence that it will renew, retain or preserve the financial benefit described in §50.3(12)(A) of this title.~~ [WG]

~~(4) At least 60% of the State Housing Credit Ceiling will be allocated to General Set-Aside.~~

~~(5) At least 15% of the State Housing Credit Ceiling for each calendar year shall be allocated to Qualified Elderly Developments.~~

(c) **Redistribution of Credits.** [2306.111(d) as revised by SB264] If any amount of housing tax credits remain after the initial commitment of housing tax credits among the Rural Regional Allocation and Urban/Exurban Regional Allocation within each Uniform State Service Regions and among the Set-Asides, the Department may redistribute the credits amongst the different regions and Set-Asides depending on the quality of Applications submitted as evaluated under the factors described in §4950.9(c) of this title and the level of demand exhibited in the Uniform State Service Regions during the Allocation Round. However as described in paragraph (b)(1) of this section, no more than 90% of the State's Housing Credit Ceiling for the calendar year may go to Developments which are not Qualified Nonprofit Developments. If credits will be transferred from a Uniform State Service Region which does not have enough qualified Applications to meet its regional credit distribution amount, then those credits will be apportioned to the other Uniform State Service Regions.

§4950.8. Pre-Application: Submission, Evaluation Process, Threshold Criteria and Review, Results. [2306.6704]

(a) **Pre-Application Submission.** Any Applicant requesting a Housing Credit Allocation may submit a Pre-Application to the Department during the Pre-Application Acceptance Period along with the required Pre-Application Fee as described in §4950.21 of this title. Only one Pre-Application may be submitted by an Applicant for each site under the State Housing Credit Ceiling. The Pre-Application submission is a voluntary process. While the Pre-Application Acceptance Period is open, Applicants may withdraw their Pre-Application and subsequently file a new Pre-Application utilizing the original Pre-Application Fee that was paid as long as no evaluation was performed by the Department along with the required Pre-Application Fee. The Department is authorized to request the Applicant to provide additional information it deems relevant to clarify information contained in the Pre-Application or to submit documentation for items it considers to be ~~an Administrative Deficiencies~~. The rejection of a Pre-Application shall not preclude an Applicant from submitting an Application with respect to a particular Development or site at the appropriate time.

(b) Communication with the Department. Applicants that submit a Pre-Application are restricted from communication with Department staff as provided in §50.9(b) of this title. [SB264 - §2306.1113]

(c) Pre-Application Evaluation Process. Eligible Pre-Applications will be evaluated for Pre-Application Threshold Criteria, and as if requested by the Applicant, evaluated in regards to the inclusive capture rate as restricted under 10 TAC §1.32(g)(2) the Department's concentration policy. Any Application from a TX-USDA-RHS 515 Development (including new construction and rehabilitation) is exempted from the Pre-Application Evaluation Process and is not eligible to receive points for submission of a Pre-Application. An Application that has not received confirmation from the state office of RHS of its financing from TX-USDA-RHS may qualify for Pre-Application points, but such points shall be withdrawn upon the Development's receipt of TX-USDA-RHS financing. Pre-Applications that are found to have Administrative Deficiencies will be handled in accordance with §50.9(d)(3).

(d) Pre-Application Threshold Criteria and Review. Applicants submitting a Pre-Application will be required to submit information demonstrating their satisfaction of the Pre-Application Threshold Criteria. The Pre-Applications not meeting the Pre-Application Threshold Criteria will be terminated and the Applicant will receive a written notice to the effect that the Pre-Application Threshold Criteria have not been met. The

Department shall not be responsible for the Applicant's failure to meet the Pre-Application Threshold Criteria and any failure of the Department's staff to notify the Applicant of such inability to satisfy the Pre-Application Threshold Criteria shall not confer upon the Applicant any rights to which it would not otherwise be entitled. The Pre-Application Threshold Criteria include:

- (1) Submission of a "Pre-Application Submission Form" and "Pre-Application Self-Scoring Form," and
- (2) Evidence of site control as evidenced by the documentation required under ~~§4950.9(f)(7)(A)(e)(6)(A)~~ of this title.
- (3) Consistent with §50.9(f)(8)(B), evidence that all of the notifications required under that section have been made prior to the close of the Pre-Application Acceptance Period. [2306.6704 revised by §19 of SB264]

(e) **Pre-Application Results.** Only Pre-Applications which have satisfied all of the Pre-Application Threshold Criteria requirements set forth in subsection (c) of this section and §50.9(g)(18) of this title, will be eligible for Pre-Application points. The order and scores of those Developments released on the Pre-Application Submission Log do not represent a commitment on the part of the Department or the Board to allocate tax credits to any Development and the Department bears no liability for decisions made by Applicants based on the results of the Pre-Application Submission Log. Inclusion of a Development on the Pre-Application Submission Log does not ensure that an Applicant will receive points for a Pre-Application. ~~To receive points an Applicant must meet the requirements of §49.9(f)(12) of this title.~~

§4950.9. Application: Submission, Adherence to Obligations, Evaluation Process, Required Pre-Certification and Acknowledgement, Threshold Criteria, Selection Criteria, Evaluation Factors, Staff Recommendations.

(a) **Application Submission.** Any Applicant requesting a Housing Credit Allocation or a Determination Notice must submit an Application, and the required Application fee as described in §4950.21 of this title, to the Department during the Application Acceptance Period. A complete Application may be submitted at any time during the Application Acceptance Period, and is not limited to submission after the close of the Pre-Application Cycle. Only one Application may be submitted for a site in an Application Round. While the Application Acceptance Period is open, Applicants may withdraw their Application and subsequently file a new Application utilizing the original Pre-Application Fee that was paid as long as no evaluation was performed by the Department. ~~along with a new required Application fee.~~ The Department is authorized, but not required, to request the Applicant to provide additional information it deems relevant to clarify information contained in the Application or to submit documentation for items it considers to be an Administrative Deficiency, including both threshold and selection criteria documentation. [2306.6708] An Applicant may not change or supplement an Application in any manner after the filing deadline, ~~except in response to as it relates to~~ a direct request from the Department to remedy an Administrative Deficiency as further described in §4950.3(1) of this title or to the amendment of an Application after a commitment or allocation of tax credits as further described in §4950.18 of this title.

(b) **Communication with the Department.** Applicants that submit a Pre-Application or Application are restricted from communication with Department staff as described in this subsection. The Applicant or a Related Party, the Development Owner, or the General Contractor, or any Affiliate of the General Contractor, that is active in the ownership or Control of the Development, or individual employed as a lobbyist or in another capacity on behalf of the Development, may communicate with an employee of the Department with respect to the Development so long as that communication satisfies the conditions established under paragraphs (1) through (5) of this subsection. §50.5(b)(6) of this title applies to all communication with Board members. Communications with Department employees is unrestricted during any board meeting or public hearing held with respect to that Application.

(1) The communication must be restricted to technical or administrative matters directly affecting the Application;

(2) The communication must occur or be received on the premises of the Department during established business hours;

(3) Communication with the Executive Director, the Deputy Executive Director, the Director of Multifamily Finance Production, the Director of Single Family Finance Production, the Director of Portfolio Management and Compliance, and the Director of Real Estate Analysis of the Department must only be in written form which includes electronic communication through the Internet; and

(4) Communication with other Department staff may be oral or in written form which includes electronic communication through the Internet; and

(5) a record of the communication must be maintained by the Department and included with the Application for purposes of board review and must contain the date, time, and means of communication; the

names and position titles of the persons involved in the communication and, if applicable, the person's relationship to the Applicant; the subject matter of the communication; and a summary of any action taken as a result of the communication. [§10 of SB264, §2306.1113]

(c) Adherence to Obligations. [2306.6720] All representations, undertakings and commitments made by an Applicant in the application process for a Development, whether with respect to Threshold Criteria, Selection Criteria or otherwise, shall be deemed to be a condition to any Commitment Notice, Determination Notice, or Carryover Allocation for such Development, the violation of which shall be cause for cancellation of such Commitment Notice, Determination Notice, or Carryover Allocation by the Department, and if concerning the ongoing features or operation of the Development, shall be enforceable even if not reflected in the LURA. All such representations are enforceable by the Department and the tenants of the Development, including enforcement by administrative penalties for failure to perform, in accordance with the LURA.

(d) Evaluation Process. Applications will be reviewed according to the process outlined in this subsection.

(1) Threshold Criteria Review. Applications will be initially evaluated against the Threshold Criteria. Applications not meeting Threshold Criteria will be terminated, unless the Department determines that the failure to meet the Threshold Criteria is the result of Administrative Deficiencies, in which event the Applicant ~~may~~ shall be given an opportunity to correct such deficiencies. Applications not meeting Threshold Criteria will be rejected and the Applicant will be provided a written notice to the effect that the Threshold Criteria have not been met. The Department shall not be responsible for the Applicant's failure to meet the Threshold Criteria, and any failure of the Department's staff to notify the Applicant of such inability to satisfy the Threshold Criteria shall not confer upon the Applicant any rights to which it would not otherwise be entitled.

(2) Selection Criteria Review. For an Application to be considered under the Selection Criteria, the Applicant must demonstrate that the Development meets all of the Threshold Criteria requirements. Applications that satisfy the Threshold Criteria will then be scored and ranked according to the Selection Criteria listed in subsection (g) of this section. Where a particular scoring criterion involves multiple points, the Department will award points to the proportionate degree ~~proportionate~~, in its determination, to which a proposed Development complied with that criterion. Applications not scored by the Department's staff shall be deemed to have the points allocated through self-scoring by the Applicants until actually scored. This shall apply only for purposes of releasing the Submission Log in ranked ~~ing~~ order by score.

(3) Administrative Deficiencies. If an Application contains deficiencies which, in the determination of the Department staff, require clarification or correction of information submitted at the time of the Application, 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 a facsimile and a telephone call to the Applicant advising that such a request has been transmitted. If Administrative Deficiencies are not clarified or corrected to the satisfaction of the Department within three business days of the deficiency notice date, then five points shall be deducted from the Selection Criteria score for each additional day the deficiency remains unresolved. If deficiencies are not clarified or corrected within five business days from the deficiency notice date, then the Application shall be terminated. The time period for responding to a deficiency notice begins at the start of the business day following the deficiency notice date. Deficiency notices may be sent to an Applicant prior to or after the end of the Application Acceptance Period.

(4) Subsequent Evaluation of Prioritized Applications. After the Application is scored under the Selection Criteria, the Department will assign, as herein described, Developments for review for financial feasibility by the Department's Real Estate Analysis credit underwriting dDivision. This prioritization order will also be used in making recommendations to the Board. Assignments for financial feasibility will be determined by first selecting the Applications with the highest scores in each the Nonprofit and USDA Set-Asides statewide. Then selection will be made for the Applications with the highest scores in the At-Risk Set-Aside and then within each Uniform State Service Region. Remaining funds within each Uniform State Service Region will then be selected based on the highest scoring Developments, regardless of Set-Aside, in accordance with the requirements under §50.7(a) of this title for a Rural Regional Allocation and Urban/Exurban Regional Allocation. Selection for each of the Set-Asides will take precedence over selection for the Rural Regional Allocation and Urban/Exurban Regional Allocation. Funds for the Rural Regional Allocation within a region, for which there are no eligible feasible applications, will go to the Urban/Exurban Regional Allocation for that region and will not be shifted to Rural Developments in another region. If the Department determines that an allocation recommendation would cause a violation of the \$2 million limit described in §50.6(d) of this title, the Department will make its recommendation by selecting the Development(s) that most effectively satisfies(y) the Department's goals in meeting set-aside and regional allocation goals. Based on Application rankings, the Department shall continue to underwrite Applications until the Department has processed enough Applications satisfying the Department's underwriting criteria to enable the allocation of all available housing tax credits

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according to regional allocation goals and Set-Aside categories. To enable the Board to establish a Waiting List, the Department shall underwrite as many additional Applications as ~~the Committee and Board consider necessary~~ to ensure that all available housing tax credits are allocated within the period required by law. [2306.6710(a), (b) and (d) as revised; 2306.111 as revised by Section 8 of 264.]

(54) Underwriting Evaluation and Criteria. The Department shall underwrite an Application to determine the financial feasibility of the Development and an appropriate level of housing tax credits. In determining an appropriate level of housing tax credits, the Department shall, at a minimum, evaluate the cost of the Development based on acceptable cost parameters as adjusted for inflation and as established by historical final cost certifications of all previous housing tax credit allocations for the county in which the Development is to be located; if certifications are unavailable for the county, then the metropolitan statistical area in which the Development is to be located; or if certifications are unavailable under the county or the metropolitan statistical area, then the Uniform State Service Region in which the Development is to be located. Underwriting of a Development will include a determination by the Department, pursuant to the Code, §42, that the amount of credits recommended for commitment to a Development is necessary for the financial feasibility of the Development and its long-term viability as a qualified rent restricted low income housing property. In making this determination, the Department will use the Underwriting Rules and Guidelines, 10 TAC §1.32 of this title. Receipt of feasibility points under §50.9(g)(1) does not ensure that an Application will be considered feasible during the feasibility evaluation by the Real Estate Analysis Division and conversely, a Development may be found feasible during the feasibility evaluation by the Real Estate Analysis Division even if it did not receive points under §50.9(g)(1). [2306.6711(b); 2306.6710(d) as revised at Section 22 of 264]

(A) The Department may have an external outside third-party perform the underwriting evaluation to the extent it determines appropriate. The expense of any external third party underwriting evaluation shall be paid by the Applicant prior to the commencement of the aforementioned evaluation.

(B) The Department will reduce the Applicant's estimate of Developer's and/or Contractor fees in instances where these exceed the fee limits determined by the Department. In the instance where the Contractor is an Affiliate of the Development Owner and both parties are claiming fees, Contractor's overhead, profit, and general requirements, the Department shall be authorized to reduce the total fees estimated to a level that it determines to be reasonable under the circumstances. Further, the Department shall deny or reduce the amount of Housing Tax Credits allocated with respect to any portion of costs which it deems excessive or unreasonable. The Department also may require bids or ~~€~~Third Party estimates in support of the costs proposed by any Applicant.

(65) Compliance Evaluation. After the Department has determined which Developments will be reviewed for financial feasibility, those same Developments will be reviewed for evaluation of the compliance status of all members of the ownership structure by the Department's Portfolio Management and eCompliance dDivision, in accordance with 10 TAC ~~§60.549.19~~ of this title.

(76) Site Evaluation. Site conditions shall be evaluated through a physical site inspection by the Department. Such inspection will evaluate the site based upon the criteria set forth in the Site Evaluation form provided in the Application and the inspector shall provide a written report of such site evaluation. The evaluations shall be based on the condition of the surrounding neighborhood, including appropriate environmental and aesthetic conditions and proximity to retail, medical, recreational, and educational facilities, and employment centers. The site's appearance ~~and visibility~~ to prospective tenants and its accessibility via the existing transportation infrastructure and public transportation systems shall be considered. "Unacceptable" sites ~~would include, without limitation of any sort,~~ those containing a non-mitigable environmental factor that ~~may~~ might adversely affect the health and safety of the residents. For Developments applying under the TX-USDA-RHS Set-Aside, the Department may ~~will~~ rely on the physical site inspection performed by TX-USDA-RHS.

(de) **Required Pre-Certification and Acknowledgement Procedures.** No later than 7 days prior to the close of the Application Acceptance Period, an Applicant must submit the documents required in this subsection to obtain the required pre-certification and acknowledgement.

(1) Experience Certificate. Upon receipt of the evidence required under this paragraph, a certification from the Department will be provided to the Applicant for inclusion in their Application(s). Evidence must show that one of the Development Owner's General Partners, partner (or if Applicant is to be a limited liability company, the managing member), the Developer or their Principals have a record of successfully constructing or developing residential units or comparable commercial property (i.e. dormitory and hotel/motel) in the capacity of owner, General Partner, or Developer, or managing member. If a Public Housing Authority organized an entity for the purpose of developing residential units ~~or comparable commercial property~~, the Public Housing Authority shall be considered a principal for the purpose of this requirement. If the individual requesting the certification was not the Development Owner, General Partner or Developer, but was the individual within one of those entities doing the work associated with the development of the units, the individual must show that the units

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were successfully developed as required below, and also provide written confirmation from the entity involved stating that the individual was the person responsible for the development. If rehabilitation experience is being claimed to qualify for an Application involving new construction, then the rehabilitation must have been substantial and involved at least \$6,000 of direct hard cost per unit. [WG]

(A) The term "successfully" is defined as acting in a capacity as the owner, General Partner, ~~managing member~~, or Developer of:

(i) at least 100 residential units ~~or comparable commercial property~~; or
(ii) at least 36 residential units ~~or comparable commercial property~~ if the Development applying for credits is a ~~Rural~~ Development.

(B) One of the following documents must be submitted: American Institute of Architects (AIA) Document A111 - Standard Form of Agreement Between Owner & Contractor, AIA Document G704 - Certificate of Substantial Completion, IRS Form 8609, HUD Form 9822, development agreements, partnership agreements, or other ~~appropriate~~ documentation satisfactory to the Department verifying that the Development Owner's General Partner, partner (or if Applicant is to be a limited liability company, the managing member), Developer or their Principals have the required experience. If submitting the IRS Form 8609, only one form per Development is required. The evidence must clearly indicate:

(i) that the Development has been completed (i.e. Development Agreements, Partnership Agreements, etc. must be accompanied by certificates of completion.);

(ii) that the names on the forms and agreements tie back to the Development Owner's General Partner, partner (or if Applicant is to be a limited liability company, the managing member), Developer or their Principals as listed in the Application; and

(iii) the number of units completed or substantially completed.

(2) Financial Statement and Authorization to Release Credit Information. Upon receipt of the evidence required under this paragraph, an acknowledgement from the Department will be provided to the Applicant for inclusion in their Application(s). A "Financial Statement and Authorization to Release Credit Information" must be completed and signed for any General Partner, Developer or Guarantor and any Person that has 10% or more ownership interest in the Development Owner, with an ownership interest in the General Partner, (or Managing Member), interest in the Applicant, or the Developer, or Guarantor, anticipated to provide guarantees to secure necessary financing. Nonprofit entities, public housing authorities and publicly traded corporations are only required to submit documentation for the entities involved; documentation for individual board members and executive directors is not required for this exhibit. [WG] The statement must not be older than 90 days from the date of submission. If submitting partnership or corporate financials in addition to the statements of individuals, the certified financial statements, or audited financial statements, if available, should be for the most recent fiscal year ended 90 days prior to the day the documentation is submitted. This document is required for an entity even if the entity is wholly-owned by a Person who has submitted this document as an individual. Entities that have not yet been formed and entities that have been formed recently but have no assets, liabilities, or net worth are not required to submit this documentation, but must submit a statement with their Application that this is the case.

(3) Previous Participation. Upon receipt of the evidence required under this paragraph, an acknowledgement from the Portfolio Management and Compliance Division will be provided to the Applicant for inclusion in their Application(s). A completed and executed "Previous Participation and Background Certification Form" as provided in the Application Submission Procedures Manual must be provided for each entity shown on an organizational chart as described in subparagraph (f)(9)(A) of this section that has 10% or more ownership interest in the Development Owner, Developer or Guarantor. Nonprofit entities, public housing authorities and publicly traded corporations are only required to submit documentation for the entities involved; documentation for individual board members and executive directors is not required for this exhibit. Any Person receiving more than 10% of the Developer fee will also be required to submit documents for this exhibit. The 2004 versions of these forms, as required in the Uniform Application, must be submitted. Units of local government are also required to submit this document. The form must include a list of all developments that are, or were, previously under ownership or Control of the Person. All participation in any TDHCA funded or monitored activity, including non-housing activities, must be disclosed.

(4) National Previous Participation. Upon receipt of the evidence required under this paragraph, an acknowledgement from the Portfolio Management and Compliance Division will be provided to the Applicant for inclusion in their Application(s). If the Development Owner or any of its Affiliates shown on the organizational chart described in subparagraph (f)(9)(A) of this section that have 10% or more ownership interest in the Development Owner have, or have had, ownership or Control of affordable housing, being housing that receives any form of financing and/or assistance from any Governmental Entity for the purpose of enhancing affordability to persons of low or moderate income, outside the state of Texas, then evidence must be submitted that such Persons have sent the "National Previous Participation and Background Certification Form" to the appropriate

Housing Credit Agency for each state in which they have developed or operated affordable housing. Nonprofit entities and public housing authorities are only required to submit documentation for the entity itself; documentation for board members and executive directors is not required for this exhibit. Any Person receiving more than 10% of the Developer fee will also be required to submit documents for this exhibit. This form is only necessary when the Developments involved are outside the state of Texas. An original form is not required. Evidence of such notification shall be a copy of the form sent to the agency and proof of delivery in the form of a certified mail receipt, overnight mail receipt, or confirmation letter from the agency.

(f) **Threshold Criteria.** The following Threshold Criteria listed in paragraphs (1) through (1544) of this subsection are mandatory requirements at the time of Application submission:

(1) Completion and submission of the Application provided in the Application Submission Procedures Manual, which includes the entire Uniform Application and any other supplemental forms which may be required by the Department. [2306.1111]

(2) Completion and submission of the Site Packet (Volume 2) as provided in the Application Submission Procedures Manual.

(3) Set-Aside Eligibility. Documentation must be provided that confirms eligibility for all Set-Asides under which the Application is seeking funding, ~~other than the General Set-Aside~~, as required in the Application Submission Procedures Manual.

(4) ~~Certifications and Design Items.~~ The "Certification Form" provided in the Application Submission Procedures Manual confirming the following items; and supporting documents. This exhibit will provide:

(A) ~~A certification description of the type of basic amenities selected proposed~~ for the Development. The amenities selected must be made available for the benefit of all tenants. If fees in addition to rent are charged for amenities reserved for an individual tenant's use (~~i.e. covered parking, storage, etc.~~), then the amenity may not be included among those provided to complete this exhibit. Developments with more than 36 units must provide all four at least four of the amenities provided in clauses (i) through (iviii) of this subparagraph. Developments with 36 Units or less and/or Developments receiving funding from TX-USDA-RHS must provide at least two of the amenities provided in clauses (i) through (iviii) of this subparagraph. Any future changes in these amenities, or substitution of these amenities, may result in a decrease in awarded credits if the substitution or change includes a decrease in cost or in a cancellation of a Commitment Notice or Carryover Allocation if the Threshold Criteria are no longer met.

- (i) Full perimeter fencing ~~with controlled gate access;~~
- ~~(ii) designated playground and equipment;~~
- (iii) community laundry room and/or laundry hook-ups in Units (no hook-up fees of any kind may be charged to a tenant for use of the hook-ups);
- ~~(iiv) a furnished community room;~~
- ~~(v) recreation facilities;~~
- (iv) public telephone(s) available to tenants 24 hours a day;
- ~~(vii) on-site day care, senior center, or community meals room; or~~
- ~~(viii) computer facilities including internet access.~~

(B) A certification that the Development will have all of the following Unit Amenities. If fees in addition to rent are charged for amenities, then the amenity may not be included among those provided to complete this exhibit. Any future changes in these amenities, or substitution of these amenities, may result in a decrease in awarded credits if the substitution or change includes a decrease in cost or in a cancellation of a Commitment Notice or Carryover Allocation if the Threshold Criteria are no longer met.

- (i) Computer line/phone jack available in all bedrooms (only one phone line needed);
- (ii) Mini blinds or window coverings for all windows;
- (iii) Dishwasher and Disposal;
- (iv) Refrigerator;
- (v) Oven/Range;
- (vi) Exhaust/vent fans in bathrooms;
- (vii) Ceiling fans in living areas and bedrooms; and
- (viii) be designed in accordance with International Building Code. [WG]

(BC) A certification that the Development will adhere to the Texas Property Code relating to security devices and other applicable requirements for residential tenancies, and will adhere at a minimum to the International Building Code as it relates to access, lighting, and life safety issues.

(CD) A certification that the Applicant is in compliance with state and federal laws, including but not limited to, fair housing laws, including Chapter 301, Property Code, Title VIII of the Civil Rights Act of 1968 (42 U.S.C. Section 3601 et seq.), and the Fair Housing Amendments Act of 1988 (42 U.S.C. Section 3601 et seq.); the Civil Rights Act of 1964 (42 U.S.C. Section 2000a et seq.); the Americans with Disabilities Act of 1990 (42 U.S.C.

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Section 12101 et seq.); and the Rehabilitation Act of 1973 (29 U.S.C. Section 701 et seq.) [2306.257; 2306.6705(a)(7)]

(DE) A certification that the Applicant will attempt to ensure that at least 30% of the construction and management businesses with which the Applicant contracts in connection with the Development are Minority Owned Businesses, and that the Applicant will submit a report at least once in each 90-day period following the date of the Commitment Notice until the Cost Certification is submitted a report, in a format prescribed by the Department and provided at the time a Commitment Notice is received, on the percentage of businesses with which the Applicant has contracted that qualify as Minority Owned Businesses. [2306.6734]

(EF) A certification that the Development will comply with the accessibility standards that are required under Section 504, Rehabilitation Act of 1973 (29 U.S.C. Section 794), and specified under 24 C.F.R. Part 8, Subpart C. This includes that for all Developments, a minimum of five percent of the total dwelling Units or at least one Unit, whichever is greater, shall be made accessible for individuals with mobility impairments. A Unit that is on an accessible route and is adaptable and otherwise compliant with sections 3-8 of the Uniform Federal Accessibility Standards (UFAS), shall be deemed to meet this requirement. An additional two percent of the total dwelling Units, or at least one Unit, whichever is greater, shall be accessible for individuals with hearing or vision impairments. Additionally, in Developments where ~~at some~~ Units are two-stories and are normally exempt from Fair Housing accessibility requirements, a minimum of 20% of each Unit type (i.e. one bedroom, two bedroom, three bedroom) must provide an accessible entry level in compliance with the Fair Housing Guidelines, and include a minimum of one bedroom and one bathroom or powder room at the entry level. At the construction loan closing, a certification from an accredited architect will be required stating that the Development was designed in conformance with these standards and that all features have been or will be installed to make the Unit accessible for individuals with mobility impairments or individuals with hearing or vision impairments. A similar certification will also be required after the Development is completed. This requirement applies to all Developments including new construction and rehabilitation. [2306.6722 and 2306.6730]

(GF) A certification that the Development will adhere to the 2000 International Energy Conservation Code (IECC) and the Department's Minimum Standard Energy Saving Devices in the construction of each tax credit Unit, historic preservation codes notwithstanding. Minimum Standard Energy Saving Measures are identified in clauses (i) through (v) of this subparagraph. All Units must be air-conditioned. The measures must be certified by the Development architect as being included in the design of each tax credit Unit prior to the closing of the construction loan and in actual construction upon Cost Certification. [2306.6725(b)]

(i) Insulation values must meet the 2000 International Energy Conservation Code (IECC) for the region in which the development is located. ~~Rehabilitation~~ Developments must also include soffit and ridge vents and ~~insulated storm~~ windows;

(ii) If newly installed, Energy Star or equivalently rated air handler and condenser; or heating and cooling systems with minimum SEER 12 A/C and AFUE 90% furnace if using gas; or in dry climates an evaporative cooling system may replace the Energy Star cooling system;

(iii) ~~All appliances installed to be Energy Star rated and w~~ Water heaters to have an energy factor ~~greater than~~ no less than .93 for electric or greater than .62 for gas; [WG]

(iv) Maximum 2.5 gallon/minute showerheads and maximum 1.5 gallon/minute faucet aerators; and

(v) Installation of ceiling fans in living room and each sleeping room. [WG]

(HG) A certification that the Development will be built by a General Contractor that satisfies the requirements of the General Appropriation Act, Article VII, Rider 44(c) applicable to the Department which requires that the General Contractor hired by the Development Owner or the Applicant, if the Applicant serves as General Contractor, must demonstrate a history of constructing similar types of housing without the use of federal tax credits.

(I) A certification that the Development Owner agrees to establish a reserve account consistent with §2306.186 Texas Government Code and as further described in 10 TAC §60. [Section 2306.186 as revised by SB264]

(5) Design Items. This exhibit will provide:

(AH) All of the architectural drawings identified in clauses (i) through (iv) of this subparagraph. While full size design or construction documents are not required, the drawings must have an accurate and legible scale and show the dimensions. All Developments involving new construction, or conversion of existing buildings not configured in the Unit pattern proposed in the Application, must provide all of the items identified in clauses (i) through (iv) of this subparagraph. For Developments involving rehabilitation for which the Unit configurations are not being altered, only the items identified in clauses (i) ~~and~~, (ii) ~~and~~ (iii) of this subparagraph are required:

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~~(i) a site survey or drawing of the entire property that is under the control the prospective Development Owner, which must be a professionally generated (e.g. computer-generated or architectural draft; not a sketch) plat drawn to scale from a metes and bounds description;~~

(ii) a site plan which:

(I) is consistent with the number of Units and Unit mix specified in the "Rent Schedule" provided in the Application;

(II) identifies all residential, and common buildings and amenities; and

(III) clearly delineates the flood plain boundary lines and ~~other~~all easements shown in the site survey;

(iii) floor plans for each type of residential building and each type of common area building;

~~(iii)~~ (iv) floor plans and elevations for each type of residential building and each common area building clearly depicting the height of each floor and a percentage estimate of the exterior composition; and

(iv) Unit floor plans for each type of Unit showing special accessibility and energy features. ~~The use of each room must be labeled.~~ The net rentable areas these Unit floor plans represent should be consistent with those shown in the "Rent Schedule" provided in the application. For purposes of completing the Rent Schedule for loft or studio type Units (which still must meet the definition of Bedroom), a Unit with 650 square feet or less is considered not more than a one-bedroom Unit, a Unit with 651 to 900 square feet is considered not more than a two-bedroom Unit and a Unit with greater than 900 square feet is considered not more than a three-bedroom Unit; and

(B) A boundary survey of the proposed Development site and of the property purchased. In cases where more property is purchased than the proposed site of the Development, the survey or plat must show the survey calls for both the larger site and the subject site. The survey does not have to be recent; but it must show the property purchased and the property proposed for development. In cases where the site of the Development is only a part of the site being purchased, the depiction or drawing of the Development portion may be professionally compiled and drawn by an architect, engineer or surveyor.

(C) Rehabilitation Developments must submit photographs of the existing signage, typical building elevations and interiors, existing Development amenities, and site work. These photos should clearly document the typical areas and building components which exemplify the need for rehabilitation.

~~(65)~~ Evidence of the Development's development costs and corresponding credit request and syndication information as described in subparagraphs (A) through (G) of this paragraph.

(A) A written narrative describing the financing plan for the Development, including any non-traditional financing arrangements; the use of funds with respect to the Development; the funding sources for the Development including construction, permanent and bridge loans, rents, operating subsidies, and replacement reserves; and the commitment status of the funding sources for the Development. This information must be consistent with the information provided throughout the Application. [2306.6705(a)(1)]

(B) All Developments must submit the "Development Cost Schedule" provided in the Application Submission Procedures Manual. This exhibit must have been prepared and executed not more than 6 months prior to the close of the Application Acceptance Period.

(C) Provide a letter of commitment from a syndicator that, at a minimum, provides an estimate of the amount of equity dollars expected to be raised for the Development in conjunction with the amount of housing tax credits requested for allocation to the Development Owner Applicant, including pay-in schedules, syndicator consulting fees and other syndication costs. No syndication costs should be included in the Eligible Basis. [2306.6705(a)(2) and (3)]

(D) For Developments located in a Qualified Census Tract (QCT) as determined by the Secretary of HUD and qualifying for a 30% increase in Eligible Basis, pursuant to the Code, §42(d)(5)(C), Applicants must submit a copy of the census map clearly showing that the proposed Development is located within a QCT. Census tract numbers must be clearly marked on the map, and must be identical to the QCT number stated in the Department's Reference Manual.

(E) Rehabilitation Developments must submit a Property Condition Assessment performed in accordance with 10 TAC §1.36, Property Condition Assessment Guidelines. ~~the "Proposed Work Write Up for Rehabilitation Developments" provided in the Application Submission Procedures Manual. This form must be prepared and certified by a Third Party registered or licensed architect, engineer or construction inspector. This report is not required for Developments which are able to provide a current Property Condition Assessment from TX-USDA-RHS.~~

(F) If offsite costs are included in the budget as a line item, or embedded in the site acquisition contract, or referenced in the utility provider letters, then the supplemental form "Off Site Cost Breakdown" must be provided.

(G) If projected site work costs include unusual or extraordinary items or exceed \$7,500 per Unit, then the Applicant must provide a detailed cost breakdown prepared by a Third Party engineer or architect, and

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a letter from a certified public accountant allocating which portions of those site costs should be included in Eligible Basis and which ones may be ineligible.

(76) Evidence of readiness to proceed as evidenced by at least one of the items under each of subparagraphs (A) through (DE) of this paragraph:

(A) Evidence of site control in the name of Development Owner. If the evidence is not in the name of the Development Owner, then the documentation should reflect an expressed ability to transfer the rights to the Development Owner. All individual Persons who are members of the ownership entity of the seller of the proposed site must be identified at the time of Application (not required at Pre-Application). One of the following items described in clauses (i) through (iii) of this subparagraph must be provided:

(i) a recorded warranty deed; or

(ii) a contract for sale or lease (the minimum term of the lease must be at least 45 years) which is valid for the entire period the Development is under consideration for tax credits or at least 90 days, whichever is greater; or

(iii) an exclusive option to purchase which is valid for the entire period the Development is under consideration for tax credits or at least 90 days, whichever is greater.

(B) Evidence from the appropriate local municipal authority that satisfies one of clauses (i) through (iii) of this subparagraph. Documentation must have been prepared and executed not more than 6 months prior to the close of the Application Acceptance Period. [2306.6705(a)(5)]

(i) a letter from the chief executive officer of the political subdivision or another local official with appropriate jurisdiction stating that the Development is located within the boundaries of a political subdivision which does not have a zoning ordinance;

(ii) a letter from the chief executive officer of the political subdivision or another local official with appropriate jurisdiction stating that:

(I) the Development is permitted under the provisions of the zoning ordinance that applies to the location of the Development or that there is not a zoning requirement; or

(II) the Applicant is in the process of seeking the appropriate zoning and has signed and provided to the political subdivision a release agreeing to hold the political subdivision and all other parties harmless in the event that the appropriate zoning is denied, and a time schedule for completion of appropriate zoning. The Applicant must also provide at the time of Application a copy of the application for appropriate zoning filed with the local entity responsible for zoning approval and proof of delivery of that application in the form of a signed certified mail receipt, signed overnight mail receipt, or confirmation letter from said official. No later than April 1, 2004~~3~~ (or for Tax Exempt Bond Developments no later than 14 days before the Board meeting where the credits will be committed), the Applicant must submit to the Department written evidence that the local entity responsible for initial approval of zoning has approved the appropriate zoning and that ~~it~~they will recommend approval of appropriate zoning to the entity responsible for final approval of zoning decisions (city council or county commission). If this evidence is not provided on or before April 1, 2004~~3~~, the Application will be terminated. Final approval of appropriate zoning must be achieved and documentation of acceptable zoning for the Development, as proposed in the Application, must be provided to the Department at the time the Commitment Fee, or Determination Notice Fee, is paid. If this evidence is not provided with the Commitment Fee, any commitment of credits will be rescinded.

(iii) In the case of a rehabilitation Development, if the property is currently a non-conforming use as presently zoned, a letter which discusses the items in subclauses (I) through (IV) of this clause:

(I) a detailed narrative of the nature of non-conformance;

(II) the applicable destruction threshold;

(III) owner's rights to reconstruct in the event of damage; and

(IV) penalties for noncompliance.

~~(C) This Exhibit is required for New Construction only. Evidence of the availability of all necessary utilities/services to the development site. Necessary utilities include natural gas (if applicable), electric, trash, water, and sewer. Such evidence must be a letter or a monthly utility bill from the appropriate municipal/local service provider. If utilities are not already accessible, then the letter must clearly state: an estimated time frame for provision of the utilities, an estimate of the infrastructure cost, and an estimate of any portion of that cost that will be borne by the Development Owner. Letters must be from an authorized individual representing the organization which actually provides the services. Such documentation should clearly indicate the Development property. If utilities are not already accessible (undeveloped areas), then the letter should not be older than three months from the first day of the Application Acceptance Period.~~

(CD) Evidence of interim and permanent financing sufficient to fund the proposed Total Housing Development Cost less any other funds requested from the Department and any other sources documented in the Application. Such evidence must be consistent with the sources and uses of funds represented in the Application

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and shall be provided in one or more of the following forms described in clauses (i) through (iv) of this subparagraph:

(i) bona fide financing in place as evidenced by a valid and binding loan agreement and a deed(s) of trust in the name of the Development Owner and/or expressly allows the transfer to the Development Owner~~which identifies the mortgagor as the Applicant or entities which comprise the General Partner and/or expressly allows the transfer to the Development Owner~~; or, [WG]

(ii) bona fide commitment or term sheet for the interim and permanent loans issued by a lending institution or mortgage company that is actively and regularly engaged in the business of lending money which is addressed to the Development Owner,~~or entities which comprise the Applicant~~ [WG] and which has been executed by the lender (the term of the loan must be for a minimum of 15 years with at least a 30 year amortization). The commitment must state an expiration date and all the terms and conditions applicable to the financing including the mechanism for determining the interest rate, if applicable, and the anticipated interest rate and any required Guarantors. Such a commitment may be conditional upon the completion of specified due diligence by the lender and upon the award of tax credits; or,

(iii) any Federal, State or local gap financing, whether of soft or hard debt, must be identified at the time of Application. At a minimum, evidence from the lending agency that an application for funding has been made and a term sheet which clearly describes the amount and terms of the funding, and the date by which the funding determination will be made and any commitment issued, must be submitted. ~~While evidence of application for funding from another Department/DHCA program is not required except as indicated on the Uniform Application, as long as the Department funding is on a concurrent funding period with the Application submitted and the Applicant must clearly indicate that such an application has been filed as required by the Application Submission Procedures Manual. If the necessary financing has not been committed by the applicable lending agency, the Commitment Notice, Housing Credit Allocation or Determination Notice, as the case may be, will be conditioned upon Applicant obtaining a commitment for the required financing by a date certain, but not later than 1440 days before the date of the Board meeting at which staff will make their initial recommendations for credit allocation to the Board, the Applicant or Development Owner must either provide evidence of a commitment for the required financing to the Department or notify the Department that no commitment was received. If the required financing commitment has not been received by that date, the Application will be reevaluated for financial feasibility; if determined to be feasible the Department may proceed with an allocation recommendation~~Carryover Allocation Document is due to the Department; or [WG]

(iv) if the Development will be financed through Development Owner contributions, provide a letter from an Third Party CPA verifying the capacity of the Development Owner~~Applicant~~ to provide the proposed financing with funds that are not otherwise committed together with a letter from the Development Owner's~~Applicant's~~ bank or banks confirming that sufficient funds are available to the Development Owner~~Applicant~~. Documentation must have been prepared and executed not more than 6 months prior to the close of the Application Acceptance Period.

~~(DE)~~ Provide the items in (i) and either of the documents described in clauses (ii) and (iii) of this subparagraph, and satisfying the requirements of clause (iv)~~(iii)~~ of this subparagraph, if applicable:

(i) a copy of the full legal description

(ii) a copy of the current title policy which shows that the ownership (or leasehold) of the land/Development is vested in the exact name of the Development Owner~~Applicant, or entities which comprise the Applicant~~; or [WG]

(iii) a copy of a current title commitment with the proposed insured matching exactly the name of the Development Owner~~Applicant or entities which comprise the Applicant~~ and the title of the land/Development vested in ~~the name of~~ the exact name of the seller or lessor as indicated on the sales contract or lease. [WG]

(iv)~~(ii)~~ if the title policy or title commitment is more than six months old as of the day the Application Acceptance Period closes, then a letter from the title company indicating that nothing further has transpired on the policy or commitment.

(87) Evidence of all of the notifications described in subparagraphs (A) through (E)~~(D)~~ of this paragraph. Such notices must be prepared in accordance with the "Public Notifications" statement provided in the Application Submission Procedures Manual.

(A) A copy of the public notice published in the most widely circulated newspaper in the area in which the proposed Development will be located. The newspaper must be intended for the general population and may not be a business newspaper or other specialized publication. Such notice must run at least twice within a thirty day period. Such notice must be published prior to the submission of the Application to the Department and can not be older than three months from the first day of the Application Acceptance Period. In communities located within a Metropolitan Statistical Area the notice must~~should~~ be published in the newspapers of both the

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Development community and the Metropolitan Statistical Area. Developments that involve rehabilitation and which are already serving low income residents are not required to provide this exhibit.

(B) Evidence of notification meeting the requirements identified in clause (i) of this subparagraph to all of the individuals and entities identified in clause (ii) of this subparagraph. ~~local chief executive officer(s) (i.e., mayor and county judge), state senator, and state representative of the locality of the Development.~~ Evidence of such notifications shall include a copy of the exact letter and other materials which at a minimum contains a copy of the public notice that were sent to the individual or entity official and proof of delivery in the form of a signed certified mail receipt, signed overnight mail receipt, or confirmation letter from said official. Proof of notification must ~~should~~ not be older than three months from the first day of the Application Acceptance Period. [2306.6704 revised by §19 of SB264] If evidence of these notifications was submitted with the Pre-Application Threshold for the same Application and satisfied the Department's review of Pre-Application Threshold, then no additional notification is required at Application.

(i) Each such notice must include, at a minimum, all of the following:

- (I) The Applicant's name, address, individual contact name and phone number;
- (II) The Development name, address, city and county;
- (III) A statement informing the entity or individual being notified that the Applicant is submitting a request for Housing Tax Credits with the Texas Department of Housing and Community Affairs;
- (IV) Statement of whether the Development proposes new construction or rehabilitation;
- (V) The type of Development being proposed (single family homes, duplex, apartments, townhomes, highrise etc.);
- (VI) The total number of Units and total number of low income Units;
- (VII) The percentage of Units serving each level of AMGI (e.g. 20% at 50% of AMGI, etc.) and the percentage of Units that are market rate;
- (VIII) The number of Units and proposed rents (less utility allowances) for the low income Units and the number of Units and proposed rents for any market rate Units; and
- (IX) The expected completion date if credits are awarded.

(ii) Notification must be sent to all of the following individuals and entities. Officials to be notified are those officials in office at the time the Application is submitted.

(I) City and County Clerks and Neighborhood Organizations. Evidence must be provided that a letter requesting information on neighborhood organizations and meeting the requirements of "Clerk Notification" as outlined in the Application Submission Procedures Manual was sent no later than January 15, 2004 to the city clerk and county clerk for the city and county where the Development is proposed to be located. A copy of the reply letter from the city and county clerks must be provided. All entities identified in the letters from the city and county clerks must be provided with written notification and evidence of that notification must be provided. If the Applicant can provide evidence that the proposed Development is not located within the boundaries of an entity on a list from the clerk(s), then such evidence in lieu of notification may be acceptable. If no reply letter is received from the city or county clerk by February 25, 2004, then the Applicant must submit a statement attesting to that fact. If an Applicant has knowledge of any 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, the Applicant must notify those organizations. If the Applicant has no knowledge of neighborhood organizations within whose boundaries the Development is proposed to be located, the Applicant must attest to that fact.

- (II) Superintendent of the school district containing the Development;
- (III) Presiding officer of the board of trustees of the school district containing the Development;
- (IV) Presiding officer of the governing body of any municipality containing the Development;
- (V) All elected members of the governing body of any municipality containing the Development;
- (VI) Presiding officer of the governing body of the county containing the Development;
- (VII) All elected members of the governing body of the county containing the Development;
- (VIII) State senator of the district containing the Development; and
- (IX) State representative of the district containing the Development.

(C) Signage on Property or Alternative. A Public Notification Sign shall be installed on the Development site prior to the date the Application is submitted. Evidence submitted with the Application must include photographs of the site with the installed sign and invoice receipt confirming installation from the entity that installed the sign. The sign must be at least 4 feet by 8 feet in size and located within twenty feet of, and facing, the main road adjacent to the site. The sign shall be continuously maintained on the site until the day that the Board takes final action on the Application for the development. The information and lettering on the sign must meet the requirements identified in the Application Submission Procedures Manual. As an alternative

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to installing a Public Notification Sign and at the same required time, the Applicant may instead, at the Applicant's Option, mail written notification to all addresses located within 1,000 feet of any part of the proposed Development site. This written notification must include the information otherwise required for the sign, 10 TAC § 33.6(d)(1), graphic 3 below. If the Applicant chooses to provide this mailed notice in lieu of signage, the final Application must include a map of the proposed Development site and mark the 1,000 foot area showing street names and addresses; a list of all addresses the notice was mailed to; an exact copy of the notice that was mailed; and a certification that the notice was mailed through the U.S. Postal Service and stating the date of mailing.

(DC) If any of the Units in the Development are occupied at the time of Application, then the Applicant must post a copy of the public notice in a prominent location at the Development throughout the period of time the Application is under review by the Department. A ~~photograph~~ picture of this posted notice must be provided with this exhibit. When the Department's public hearing schedule for comment on submitted Applications becomes available, a copy of the schedule must also be posted until such hearings are completed. Compliance with these requirements shall be confirmed during the Department's site inspection.

(ED) Public Housing Waiting List. Evidence that the Development Owner has committed in writing to the local public housing authority(ies) (PHA) the availability of Units and that the Development Owner agrees to consider households on the PHA's waiting list as potential tenants and that the Property is available to Section 8 and other tenant-based rental assistance certificate or voucher holders. Evidence of this commitment must include a copy of the Development Owner's letter to the PHA(s) and proof of delivery in the form of a certified mail receipt, overnight mail receipt, or confirmation letter from ~~the said~~ PHA(s). Proof of notification ~~must~~ should not be older than six months from the close of the Application Acceptance Period. If no PHA is within the locality of the Development, the Development Owner must utilize the nearest authority or office responsible for administering Section 8 programs.

(98) Evidence of the Development's proposed ownership structure and the Applicant's previous experience as described in subparagraphs (A) through (E) of this paragraph.

(A) Charts which clearly illustrates the complete organizational structure of the final proposed Development Owner and of any Developer or Guarantor, providing the names and ownership percentages of all Persons having an ownership interest in the Development Owner or the Developer or Guarantor, as applicable, whether directly or through one or more subsidiaries. [WG]

(B) Each entity shown on an organizational chart as described in subparagraph (A) of this paragraph that has 10% or more ownership interest in the Development Owner, Developer or Guarantor, shall provide the following documentation, as applicable: [WG]

(i) For entities that are not yet formed but are to be formed either in or outside of the state of Texas:

(I) a certificate of reservation of the entity name from the Texas Secretary of State or and from the state in which the entity is to be formed if different from Texas; and

(II) ~~an~~ executed letter(s) of intent to organize signed by a representative of each organization that is a party to the proposal or a copy of the draft organizational documents for the entity to be formed including Articles of Incorporation, Articles of Organization or Partnership Agreement with a signed notation from a representative of each organization acknowledging intent to organize.

(ii) For existing entities whether formed in or outside of the state of Texas:

(I) A Certificate of Account Status from the Texas Comptroller of Public Accounts or, if such a Certificate is not available because the entity is newly formed, a statement to such effect; and a Certificate of Organization from the Secretary of State;and

(II) for entities formed in a state other than Texas a certificate of authority to do business in Texas or an application for a certificate of authority,

(III) Copies of the entity's governing documents, including, but not limited to, its Articles of Incorporation, Articles of Organization, Certificate of Limited Partnership, Bylaws, Regulations and/or Partnership Agreement.

(iii) the Applicant must provide evidence that the signer(s) of the Application have the authority to sign on behalf of the Applicant in the form of a corporate resolution or by-laws which indicate same from the sub-entity in ~~Control~~ Control of the Applicant, and that those ~~p~~Persons signing the Application constitute all ~~p~~Persons required to sign or submit such documents. A cover sheet must be placed before the copy of the organizational documents, identifying the relevant document(s) where the evidence of authority to sign is to be found and specifying exactly where the applicable information exists within all relevant documents by page number or by section and subsection if the pages are not numbered. [WG]

(C) ~~E~~vidence that ~~E~~ach entity shown on an the organizational chart ~~as~~ described in subparagraph (A) of this paragraph that has 10% or more ownership interest in the Development Owner, Developer or Guarantor, ~~has~~ shall provided a copy of the completed and executed Previous Participation and Background Certification

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Form to the Department. Evidence must be a certification from the Department for each of those Persons required to submit these documents as further described under §50.9(e)(3) of this title. Applicants must request this certification at least seven days prior to the close of the Application Acceptance Period. Applicants must ensure that the Person whose name is on the certification is the appropriate Person appearing in the organizational chart provided in subparagraph (A) of this paragraph. ~~If the Developer of the Development is receiving more than 10% of the Developer fee, he/she will also be required to submit documents for this exhibit. The 2003 versions of these forms, as required in the Uniform Application, must be submitted. Units of local government are also required to submit this document. The form must include a list of all developments that are, or were, previously under ownership or control of the Applicant and their Affiliates. All participation in any TDHCA funded or monitored activity, including non-housing activities, must be disclosed.~~

(D) ~~Evidence that, if the Development Owner or the Developer or any of their Affiliates shown on the organizational chart as described in subparagraph (A) of this paragraph that have 10% or more ownership interest in the Development Owner (other than the Development Owner's limited partner) have, or have had, ownership or control~~Control of affordable housing, being housing that receives any form of financing and/or assistance from any Governmental Entity for the purpose of enhancing affordability to persons of low or moderate income, outside the state of Texas, ~~then evidence that such Persons have submitted the appropriate sent the "National Previous Participation and Background Certification Form" to the Department. Evidence must be a certification from the Department for each of those Persons required to submit these documents as further described under §50.9(e)(4) of this title. Applicants must request this certification at least seven days prior to the close of the Application Acceptance Period. Applicants must ensure that the Person whose name is on the certification is the appropriate Person appearing in the organizational chart provided in subparagraph (A) of this paragraph, to the appropriate Housing Credit Agency for each state in which they have developed or operated affordable housing. This form is only necessary when the Developments involved are outside of the state of Texas. An original form is not required. Evidence of such notification shall be a copy of the form sent to the agency and proof of delivery in the form of a certified mail receipt, overnight mail receipt, or confirmation letter from said agency. [WG]~~

(E) Evidence, in the form of a certification, that one of the Development Owner's General Partners, the Developer or their Principals ~~the Developer and the Development Owner's General Partner, partner (or if Applicant is to be a limited liability company, the managing member) or their Principals~~ have a record of successfully constructing or developing residential units in the capacity of owner, General Partner or Developer, or comparable commercial property (i.e. dormitory and hotel/motel) in the capacity of Developer, Development Owner, General Partner or managing member. Evidence must be a certification from the Department that the Person with the experience satisfies this exhibit, as further described under §4950.9(de)(1) of this title. Applicants must request this certification at least seven days prior to the close of the Application Acceptance Period. Applicants ~~must~~should ensure that the individual Person whose name is on the certification appears in the organizational chart provided in subparagraph (A) of this paragraph. [WG]

(109) Evidence of the Development's projected income and operating expenses as described in subparagraphs (A) through (D) of this paragraph:

(A) All Developments must provide a 30-year proforma estimate of operating expenses and supporting documentation used to generate projections (operating statements from comparable properties).

(B) If rental assistance, an operating subsidy, an annuity, or an interest rate reduction payment is proposed to exist or continue for the Development, any related contract or other agreement securing those funds must be provided, which at a minimum identifies the source and annual amount of the funds, the number of Units receiving the funds, and the term and expiration date of the contract or other agreement. [2306.6705(a)4]

(C) Applicant must provide documentation from the source of the "Utility Allowance" estimate used in completing the Rent Schedule provided in the Application. This exhibit must clearly indicate which utility costs are included in the estimate. If there is more than one entity (Section 8 administrator, public housing authority) responsible for setting the utility allowance(s) in the area of the Development location, then the Utility Allowance selected must be the one which most closely reflects the actual utility costs in that Development area. In this case, documentation from the local utility provider supporting the selection must be provided.

(D) Occupied Developments undergoing rehabilitation must also submit the items described in clauses (i) through (iv) of this subparagraph.

(i) The items in subclauses (I) and (II) are required unless the current property owner is unwilling to provide the required documentation. In that case, submit a signed statement as to ~~its~~their inability to provide all documentation as described. ~~unwillingness to do so.~~

(I) Submit at least one of the following:

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~~(-a-) historical monthly operating statements of the subject Development for 12 consecutive months ending not more than 3 months from 45 days prior to the first day of the Application Acceptance Period;~~

~~(-b-) In lieu of the monthly operating statements, The two most recent consecutive annual operating statement summaries; may be provided.~~

~~(-c-) the most recent consecutive six months of operating statements and the most recent available annual operating summary;~~

~~(-d-) all monthly or annual operating summaries available and a written statement from the seller refusing to supply any other summaries or expressing the inability to supply any other summaries, and If 12 months of operating statements or two annual operating summaries cannot be obtained, then the monthly operating statements since the date of acquisition of the Development and any other supporting documentation used to generate projections may be provided; and~~

(II) a rent roll not more than 6 months old as of the first day the Application Acceptance Period ~~closes~~, that discloses the terms and rate of the lease, rental rates offered at the date of the rent roll, Unit mix, tenant names or vacancy, and dates of first occupancy and expiration of lease.

(ii) a written explanation of the process used to notify and consult with the tenants in preparing the Application; [2306.6705(a)(6)]

(iii) a relocation plan outlining relocation requirements and a budget with an identified funding source; and [2306.6705(a)(6)]

(iv) if applicable, evidence that the relocation plan has been submitted to the appropriate legal agency. [2306.6705(a)(6)]

(1140) Applications involving Nonprofit General Partners and Qualified Nonprofit Developments.

(A) All ~~Applications~~ Applicants involving a nonprofit General Partner ~~(or Managing Member)~~, regardless of the Set-Aside applied under, must submit all of the documents described in clauses (i) and ~~(ii) through (iii)~~ of this subparagraph: ~~which confirm that the Applicant is a Qualified Nonprofit Organization pursuant to Code, §42(h)(5)(C):~~ [WG] [2306.6706]

(i) an IRS determination letter which states that the ~~Qualified Nonprofit Organization~~ is a 501(c)(3) or (4) entity; and

~~(ii) a copy of the articles of incorporation of the nonprofit organization which specifically states that the fostering of affordable housing is one of the entity's exempt purposes;~~

~~(iii) the "Nonprofit Participation Exhibit,"; and~~

(B) Additionally, all ~~Applications~~ Applicants applying under the Nonprofit Set-Aside, established under §4950.7(b)(1) of this title, must also provide the following information with respect to the Qualified Nonprofit Organization as described in clauses (i) through (vi) of this subparagraph.

(i) copy of the page from the articles of incorporation or bylaws indicating evidence that one of the exempt purposes of the nonprofit organization is to provide low income housing;

(ii) copy of the page from the articles of incorporation or bylaws indicating evidence that the nonprofit organization prohibits a member of its board of directors, other than a chief staff member serving concurrently as a member of the board, from receiving material compensation for service on the board;

(iii) a Third Party legal opinion stating:

(I) that the nonprofit organization is not affiliated with or ~~control~~ Controlled by a for-profit organization and the basis for that opinion, and

(II) that the nonprofit organization is eligible, as further described, for a Housing Credit Allocation from the Nonprofit Set-Aside and the basis for that opinion. Eligibility is contingent upon the nonprofit organization ~~control~~ Controlling a majority of the Development, or if the organization's Application is filed on behalf of a limited partnership, or limited liability company, being the ~~sole managing~~ sole managing General Partner ~~(or Managing Member)~~; and otherwise meet the requirements of the Code, §42(h)(5); [WG]

(iv) a copy of the nonprofit organization's most recent audited financial statement; and

(v) a certification that the Qualified Nonprofit Development will have the nonprofit entity or its nonprofit affiliate or subsidiary be the Developer or co-Developer as evidenced in the development agreement and that it will receive at least 51% of the developer fee as stated in the development agreement. [WG]

(vi) evidence, in the form of a certification, that a majority of the members of the nonprofit organization's board of directors principally reside:

(I) in this state, if the Development is located in a rural area; or

(II) not more than 90 miles from the Development, if the Development is not located in a rural area.

(1244) Applicants applying for acquisition credits or affiliated with the seller, that will be evaluated in accordance with 10 TAC §1.32(e)(1), must provide all of the documentation described in subparagraphs (A)

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through (C) of this paragraph. Applicants applying for acquisition credits must also provide the items described in subparagraph (D) of this paragraph and as provided in the Application Submission Procedures Manual.

(A) an appraisal, not more than 6 months old as of the first day of the Application Acceptance Period closes, which complies with the Uniform Standards of Professional Appraisal Practice and the Department's Market Analysis and Appraisal Policy. For Developments which require an appraisal from qualifying in the TX-USDA-RHS Set-Aside, the appraisal may be more than 6 months old, but not more than 12 months old as of the day the Application Acceptance Period closes and may be provided from TX-USDA-RHS. The appraisal may be submitted as a Supplemental Threshold Report consistent with the timelines and submission documentation requirements identified in paragraph (14)(D) of this subsection. This appraisal of the property must separately state the as-is, pre-acquisition or transfer value of the land and the improvements where applicable;

(B) a valuation report from the county tax appraisal district;

(C) clear identification of the selling Persons ~~or entities~~, and details of any relationship between the seller and the Applicant or any Affiliation with the Applicant or the Development Owner Development Team, Qualified Market Analyst or any other professional or other consultant performing services with respect to the Development. If any such relationship exists, complete disclosure and documentation of the seller's related party's original acquisition and holding and improvement costs since acquisition, and any and all exit taxes, to justify the proposed sales price must also be provided; and [WG]

(D) "Acquisition of Existing Buildings Form."

(1342) Evidence of an "Acknowledgement of Receipt of Financial Statement and Authorization to Release Credit Information" must be provided for any person that has 10% or more ownership interest in the Development Owner or with an ownership interest in the General Partner, (or Managing Member), interest in the Applicant, or the Developer, or Guarantor, anticipated to provide guarantees to secure necessary financing, as required under §4950.9(e)(2)(d) of this title. Entities that have not yet been formed and entities that have been formed recently but have no assets, liabilities, or net worth are not required to submit this documentation, but must submit a statement with their Application that this is the case in lieu of submitting the Acknowledgement. [WG]

(1443) Supplemental Threshold Reports. Documents under subparagraph (A) and (B) of this paragraph must be submitted as further stated clarified in subparagraph (C) and (D) of this paragraph and in accordance with the Market Analysis Rules and Guidelines and Environmental Site Assessment Rules and Guidelines, 10 TAC §§1.33 and 1.35 of this title.

(A) A Phase I Environmental Site Assessment (ESA) on the subject Property, dated not more than 12 months prior to the first day of the Application Acceptance Period. In the event that a Phase I Environmental Site Assessment on the Development is more than 12 months old prior to the first day of the Application Acceptance Period, the Applicant Development Owner must supply the Department with an updated letter or updated report dated at least three months prior to the first day of the Application Acceptance Period from the Person or organization which prepared the initial assessment confirming that the site has been reinspected and reaffirming the conclusions of the initial report or identifying the changes since the initial report; however the Department will not accept any Phase I Environmental Site Assessment which is more than 24 months old as of the day the Application Acceptance Period closes. The ESA must be prepared in accordance with the Department Environmental Site Assessment Rules and Guidelines. Developments whose funds have been obligated by TX-USDA-RHS will not be required to supply this information; however, the Applicants Development Owners of such Developments are hereby notified that it is their responsibility to ensure that the Development is maintained in compliance with all state and federal environmental hazard requirements.

(B) A comprehensive Market Analysis prepared at the Applicant's Development Owner's expense by a disinterested Qualified Market Analyst approved by the Department in accordance with the approval process outlined in the Market Analysis Rules and Guidelines, 10 TAC §1.33. The Market Analysis must be prepared in accordance with the methodology prescribed in the Market Analysis Rules and Guidelines, 10 TAC §1.33 In the event that a Market Analysis on the Development is older than 6 months as of the first day of the Application Acceptance Period day the Application Acceptance Period closes, the Applicant Development Owner must supply the Department with an updated Market Analysis from the Person or organization which prepared the initial report; however the Department will not accept any Market Analysis which is more than 12 months old as of the first day of the Application Acceptance Period day the Application Acceptance Period closes. The Market Analysis should be prepared for and addressed to the Department. For Applications in the TX-USDA-RHS Set-Aside, the appraisal, required under paragraph (1244)(A) of this subsection, will satisfy the requirement for a Market Analysis; no additional Market Analysis is required; however the Department may request additional information as needed. [2306.67055 as added Section 21 of 2306]

(i) The Department may determine from time to time that information not required in the Department Market Analysis and Appraisal Rules and Guidelines will be relevant to the Department's evaluation

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of the need for the Development and the allocation of the requested Housing Credit Allocation Amount. The Department may request additional information from the Qualified Market Analyst to meet this need.

(ii) All Applicants shall acknowledge by virtue of filing an Application that the Department is ~~shall~~ not be bound by any such opinion expressed in or the Market Analysis itself, and may substitute its own analysis and underwriting conclusions for those submitted by the Qualified Market Analyst.

(C) Inserted at the front of each of these reports must be a transmittal letter from the individual preparing the report that states that the Department is granted full authority to rely on the findings and conclusions of the report.

(D) The requirements for each of the reports identified in subparagraphs (A) and (B) of this paragraph can be satisfied in either of the methods identified in clauses (i) or (ii) of this subparagraph.

(i) Upon Application submission, the documentation for each of these exhibits may be submitted in its entirety as described in subparagraphs (A) and (B) of this paragraph; or

(ii) Upon Application submission, the Applicant may provide evidence in the form of an executed engagement letter with the party performing each of the individual reports that the required exhibit has been commissioned to be performed and that the delivery date will be no later than March 31, 2004~~3~~. Subsequently, the entire exhibit must be submitted on or before 5:00 p.m. CST, March 31, 2004~~3~~. If the entire exhibit is not received by that time, the Application will be terminated for a Material Deficiency and will be removed from consideration.

(1544) Self-Scoring. Applicant's self-score must be completed on the "Application Self-Scoring Form."

(gf) **Selection Criteria.** All Applications will be evaluated and ranking points will be assigned according to the Selection Criteria listed in paragraphs (1) through (1813) of this subsection.

(1) Development Financial Feasibility. Applications will receive points based on the supporting financial data provided behind this exhibit in addition to the commitment letter required under §50.9(f)(7)(C) of this title. The supporting financial data shall include a thirty year pro forma prepared by the permanent or construction lender specifically identifying each of the first ten years and every fifth year thereafter. The commitment letter must include the anticipated total operating expenses, net operating income and debt service for the first year of stabilized operation as reflected in the pro forma. The pro forma must indicate, and the commitment letter must confirm, that the development pro forma maintains a 1.10 debt coverage ratio throughout the initial thirty years proposed. In addition, the commitment letter must state that the lenders assessment finds that the Development will be feasible for thirty years. Points will be awarded if these criteria are met. No partial points will be awarded. (28 points). [§22 of SB264- 2306.6710(b)(1)]

(2) Quantifiable Community Participation from Neighborhood Organizations. [§22 of SB264- 22306.6710(b)(1); 2306.6725(a)(2)] 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.

(A) Receipt of Input. Letters must be received by the Department no later than April 30, 2004, and only, for scoring purposes, directly from neighborhood organizations. Letters must be addressed to the Texas Department of Housing and Community Affairs, "Attention: Brooke Boston (Neighborhood Input)". Letters received after April 30, 2004 will be summarized for the Board's information and consideration, but will not affect the score for the Application. Separate from scoring, the Department urges all persons and organizations that wish to provide input to the Department to do so well before the day of a Board meeting when a final decision must be made so the input may be carefully considered. Board decisions often cannot be delayed and late input is difficult for the Board and Department to fully consider.

(B) Neighborhood Organizations. For the purposes of the scoring of this exhibit, neighborhood organizations are organizations that have a primary purpose of working to affect matters related to the welfare of the neighborhood that contains the proposed development site, not including governmental entities.

(C) Scoring of Input. For scoring purposes, each neighborhood organization may submit one letter that represents the organization's input. The letter must identify the specific Development and be signed by the chairman of the board, chief executive office or comparable head of the organization and include the signer's address and phone number. The letter must state and provide documentation which shows that it is from a neighborhood organization; that it is on record with the state or county in which the Development is proposed to be located; and that the organization's boundaries contain the proposed Development site. The letter must also provide the total number of members of the organization and a brief description of the process used to determine the members' position. To be accurately scored, the letter must clearly and concisely state each reason for the organization's support for or opposition to the proposed Development and provide specific evidence supporting that input. It is possible for points to be awarded or deducted based on written statements from organizations that were not identified by the city and county clerks under §50.9(f)(8)(B)(ii)(I), if the organization provides evidence that the proposed Development site is within the organization's boundaries and that it is on record with the county or state. It is also possible that neighborhood organizations that were initially

identified as appropriate organizations for purposes of the notification requirements will subsequently be determined by the Department not to meet the requirements for scoring.

(i) Applicants that accurately certify that they do not know of any neighborhood organizations that are on record with the state or county in which the Development is to be located and whose boundaries contain the proposed Development, and for which no letters were received, will be awarded the higher of zero points or the average number of points received by all Applications for this exhibit.

(ii) The score for this exhibit will range from a maximum of +12 points to -12 points and the number of points to be allocated to each organization's letter will be determined by the Executive Award and Review Advisory Committee based on the factual basis of the written statements and evidence from the neighborhood organizations. The Department may investigate a matter and contact the Applicant and neighborhood organizations for more information.

(D) Evaluation of Basis of Input. The Department highly values quality public input addressed to the merits of a Development. Input that points out possible errors in the Department's analysis and matters that are specific to the neighborhood, the proposed site, the proposed Development, or Developer are valued. If a proposed Development is permitted by the existing or pending zoning or absence of zoning, concerns addressed by the allowable land use that are related to any multifamily development may generally be considered to have been addressed at the local level through the land use planning process. Input that evidences unlawful discrimination against classes of persons protected by Fair Housing law will not be considered. To protect the integrity of the Department's processes and decisions, evidence of false statements or misrepresentations from applicant representatives, neighborhood representatives, or other persons will be considered for appropriate action, including possible referral to local district and county attorneys. 2306.6725(a)(2)

(34) Development Location Characteristics. [2306.6725(a)(4)] Evidence, not more than 6 months old from the date of the close of the Application Acceptance Period, that the subject Property is located within one of the geographical areas described in subparagraphs (A) through (D) of this paragraph. Areas qualifying under any one of the subparagraphs (A) through (D) of this paragraph will receive 5 points. An Application Development may only receive points under one of the subparagraphs (A) through (D) of this paragraph. An Application Development may receive an additional ten points pursuant to subparagraph (E) of this paragraph in addition to any points awarded in subparagraphs (A) through (D) of this paragraph.

(A) A geographical area which is:

(i) an ~~Targeted Texas County (TTC)~~ or Economically Distressed Area; or [WG]

(ii) a Colonia, or

(iii) a Difficult Development Area (DDA) as specifically designated by the Secretary of HUD.

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

(C) a city-sponsored ~~Tax Increment Financing Zone (TIF), Public Improvement District (PIDs), or other~~ area or zone where a city or county has, through a local government initiative, specifically encouraged or channeled growth, neighborhood preservation or redevelopment. Such Developments must submit all of the following documentation: a letter from a city/county official verifying that the proposed Development is located within the city sponsored zone or district; a map from the city/county official which clearly delineates the boundaries of the district; and a certified copy of the appropriate resolution or documentation from the mayor, local city council, county judge, or county commissioners court which documents that the designated area was:

(i) created by the local city council/county commission, and

(ii) targets a specific geographic area which was not created solely for the benefit of the

Applicant.

(D) the Development is located in a census tract in which the median income, based on the most current available information as published by the United States Bureau of the Census as of October 1 of the year preceding the applicable program year, is higher than the median income for the county, metropolitan statistical area, or primary metropolitan statistical area, in which the census tract is located as established by the United States Department of Housing and Urban Development on the same date. Such developments must submit evidence documenting the median income for both the census tract and the county, metropolitan statistical area or primary metropolitan statistical area. [WG]

(E) the Development is located in a census tract in which there are no other existing developments supported by housing tax credits. [2306.6725 - Section 26 of SB264]

(F) the Development is located in a county that has received an award as of November 15, 2003, within the past three years, from the Texas Department of Agriculture's Rural Municipal Finance Program or Real Estate Development and Infrastructure Program. Cities which have received one of these awards are categorized

as awards to the county as a whole so Developments located in a different city than the city awarded, but in the same county, will still be eligible for these points.

(G) the Development is located in a community that is not a Rural Area but has a population no greater than 100,000 based on the most current available information published by the United States Bureau of the Census as of October 1 of the year preceding the applicable program year. The Development can not exceed 100 Units to qualify for these points. (10 points)

~~(D) a non-impacted Census Block pursuant to the Young vs. Martinez judgment. Such Developments must submit evidence in the form of a letter from HUD that the Development is located in such an area.~~

~~(E) a Development which is located in a city or county with a relatively low ratio of awarded tax credits (in dollars) to its population. If the Development is located in an incorporated city, the city ratio will be used and if the Development is located outside of an incorporated city, then the county ratio will be used. Such ratios shall be calculated by the Department based on its inventory of tax credit developments and the 2000 Census Data. In the event that census data does not have a figure for a specific place, the Department will rely on the Texas State Data Center's place population estimates, or as a final source the Department will rely on the local municipality's most recent population estimate to calculate the ratio. The ratios will be published in the Reference Manual. Geographic area will be eligible for points as described in clauses (i) through (iv) of this subparagraph.~~

~~(i) A city or county with no LIHTC developments will receive eight points.~~

~~(ii) A city or county with a ratio greater than zero and less than one will receive six points.~~

~~(iii) A city or county with a ratio equal to or greater than one, but less than two, will receive two points.~~

~~(iv) A city or county with a ratio greater than four, will have four points deducted from its score.~~

(4) Site Location Characteristics. Sites will be evaluated based on proximity to amenities, the presence of positive site features and the absence of negative site features. Sites will be rated based on the criteria below.

(A) Proximity of site to amenities. Developments located on sites within a one mile radius (two-mile radius for Developments competing for a Rural Regional Allocation) of at least three services appropriate to the target population will receive five points. A site located within one-quarter mile of public transportation or located within a community that has "on demand" transportation, or specialized elderly transportation for Qualified Elderly Developments, will receive full points regardless of the proximity to amenities, as long as the Applicant provides appropriate evidence of the transportation services used to satisfy this requirement. If a Qualified Elderly Development is providing its own specialized van service, then this will be a requirement of the LURA. Only one service of each type listed below will count towards the points. A map must be included identifying the development site and the location of the services, as well as written directions from the site to each service. The services must be identified by name on the map and in the written directions. If the services are not identified by name, points will not be awarded. All services must exist or, if under construction, must be at least 50% complete by the date the Application is submitted. (5 points)

(i) Full service grocery store or supermarket

(ii) Pharmacy

(iii) Convenience Store/Mini-market

(iv) Department or Retail Merchandise Store

(v) Bank/Credit Union

(vi) Restaurant (including fast food)

(vii) Indoor public recreation facilities, such as civic centers, community centers, and libraries

(viii) Outdoor public recreation facilities such as parks, golf courses, and swimming pools

(ix) Hospital/medical clinic

(x) Doctor's offices (medical, dentistry, optometry)

(xi) Public Schools (only eligible for Developments that are not Qualified Elderly Developments)

(xii) Senior Center (only eligible for Qualified Elderly Developments)

(B) Negative Site Features. Sites with the following negative characteristics will have points deducted from their score. For purpose of this exhibit, the term 'adjacent' is interpreted as sharing a boundary with the Development site. The distances are to be measured from all boundaries of the Development site. Applicants must indicate on a map the location of any negative site feature, with the exception of slope which must be documented with an engineer's certificate to ensure that points are not deducted. If an Applicant negligently fails to note a negative feature, double points will be deducted from the score or the Application may be terminated. If none of these negative features exist, the Applicant must sign a certification to that effect. (-7 points)

(i) Developments located adjacent to or within 300 feet of junkyards will have 1 point deducted from their score.

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(ii) Developments located adjacent to or within 300 feet of active railroad tracks will have 1 point deducted from their score. Rural Developments funded through TX-USDA-RHS are exempt from this point deduction.

(iii) Developments located adjacent to or within 300 feet of an Interstate Highway including frontage and service roads will have 1 point deducted from their score.

(iv) Developments located adjacent to or within 300 feet of heavy industrial uses such as manufacturing plants will have 1 point deducted from their score.

(v) Developments located adjacent to or within 300 feet of a solid waste or sanitary landfills will have 1 point deducted from their score.

(vi) Developments located adjacent to or within 100 feet of high voltage transmission power lines will have 1 point deducted from their score.

(vii) Developments where the overall existing slope of site in any location exceeds 15% will have 1 point deducted from their score. [WG]

(25) Housing Needs Characteristics. Each ApplicationDevelopment, dependent on the city or county where the Development is located, will yield a score based on the Uniform Housing Needs Scoring Component. If a Development is in an incorporated city, the city score will be used. If a Development is outside the boundaries of an incorporated city, then the county score will be used. The Uniform Housing Needs Scoring Component scores for each city and county will be published in the Reference Manual. (20 points maximum). [2306.6725(a)(4)]

(36) Support and Consistency with Local Planning. All documents must not be older than 6 months from the first day of close of the Application Acceptance Period. Points may be received under any of both subparagraphs (A) through (C) or (B) of this paragraph.

(A) Evidence from the local municipal authority stating that the Development fulfills a need for additional affordable rental housing as evidenced in a local consolidated plan, comprehensive plan, or other local planning document; or a letter from the local municipal authority stating that there is no local plan and that the city supports the Development (36 points).

(B) Evidence that the Applicant has hosted a public meeting to which the neighborhood and other interested persons have been invited. Evidence must include copies of the method of notification used and a transcript of the meeting, as well as a list of meeting attendees. (6 points).

(CB) Community Support from State Elected Officials. Points will be awarded based on the written statements of support or opposition from local and state elected officials representing constituents in areas that include the location of the Development, and from neighborhood and/or community civic organizations for areas that encompass the location of the Development. Letters of support must identify the specific Development and must clearly state support or opposition of the specific Development at the proposed location. This documentation will be accepted with the Application or through delivery to the Department from the Applicant or official no later than May 31, 2004. Letters received after May 31, 2004 will be summarized for the Board in the board summary provided by staff, but will not affect the score of the Application. Officials to be considered are those officials in office at the time the Application is submitted. This documentation must be provided as part of the Application. Letters of support from state officials that do not represent constituents in areas that include the location of the Development will not qualify for points under this Exhibit, nor do letters of support from organizations that are not active in the area that includes the location of the Development. For the purposes of this Exhibit neighborhood and/or community civic organizations do not include governmental entities, taxing entities or educational entities. Letters of support received after the close of the Application Acceptance Period will not be accepted for this Exhibit. Points can be awarded for letters of support or opposition as identified in clauses (i) and through (iiiv) of this subparagraph, not to exceed a total of 6 points. Neutral letters, or letters that do not specifically refer to the Development, will receive neither positive nor negative points. [Based on §22 of SB264- 22306.6710(b)(1); [2306.6725(a)(2)]]

(i) from United States Representative or Senate Member (3 points each, maximum of 6 points)

(ii) Letter of support from State of Texas Representative or Senator (32 points each, maximum of 64 points); and

(iii) Letter of opposition from State of Texas Representative or Senator (-3 points each, maximum of -6 points).

(ii) from the Mayor, County Judge, City Council Member, or County Commissioner indicating support; or a resolution from the local governing entity indicating support of the Development (maximum of 2 points);

(iv) from neighborhood and/or community civic organizations (1 point each, maximum of 2 points).

(47) Development Characteristics. ApplicationsDevelopments may receive points under as many of the following subparagraphs as are applicable; however to qualify for points under this subparagraphs (B) through (H)

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of this paragraph, the Development must first meet the minimum requirements identified under subparagraph (A) of this paragraph, unless otherwise provided in the particular subparagraph. This minimum requirement does not apply to Applications/Developments involving rehabilitation, or Developments receiving funding from TX-USDA-RHS, or Developments proposing single room occupancy.

(A) Unit Size. [\$22 of SB264- 22306.6710(b)(1)] The square feet of all of the uUnits in the Development, for each type of uUnit, must be at minimum:

- (i) 500 square feet for an efficiency unit;
- (ii) 650 square feet for a non-elderly one bedroom unit; 550 square feet for an elderly one bedroom unit;
- (iii) 900 square feet for a two bedroom unit; 750 square feet for an elderly two bedroom unit;
- and
- (iv) 1,000 square feet for a three bedroom unit; ~~and~~
- ~~(v) 1,200 square feet for a four bedroom unit.~~

(B) Cost per Square Foot. For this exhibit, hard costs shall be defined as construction costs, including site work, contingency, contractor profit, overhead and general requirements, as represented in the Development Cost Schedule. This calculation does not include indirect construction costs. The calculation will be hard costs per square foot of net rentable area (NRA). The calculations will be based on the hard cost listed in the Development Cost Schedule and NRA shown in the Rent Schedule of the Application. Developments do not exceed \$60 per square foot. (94 points). [\$22 of SB264- 22306.6710(b)(1)]

(C) Unit Amenities and Quality. [2306.111(g)(3)(A) and 2306.6710(b)(1)] ~~Developments~~ Applications in which Developments providing specific amenity and quality features in every Unit at no extra charge to the tenant will be awarded points based on the point structure provided in clauses (i) through (xviii) of this subparagraph, not to exceed 1240 points in total. Applications/Developments involving rehabilitation or proposing single room occupancy will double the points listed for each item, not to exceed 1240 points in total.

- (i) Covered entries (1 point);
- (ii) Nine foot ceilings (1 point);
- (iii) Microwave ovens (1 point);
- (iv) Self-cleaning or continuous cleaning ovens (1 point);
- (v) Ceiling fixtures in all rooms (globe with ceiling fan in all bedrooms) (1 point);
- (vi) Refrigerator with icemaker (1 point);
- ~~Computer line/phone jack available in all bedrooms (only one phone line needed) (1 point);~~
- (iii) Mini blinds or window coverings for all windows (1 point);
- (iv) Ceramic tile floors in entry, kitchen and bathrooms (2 points);
- (vii) Laundry connections (1 point);
- (viii) Storage room or closet, of approximately 9 square feet or greater, which does not include bedroom, entryway or linen closets (1 point);
- (ixvii) Laundry equipment (washers and dryers) in units (3 points);
- (xviii) ThirtyTwenty-five year architectural shingle roofing (1 point);
- (ixi) Covered patios or covered balconies (1 point);
- (xii) Covered parking (including garages) of at least one covered space per Unit (2 points);
- ~~(xi) Garages, which do not also qualify as covered parking (3 points);~~
- (xiii) 100% masonry on exterior, which can include stucco and cementious board products, excluding efis (3 points);
- (xiv) Greater than 75% masonry on exterior, which can include stucco and cementious board products, excluding efis, but that excludes cementious board or efis products (31 points);
- (xviii) Use of energy efficient alternative construction materials (structurally insulated panels) with wall insulation at a minimum of R-20 (3 points).
- (xvi) R-15 Walls / R-30 Ceilings (rating of wall system) (3 points);
- (xvii) 14 SEER HVAC (3 points);
- (vxiii) Energy Star or equivalently rated Kitchen Appliances (2 points) [WG]

(D) Common Amenities. To receive points for this exhibit, Developments must first provide a minimum number of common amenities in relation to the Development size being proposed. The amenities selected must be selected from clause (iii) of this subparagraph and made available for the benefit of all tenants. If fees in addition to rent are charged for amenities, then the amenity may not be included among those provided to complete this exhibit. [2306.111(g)(3)(A) and 2306.6710(b)(1)]

- (i) Applications must meet a minimum threshold of points (based on the total number of Units in the Development) prior to accruing actual points for this exhibit, as follows:
 - (I) Total Units are less than 40, 3 points are required to meet Threshold;
 - (II) Total Units are between 40 and 76, 6 points are required to meet Threshold;

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- (III) Total Units are between 77 and 99, 9 points are required to meet Threshold;
- (IV) Total Units are between 100 and 149, 12 points are required to meet Threshold;
- (V) Total Units are between 150 and 199, 15 points are required to meet Threshold;
- (VI) Total Units are more than 200, 18 points are required to meet Threshold.

(ii) Points for additional amenities. Developments providing additional amenities beyond the threshold identified in clause (i) of this subparagraph will be awarded points based on the point structure below, not to exceed 6 points. The Applicant will total its points for amenities and then subtract the threshold requirement in order to come up with the point total. (For example, a 200-unit Development would have to accumulate 24 points in Common Amenities in order to net a score of 6, but a 36-Unit Development would only have to accumulate 9 points in order to net a score of 6.) Developments proposing rehabilitation or proposing Single Room Occupancy will receive double points for each item. Any future changes in these amenities, or substitution of these amenities, must be approved by the Department in accordance with §50.18(c) and may result in a decrease in awarded credits if the substitution or change includes a decrease in cost or in the cancellation of a Commitment Notice or Carryover Allocation if all of the Common Amenities claimed are no longer met.

(iii) Amenities for selection include those items listed in subclauses (I) through (XX) of this clause. Both Developments designed for families and Qualified Elderly Developments can earn points for providing each identified amenity unless the item is specifically restricted to one type of Development. All amenities must meet accessibility standards as further described in §50.9(f)(4)(D) of this title. An Application can only count an amenity once, therefore combined functions (a library which is part of a community room) only count under one category. Items selected are in addition to threshold amenities being provided under §50.9(f)(4)(A). Spaces for activities must be sized appropriately to serve the anticipated population.

- (I) Full perimeter fencing with controlled gate access (3 points)
- (II) Gazebo w/sitting area (1 point)
- (III) Accessible walking path (1 point)
- (IV) Community gardens (1 point)
- (V) Barbecue grills and picnic tables - at least one for every 50 Units (1 point)
- (VI) Covered pavilion w/barbecue grills and tables (2 points)
- (VII) Swimming pool (3 points)
- (VIII) Furnished fitness center (2 points)
- (IX) Equipped Business Center (computer and fax machine) (2 points)
- (X) Game/TV room (1 point)
- (XI) Library (separate from the community room) (1 point)
- (XII) Enclosed sun porch or covered community porch/patio (2 points)
- (XIII) Service coordinator office in addition to leasing offices (1 point)
- (XIV) Senior Activity Room (Arts and Crafts, Health Screening, etc.) - Only Qualified Elderly

Developments Eligible (2 points)

- (XV) Secured Entry (elevator buildings only) - (1 point)
- (XVI) Horseshoe or Shuffleboard Court - Only Qualified Elderly Developments Eligible (1

point)

- (XVII) Community Dining Room w/full or warming kitchen - Only Qualified Elderly

Developments Eligible (3 points)

- (XVIII) Two Children's Playground Equipped for 5 to 12 year olds, two Tot Lots, or one of each - Only Family Developments Eligible (2 points)

(XIX) Sport Court (Tennis, Basketball or Volleyball) - Only Family Developments Eligible (2 points)

- (XX) Furnished and staffed Children's Activity Center - Only Family Developments Eligible (3

points) [WG]

(ED) The Development is an existing Residential Development without maximum rent limitations or set-asides for affordable housing and for which the proposed rehabilitation is part of a community revitalization plan. If maximum rent limitations had existed previously, then the restrictions must have expired at least one year prior to the first day of the Application Acceptance Period date of Application to the Department (4 points).

(FE) The Development is a mixed-income Development comprised of both market rate Units and qualified tax credit Units. Points will be awarded to Development's with a Unit based Applicable Fraction which is no greater than: [2306.6710(b)(1)(C); 2306.111(g)(3)(E)]

- (i) 80% (8 points); or,
- (ii) 85% (6 points); or,
- (iii) 90% (4 points); or

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(iv) 95% (2 points).

~~(F) Evidence that the proposed historic Residential Development has received an historic property designation by a federal, state or local Governmental Entity. Such evidence must be in the form of a letter from the designating entity identifying the Development by name and address and stating that the Development is:~~

- ~~(i) listed in the National Register of Historic Places under the United States Department of the Interior in accordance with the National Historic Preservation Act of 1966;~~
- ~~(ii) located in a registered historic district and certified by the United States Department of the Interior as being of historic significance to that district;~~
- ~~(iii) identified in a city, county, or state historic preservation list; or~~
- ~~(iv) designated as a state landmark (6 points). [WG]~~

~~(G) The Development consists of not more than 36 Units and is not a part of, or contiguous to, a larger Development (5 points).~~

~~(H) Evidence that the proposed Development is partially funded by a HOPE VI, Section 202 or Section 811 grant or project-based Section 8 voucher from HUD; or a Community Development Block Grant or HOME award. If the proposed Development involves a Section 811 grant the Applicant must provide evidence that the Development will comply with the Department's definition of Integrated Housing. The Development must have already applied for funding from the funding entity. Evidence shall include a copy of the application to the funding entity and a letter from the funding entity indicating that the application was received. Notice of actual commitment must be received consistent with §49.9(e)(6)(D)(iii). In the event that an award is not made by the funding entity, the Department will reevaluate the Application to ensure its continued financial feasibility (5 points). [WG]~~

~~(5) Sponsor Characteristics. Developments may only receive points for one of the three criteria listed in subparagraphs (A) through (C) of this paragraph. To satisfy the requirements of subparagraphs (A) or (B) of this paragraph, a copy of an agreement between the two partnering entities must be provided which shows that the nonprofit organization or HUB will hold an ownership interest in and materially participate (within the meaning of the Code §469(h)) in the development and operation of the Development throughout the Compliance Period and clearly identifies the ownership percentages of all parties (3 points maximum for one of subparagraphs (A) through (C) of this paragraph). [WG]~~

~~(A) Evidence that a HUB, as certified by the Texas Building and Procurement Commission (formerly General Services Commission), has an ownership interest in and materially participates in the development and operation of the Development throughout the Compliance Period. To qualify for these points, the Applicant must submit a certification from the Texas Building and Procurement Commission (formerly General Services Commission) that the Person is a HUB at the close of the Application Acceptance Period. Evidence will need to be supplemented, either at the time the Application is submitted or at the time a HUB certification renewal is received by the Applicant, confirming that the certification is valid through July 31, 2003 and renewable after that date. [WG]~~

~~(B) Joint Ventures with Qualified Nonprofit Organizations. Evidence that the Development involves a joint venture between a for profit organization and a Qualified Nonprofit Organization. The Qualified Nonprofit Organization must be materially participating in the Development as one of the General Partners (or Managing Members), but is not required to have Control, to receive these points. However, to also be eligible for the Nonprofit Set-Aside, as further described in §49.7 of this title, the Qualified Nonprofit Organization must have Control. [WG]~~

~~(C) The proposed Development involves the rehabilitation of existing Units, or on or off site replacement of Units, that are owned by a Public Housing Authority, and which Units, or replacement Units, will continue to be owned by a partnership Controlled by said Public Housing Authority or its nonprofit affiliate as evidenced by a partnership agreement showing the Control by the said Public Housing Authority. A Housing Finance Agency is not considered to be a Public Housing Authority for purposes of this exhibit. [WG]~~

~~(8) Sponsor Characteristics. Applicants or Developer with previous experience in the development and ownership of housing tax credit developments will receive points based on experience. Applicants must provide an IRS Form 8609 from the Department or any other state housing agency. Only one Form 8609 per development is required. The Form 8609 and any accompanying evidence must clearly indicate that the names on the Form 8609 tie back to the Development Owner's General Partner, Developer or their Principals as listed in the Application (maximum of 2 points).~~

~~(A) Evidence that one of the Development Owner's General Partners, the Developer or a Principal, has developed at least three tax credit developments that cumulatively contain at least three times the number of housing units in the proposed Development. To qualify, the units must have been placed in service on or prior to the application date. (2 points)~~

~~(B) Evidence that one of the Development Owner's General Partners, the Developer or a Principal, has developed at least two tax credit developments that cumulatively contain at least two times the number of~~

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housing units in the proposed Development. To qualify, the units must have been placed in service on or prior to the application date. (1 points) [WG]

~~(96)~~ Developments Targeting Tenant Populations of Individuals with Children. The Rent Schedule of the Application must show that 3550% [WG] or more of the Units in the Development have ~~more than 2-3~~ bedrooms (1 point).

~~(107)~~ Development Provides Supportive Services to Tenants. Points may be received under both subparagraphs (A) and (B) of this paragraph. [2306.254 and 2306.6725(a)(1) and 2306.6710(b)(1) and Rider 6 of Appropriations]

(A) ~~An Applicant~~ will receive points for coordinating their tenant services with those services provided through state workforce development and welfare programs as evidenced by execution of a Tenant Supportive Services Certification (2 points).

(B) The ~~Applicant/Development Owner~~ must certify that the Development will provide a combination of special supportive services appropriate for the proposed tenants. The provision of supportive services will be included in the LURA as selected from the list of services identified in this paragraph. Services must be provided on-site or transportation to off-site services must be provided (maximum of 6 points).

(i) ~~Applications/Applicants~~ will be awarded points for selecting services listed in clause (ii) of this sub-paragraph based on the following scoring range:

- (I) Two points will be awarded for providing one of the services; or
- (II) Four points will be awarded for providing two of the services; or
- (III) Six points will be awarded for providing three of the services.

(ii) Service options include child care; transportation; basic adult education; legal assistance; counseling services; GED preparation; English as a second language classes; vocational training; home buyer education; credit counseling; financial planning assistance or courses; health screening services; health and nutritional courses; organized team sports programs, youth programs; scholastic tutoring; social events and activities; senior meal program; home-delivered meal program; community gardens or computer facilities; any other programs described under Title IV-A of the Social Security Act (42 U.S.C. §§ 601 et seq.) which enables children to be cared for in their homes or the homes of relatives; ends the dependence of needy families on government benefits by promoting job preparation, work and marriage; prevents and reduces the incidence of out-of wedlock pregnancies; and encourages the formation and maintenance of two-parent families; or any other services approved in writing by the Department.

~~(118)~~ Tenant Characteristics - Populations with Special Needs. Evidence that the Development is designed ~~solely~~ for transitional housing for homeless persons on a non-transient basis, with supportive services designed to assist the homeless tenants in locating and retaining permanent housing. For the purpose of this exhibit, homeless persons are individuals or families that lack a fixed, regular, and adequate nighttime residence as more fully defined in 24 Code of Federal Regulations, §91.5, ~~and~~ as may be amended from time to time. All of the items described in subparagraphs (A) through (E) of this paragraph must be submitted. Points will be awarded consistent with subparagraph (F) of this paragraph:

- (A) a detailed narrative describing the type of proposed housing;
- (B) a referral agreement, not more than 12 months old from the first day of the Application Acceptance Period, with an established organization which provides services to the homeless;
- (C) a marketing plan designed to attract qualified tenants and housing providers;
- (D) a list of supportive services; and
- (E) adequate additional income source to supplement any anticipated operating and funding gaps ~~(15 points)-~~

(F) Points will be awarded as follows:

(i) If all Units in the Development are designed solely for transitional housing for homeless persons, 25 points will be awarded; or

(ii) If at least 25% of the Units in the Development are designed for transitional housing for homeless persons, 15 points will be awarded.

~~(129)~~ Low Income Targeting Points for Serving Residents at 40% and 50% of AMGI (up to 8 points). An ~~Application/Applicant~~ may qualify for points under subparagraph (C) of this paragraph. To qualify for these points, the rents for the rent-restricted Units must not be higher than the allowable tax credit rents at the rent-restricted AMGI level. For Section 8 residents, or other rental assistance tenants, the tenant paid rent plus the utility allowance is compared to the rent limit to determine compliance. The Development Owner, upon making selections for this exhibit will set aside Units at the rent-restricted levels of AMGI and will maintain the percentage of such Units continuously over the compliance and extended use period as specified in the LURA. [WG] [2306.6725(a)(3); 2306.111(g)(2)and (3)(B); 2306.6710(b)(1)(C) and (G); 2306.6710(e)]

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(A) No more than ~~40%~~50% of the total number of low income units (including Units at 60% of AMGI) will be counted as designated for tenants at or below 50% of the AMGI for purposes of determining the points in the 50% ~~and, 40% and 30%~~ AMGI categories. No more than ~~15%~~30% of the total number of low income targeted units will be counted as designated for tenants at ~~or below 40%~~ of the AMGI for purposes of determining the points in the 40% ~~and 30%~~ AMGI categories. ~~No more than 20% of the total number of low income targeted units will be counted as designated for tenants at or below 30% of the AMGI for purposes of determining the points in the 30% AMGI category.~~ For purposes of calculating "Total Low Income Targeted Units" for this exhibit, Units at 60% of AMGI are also included. [WG]

(B) ~~For purposes of calculating points~~ In the table below no Unit may be counted twice in determining point eligibility. Use normal rounding to the hundredth to calculate the percentages, points and "Total Points" for 40% and 50% Units. In calculating the percentages, the denominator includes every low income Unit in the Development, not just the 40% and 50% Units. Normal rounding disregards all digits that are more than one decimal place past the digit rounded; therefore, the thousandths place must not be rounded prior to rounding to the hundredth, e.g. 35.0449% equals 35.04%, 35.05%. To calculate "Rounded Total Points" disregard the hundredth place in "Total Points" and round normally, eg. 7.50 equals 8 and 7.49 equals 7. The final total points requested must be a whole number consistent with this rounding methodology.

(C) Developments should be scored based on the structure in the table below. Only Developments located in ~~cities (or counties for Developments not located within a city)~~ whose AMGI is below the statewide AMGI, may use Weight Factor B. All other Applicants are required to use Weight Factor A.

% of AMGI	# of Rent Restricted Units (a)	Percentage Portion of Rent Restricted Units (a/b)		Weight A	O R	Weight B	Points
50%	(a)	(c)	X	510		4015	
40%	(a)	(c)	X	4520		2030	
30%	(a)	(c)	X	30		40	
						TOTAL POINTS=	
TOTAL LI TARGETED UNITS* (b)						ROUNDED TOTAL POINTS =	
*Includes all Low Income Units at 60% of AMGI							

(13) Low Income Targeting Points for Serving Residents at 30% of AMGI (up to 12 points). Applications that propose Units with rents set at 30% AMGI and reserved for occupancy by extremely low-income (those earning annual gross incomes of 30% or less of the AGMI) will be awarded up to 12 points if the Development is not in a Qualified Census Tract and 6 points if it is in a Qualified Census Tract. Developments must have a source of financing for the 30% units. Applicant must submit evidence that the proposed Development has either received project-based rental assistance from a local housing authority or non-governmental entity, which does not have an identity of interest with the Applicant (with the exception of Applications involving Public Housing Authorities); or received an allocation of funds for on-site Development costs from a local unit of government or a nonprofit organization, which is not related to the Applicant (with the exception of Applications involving Public Housing Authorities). Points will be determined on a sliding scale based on the percentage of 30% units. The Development must have already applied for funding from the funding entity. Evidence at the application stage shall include a copy of the application to the funding entity and a letter from the funding entity indicating that the application was received. No later than 14 days before the date of the Board meeting at which staff will make their initial recommendations for credit allocation to the Board, the Applicant or Development Owner must either provide evidence of a commitment for the required financing to the Department or notify the Department that no commitment was received. If the required financing commitment has not been received by that date, the Application will have the points for this item deducted from its final score and will be reevaluated for financial feasibility. No funds from TDHCA's HOME or Housing Trust Fund sources will qualify under this category. An Application can only receive points under only one of either subparagraphs (A) or (B) of this paragraph. [WG] [2306.6725(a)(3); 2306.111(g)(2) and (3)(B)/(D); 2306.6710(b)(1) (C) and (G); 2306.6710(e) as revised]

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(A) Development located outside a QCT. In order to qualify for these points, the Applicant must provide a 10 year rental assistance contract for project-based vouchers for each 30% Unit or grant funds of \$25,000 per Unit. Use normal rounding.

- (i) 3% to 5% of total Development Units at 30% AMGI receives 8 points; or
- (ii) 6% to 8% of total Development Units at 30% AMGI receives 10 points; or
- (iii) 9% to 10% of total Development Units at 30% AMGI receives 12 points [WG]

(B) Development located within a QCT. In order to qualify for these points, the Applicant must provide a 10 year rental assistance contract for project-based vouchers for each 30% unit or grant funds of \$12,500 per unit. Use normal rounding.

- (i) 3% to 5% of total Development Units at 30% AMGI receives 4 points; or
- (ii) 6% to 8% of total Development Units at 30% AMGI receives 6 points; or
- (iii) 9% to 10% of total Development Units at 30% AMGI receives 8 points [WG]

(14) Leveraging from local and private resources. An Application may qualify for points under only one of subparagraphs (A) or (B) of this paragraph. However, if an Applicant has requested points under paragraph 14 of this section, the Application is not eligible to receive points under this paragraph. (maximum of 14 points)[WG] [§22 of SB264- 22306.6710(b)(1)(E)]

(A) Evidence that the proposed Development has received an allocation of funds for on-site development costs from a local unit of government or a nonprofit organization, which is not related to the Applicant. Such funds can include Community Development Block Grant funds, local HOME (not funded from the Department), a local housing trust, Affordable Housing Program from the Federal Home Loan Bank or Tax Increment Financing, and must be in the form of a grant or a forgivable loan. In-kind contributions such as donation of land or waivers of fees such as building permits, water and sewer tap fees, or similar contributions that benefit the Development will be acceptable to qualify for these points. Points will be determined on a sliding scale based on the amount per Unit from outside sources. The Development must have already applied for funding from the funding entity. Evidence to be submitted with the Application must include a copy of the commitment of funds or a copy of the application to the funding entity and a letter from the funding entity indicating that the application was received. No later than 14 days before the date of the Board meeting at which staff will make their initial recommendations for credit allocation to the Board, the Applicant or Development Owner must either provide evidence of a commitment for the required financing to the Department or notify the Department that no commitment was received. If the required financing commitment has not been received by that date, the Application will have the points for this item deducted from its final score and will be reevaluated for financial feasibility. No funds from the Department's HOME or Housing Trust Fund sources will qualify under this category. Use normal rounding. (up to 14 points).

- (i) A contribution of \$500 to \$1,000 per Low Income Unit receives 6 points; or
- (ii) A contribution of \$1,001 to \$3,500 per Low Income Unit receives 10 points; or
- (iii) A contribution of \$3,501 to \$6,000 per Low Income Unit receives 14 points; or [WG]

(B) Evidence that the proposed Development is partially funded by project-based Housing Choice or rental assistance vouchers from a governmental or non-governmental entity for a minimum of five years. Such entity cannot have an identity of interest with the Applicant with the exception of Applications involving Public Housing Authorities. Evidence at the time the Application is submitted must include a copy of the commitment of funds or a copy of the application to the funding entity and a letter from the funding entity indicating that the application was received. No later than 14 days before the date of the Board meeting at which staff will make their initial recommendations for credit allocation to the Board, the Applicant or Development Owner must either provide evidence of a commitment for the required financing to the Department or notify the Department that no commitment was received. If the required financing commitment has not been received by that date, the Application will have the points for this item deducted from its final score and will be reevaluated for financial feasibility. No funds from the Department's HOME or Housing Trust Fund sources will qualify under this category. Use normal rounding. (up to 6 points).

- (i) Project-Based Vouchers for 3% to 5% of the total Units receives 6 points; or
- (ii) Project-Based Vouchers for 6% to 8% of the total Units receives 10 points; or
- (iii) Project-Based Vouchers for 9% to 10% of the total Units receives 14 points. [WG]

(1540) Length of Affordability Period. [2306.6725(a)(5); 2306.111(g)(3)(C); 2306.185(a)(1); and § 22 of 2306.6710(e)] In accordance with the Code, each Development is required to maintain its affordability for a 15-year compliance period and, subject to certain exceptions, an additional 15-year extended use period. Development Owners/Applicants that are willing to extend the affordability period for a Development beyond the 30 years required in the Code may receive points as follows:

(A) Add 5 years of affordability after the extended use period for a total affordability period of 35 years (38 points); or

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(B) Add 10 years of affordability after the extended use period for a total affordability period of 40 years (~~612~~ points)

(1644) Evidence that Development Owner agrees to provide a right of first refusal to purchase the Development upon or following the end of the Compliance Period for the minimum purchase price provided in, and in accordance with the requirements of, §42(i)(7) of the Code (the "Minimum Purchase Price"), to a Qualified Nonprofit Organization, the Department, or either an individual tenant with respect to a single family building, or a tenant cooperative, a resident management corporation in the Development or other association of tenants in the Development with respect to multifamily developments (together, in all such cases, including the tenants of a single family building, a "Tenant Organization"). Development Owner may qualify for these points by providing the right of first refusal in the following terms (5 points). [2306.6725(b)]

(A) Upon the earlier to occur of:

(i) the Development Owner's determination to sell the Development, or

(ii) the Development Owner's request to the Department, pursuant to §42(h)(6)(E)(II) of the Code, to find a buyer who will purchase the Development pursuant to a "qualified contract" within the meaning of §42(h)(6)(F) of the Code, the Development Owner shall provide a notice of intent to sell the Development ("Notice of Intent") to the Department and to such other parties as the Department may direct at that time. If the Development Owner determines that it will sell the Development at the end of the Compliance Period, the Notice of Intent shall be given no later than two years prior to expiration of the Compliance Period. If the Development Owner determines that it will sell the Development at some point later than the end of the Compliance Period, the Notice of Intent shall be given no later than two years prior to date upon which the Development Owner intends to sell the Development.

(B) During the two years following the giving of Notice of Intent, the Sponsor may enter into an agreement to sell the Development only in accordance with a right of first refusal for sale at the Minimum Purchase Price with parties in the following order of priority:

(i) during the first six-month period after the Notice of Intent, only with a Qualified Nonprofit Organization that is also a community housing development organization, as defined for purposes of the federal HOME Investment Partnerships Program at 24 C.F.R. § 92.1 (a "CHDO") and is approved by the Department,

(ii) during the second six-month period after the Notice of Intent, only with a Qualified Nonprofit Organization or a Tenant Organization; and

(iii) during the second year after the Notice of Intent, only with the Department or with a Qualified Nonprofit Organization approved by the Department or a Tenant Organization approved by the Department.

(iv) If, during such two-year period, the Development Owner shall receive an offer to purchase the Development at the Minimum Purchase Price from one of the organizations designated in clauses (i), (ii), and (iii) of this subparagraph (within the period(s) appropriate to such organization), the Development Owner shall sell the Development at the Minimum Purchase Price to such organization. If, during such period, the Development Owner shall receive more than one offer to purchase the Development at the Minimum Purchase Price from one or more of the organizations designated in clauses (i), (ii), and (iii) of this subparagraph (within the period(s) appropriate to such organizations), the Development Owner shall sell the Development at the Minimum Purchase Price to whichever of such organizations it shall choose.

(C) After whichever occurs the later of:

(i) the end of the Compliance Period; or

(ii) two years from delivery of a Notice of Intent,

the Development Owner may sell the Development without regard to any right of first refusal established by the LURA if no offer to purchase the Development at or above the Minimum Purchase Price has been made by a Qualified Nonprofit Organization, a Tenant Organization or the Department, or a period of 120 days has expired from the date of acceptance of all such offers as shall have been received without the sale having occurred, provided that the failure(s) to close within any such 120-day period shall not have been caused by the Development Owner or matters related to the title for the Development.

(D) At any time prior to the giving of the Notice of Intent, the Development Owner may enter into an agreement with one or more specific Qualified Nonprofit Organizations and/or Tenant Organizations to provide a right of first refusal to purchase the Development for the Minimum Purchase Price, but any such agreement shall only permit purchase of the Development by such organization in accordance with and subject to the priorities set forth in subparagraph (B) of this paragraph.

(E) The Department shall, at the request of the Development Owner, identify in the LURA a Qualified Nonprofit Organization or Tenant Organization which shall hold a limited priority in exercising a right of first refusal to purchase the Development at the Minimum Purchase Price, in accordance with and subject to the priorities set forth in subparagraph (B) of this paragraph.

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(F) The Department shall have the right to enforce the Development Owner's obligation to sell the Development as herein contemplated by obtaining a power-of-attorney from the Development Owner to execute such a sale or by obtaining an order for specific performance of such obligation or by such other means or remedy as shall be, in the Department's discretion, appropriate. [WG]

(1742) Pre-Application Points. [2306.6704] ~~Developments—Applications~~ which submitted a Pre-Application during the Pre-Application Acceptance Period and meet the requirements of this paragraph shall receive 7 points. To be eligible for these points, the ~~proposed Development in the Application~~ must:

(A) be for the identical site as the proposed Development in the Pre-Application;

(B) have met the Pre-Application Threshold Criteria;

(C) be serving the same target population (family or elderly) as in the Pre-Application in the same Set-Asides; and

(D) be awarded by the Department achieve an Application score that is not more than 5% greater or less than the number of points awarded by the Department requested at Pre-Application, with the exclusion of points for support and opposition under §50.9(f)(2) and (3)(C). An Applicant must choose, at the time of Application either clause (i) or (ii):

(i) to request the Pre-Application points and have the Department cap the Application score at no greater than the 5% increase regardless of the total points accumulated in the scoring evaluation. This allows an Applicant to avoid penalty for changing the point structure outside the 5% range from Pre-Application to Application; or

(ii) to request that the Pre-Application points be forfeited and that the Department evaluate the Application as requested in the self-scoring sheet.

(1843) Point Reductions.

(A) [2306.6710(b)(2)] Penalties will be imposed on an Application if Applicant if the Applicant or any of its Affiliates who have requested extensions of Department deadlines, and did not meet the original submission deadlines, relating to developments receiving a housing tax credit commitment made in the application round preceding the current round. Applicants or Affiliates having filed an extension, but that met the original deadline as required, will not have points deducted. Extensions that will receive penalties are those extensions related to the submission of the carryover and the closing of the construction loan as include all types of extensions identified in §4950.21 of this title, received on or before the close of Application Acceptance Period, including Developments whose extensions were authorized by the Board. For each extension request made, the Applicant will be required to pay a \$2,500 extension fee as provided in §4950.21(k) of this title and will receive a 2 point deduction for not meeting the Carryover deadline and a 5 point deduction for not meeting the closing of the construction loan deadline. Subsequent extension requests after the first extension request made for each development from the preceding round for these two deadlines will not result in a further point reduction than already described. No penalty points will be deducted for extensions that were requested on developments that involved rehabilitation or in which the Department is the primary lender. [WG]

(B) Penalties will be imposed on an Application if the Developer or Principal of the Applicant has been removed by the lender, equity provider, or limited partners in the past five years for its failure to perform its obligations under the loan documents or limited partnership agreement. An affidavit will be provided by the Applicant and the Developer certifying that they have not been removed as described, or requiring that they disclose each instance of removal with a detailed description of the situation. In an Applicant or Developer submits the affidavit, and the Department learns at a later date that a removal did take place as described, then the Application will be terminated and any Allocation made will be rescinded. The Applicant, Developers or Principals of the Applicant that are in court proceedings at the time of Application, must disclose this information and the situation will be evaluated on a case-by-case basis. 3 points will be deducted for each instance of removal.

(hg) Tie Breaker Factors—Evaluation Factors. [2306.185(a)(1) and (b)] In the event that two or more Applications receive the same number of points in any given Set-Aside category, Rural Regional Allocation or Urban/Exurban Regional Allocation, or ~~and~~ Uniform State Service Region, and are both practicable and economically feasible, the Department will utilize the factors in paragraphs (1) through (36) of this subsection, in the order they are presented, to determine which Development will receive a preference in consideration for a tax credit commitment. ~~In addition, the Committee and Board may also choose to evaluate Applications and proposed Developments, including Tax Exempt Bond Developments, on the basis of factors other than (or in addition to) scoring, for one or more of the following reasons:~~

(1) The number of points awarded for amenities under §50.9(g)(4)(C);

(2) The number of points awarded for amenities under §50.9(g)(4)(D);

(3) The number of rentable square feet per credit amount requested; and

(4) The length of time the Development will be kept affordable.

~~(1) to serve a greater number of lower income families for fewer credits;~~

- ~~(2) to ensure geographic dispersion within each Uniform State Service Region;~~
- ~~(3) to ensure the Development's consistency with local needs or its impact as part of a revitalization or preservation plan;~~
- ~~(4) to ensure the allocation of credits among as many different entities as practicable without diminishing the quality of the housing that is built as required under the Texas General Appropriations Act applicable to the Department;~~
- ~~(5) to give preference to a Development which is located in a QCT or a Difficult Development Area as specifically designated by the Secretary of HUD, and which also contributes to a concerted community revitalization plan; and~~
- ~~(6) to provide integrated, affordable accessible housing for individuals and families with different levels of income.~~

(ih) **Staff Recommendations.** [2306.1112 and 2306.6731] After eligible Applications have been evaluated, ranked and underwritten in accordance with the QAP and the Rules, the Department staff shall make its recommendations to the Executive Award and Review Advisory Committee. The Committee will develop funding priorities and shall make commitment recommendations to the Board. Such recommendations and supporting documentation shall be made in advance of the meeting at which the issuance of Commitment Notices or Determination Notices shall be discussed. The Committee will provide written, documented recommendations to the Board which will address at a minimum the financial or programmatic viability of each Application and a list of all submitted Applications which enumerates the reason(s) for the Development's proposed selection or denial, including all evaluation factors provided in §4950.9(g) of this title that were used in making this determination.

§4950.10 Board Decisions; Waiting List; Forward Commitments

(a) **Board Decisions.** The Board's decisions shall be based upon the Department's and the Board's evaluation of the proposed Developments' consistency with the criteria and requirements set forth in this QAP and the Rules.

(1) On awarding tax credits, the Board shall document the reasons for each Application's selection, including any discretionary factors used in making its determination, and the reasons for any decision that conflicts with the recommendations made by Department staff. The Board may not make, without good cause, a commitment decision that conflicts with the recommendations of Department staff. Good cause includes the Board's decision to apply discretionary factors. [2306.6725(c) and 2306.6731]

(24) In making a determination to allocate tax credits, the Board shall be authorized to not to rely solely on the number of points scored by an Applicant. It shall in addition, be entitled to take into account, as it deems appropriate, the discretionary factors listed in this paragraph. described in §49.9(g) of this title. The Board may also apply these discretionary factors to its consideration of Tax Exempt Bond Developments. If the Board disapproves or fails to act upon an the Application, the Department shall issue to the Applicant/Development Owner a written notice stating the reason(s) for the Board's disapproval or failure to act. In making tax credit decisions (including those related to Tax Exempt Bond Developments), the Board, in its discretion, may evaluate, consider and apply any one or more of the following discretionary factors: [2306.111(g)(3)]

- (A) the market study;
- (B) the proposed location of the Development, including supporting broad geographic dispersion;
- (C) the compliance history of the Applicant and/or Developer;
- (D) the Applicant and/or Developer's efforts to engage the neighborhood;
- (E) the financial feasibility of the Development;
- (F) the Development's proposed size and configuration;
- (G) the housing needs of the community in which the Development will be located and the needs of the area, region and state;
- (H) the Development's proximity to other rent restricted developments, including avoiding overconcentration;
- (I) the availability of adequate public and private facilities and services;
- (J) the anticipated impact on local school districts, giving due consideration to the authorized land use;
- (K) laws relating to fair housing;
- (L) the efficient use of the tax credits;
- (M) consistency with local needs, including consideration of revitalization or preservation needs;
- (N) the allocation of credits among many different entities without diminishing the quality of the housing;

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(O) meeting a compelling housing need;

(P) providing integrated, affordable housing for individuals and families with different levels of income;

(Q) any matter considered by the Board to be relevant to the approval decision and in furtherance of the Department's purposes and the policies of Chapter 2306, Texas Government Code; or

(R) other good cause as determined by the Board.

(2) Before the Board approves any ~~Development~~ Application, the Department shall assess the compliance history of the Applicant ~~and any Affiliate of the Applicant~~ with respect to all applicable requirements; and the compliance issues associated with the proposed Development, including compliance information provided by the Texas State Affordable Housing Corporation. [Section 4 of SB284] The Committee shall provide to the Board a written report regarding the results of the assessments. The written report will be included in the appropriate Development file for Board and Department review. The Board shall fully document and disclose any instances in which the Board approves a Development Application despite any noncompliance associated with the Development, ~~or Applicant, or Affiliate.~~ [2306.057]

~~(3) On awarding a tax credit commitment, the Board shall document the reasons for each Development's selection, including an explanation of all discretionary factors used in making its determination, and the reasons for any decision that conflicts with the recommendations made by Department staff. The Board may not make, without good cause, a commitment decision that conflicts with the recommendations of The Committee. [2306.6725(c) and 2306.6731]~~

(b) **Waiting List.** [2306.6711(c) and (d)] If the entire State Housing Credit Ceiling for the applicable calendar year has been committed or allocated in accordance with this chapter, 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. The Board may also apply discretionary factors in determining the Waiting List. If at any time prior to the end of the Application Round, one or more Commitment Notices expire and a sufficient amount of the State Housing Credit Ceiling becomes available, the Board shall issue a Commitment Notice to Applications on the waiting list subject to the amount of returned credits, the regional allocation goals and the Set-Aside categories, including the 10% Nonprofit Set-Aside allocation required under the Code, §42(h)(5). At the end of each calendar year, all Applications which have not received a Commitment Notice shall be deemed terminated. The Applicant may re-apply to the Department during the next Application Acceptance Period.

(c) **Forward Commitments.** The Board may determine to issue commitments of tax credit authority with respect to Developments from the State Housing Credit Ceiling for the calendar year following the year of issuance (each a "forward commitment"). The Board will utilize its discretion in determining the amount of credits to be allocated as forward commitments and the reasons for those commitments considering score and discretionary factors in meeting compelling housing needs. The Board may utilize the forward commitment authority to allocate credits to TX-USDA-RHS Developments which are experiencing foreclosure or loan acceleration at any time during the ~~2003~~2004 calendar year.

(1) Unless otherwise provided in the Commitment Notice with respect to a Development selected to receive a forward commitment, actions which are required to be performed under this chapter by a particular date within a calendar year shall be performed by such date in the calendar year of the anticipated commitment rather than in the calendar year of the forward commitment.

(2) Any forward commitment made pursuant to this section shall be made subject to the availability of State Housing Credit Ceiling in the calendar year with respect to which the forward commitment is made. If a forward commitment shall be made with respect to a Development placed in service in the year of such commitment, the forward commitment shall be a "binding commitment" to allocate the applicable credit dollar amount within the meaning of the Code, §42(h)(1)(C).

(3) If tax credit authority shall become available to the Department ~~later~~ in a calendar year in which forward commitments have been awarded, the Department may allocate such tax credit authority to any eligible Development which received a forward commitment, in which event the forward commitment shall be canceled with respect to such Development.

§4950.11. Required Application Notifications, Receipt of Public Comment, and Meetings with Applicants; Viewing of Pre-Applications and Applications; Confidential Information.

(a) Required Application Notifications, Receipt of Public Comment, and Meetings with Applicants.

(1) Within approximately seven business days after the close of the Pre-Application Acceptance Period, the Department shall publish a Pre-Application Submission Log on its web site. Such log shall contain the

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Development name, address, Set-Aside, number of units, requested credits, owner contact name and phone number. [2306.6717(a)(1)]

(2) Approximately 30 days before the close of the Application Acceptance Period, the Department will release the evaluation and assessment of the Pre-Applications on its web site.

(3) ~~Within approximately 15 business days after the close of the Application Acceptance Period~~ Not later than 14 days after the close of the Pre-Application Acceptance Period, or Application Acceptance Period for Applications for which no Pre-Application was submitted, the Department shall: [§11 of 264, §2306.1114]

(A) publish an Application submission log on its web site.

(B) give notice of a proposed Development in writing that provides the information required under clause (i) of this subparagraph to all of the individuals and entities described in clauses (ii) through (viii) of this subparagraph. [2306.6718(a) through (c)]

(i) The following information will be provided in these notifications:

(I) The relevant dates affecting the Application including the date on which the Application was filed, the date or dates on which any hearings on the Application will be held and the date by which a decision on the Application will be made;

(II) A summary of relevant facts associated with the Development;

(III) A summary of any public benefits provided as a result of the Development, including rent subsidies and tenant services; and

(IV) The name and contact information of the employee of the Department designated by the director to act as the information officer and liaison with the public regarding the Application.

(ii) Presiding officer of the governing body of the political subdivision containing the Development (mayor or county judge) mayor or other equivalent chief executive officer of the municipality, if the Development or a part thereof is located in a municipality; otherwise the Department shall notify the chief executive officer of the county in which the Development or a part thereof is located, to advise such individual that the Development, or a part thereof, will be located in his/her jurisdiction and request any comments which such individual may have concerning such Development. If the presiding officer of the governing body local municipal authority expresses opposition to the Development, the Department will give consideration to the objections raised and will visit the proposed site or Development within 30 days of notification to conduct a physical inspection of the Development site and consult with the presiding officer of the governing body mayor or county judge before the Application is scored, if opposition is received prior to scoring being completed. The Department will obtain reimbursement from the Applicant for the necessary travel and expenses at rates consistent with the state authorized rate [Rider 4 of Appropriations Bill]; and

(iii) Any member of the governing body of a political subdivision who represents the area containing the Development. If the governing body has single-member districts, then only that member of the governing body for that district will be notified, however if the governing body has at-large districts, then all members of the governing body will be notified;

(iv) state representative and state senator who representing the community area where the Development is proposed to would be located. If the state representative or senator may hold a community meeting, at which the Department shall provide appropriate representation.

(v) United States representative who represents the community containing the Development;

(vi) Superintendent of the school district containing the Development;

(vii) Presiding officer of the board of trustees of the school district containing the Development;

(viii) Any Neighborhood Organizations on record with the city or county in which the Development is to be located and whose boundaries contain the proposed Development site, based on the letters obtained by the Applicant from the city and county clerks under §50.9(f) or otherwise known to the Applicant or Department and on record with the state or county.

(C) ~~The elected officials identified in clauses (i) and (ii) of subparagraph (B) of this paragraph will be provided an opportunity to comment on the Application during the Application evaluation process.~~

(4) The Department shall hold at least three public hearings in different Uniform State Service Regions of the state to receive comment on the submitted Applications and on other issues relating to the ~~Low Income~~ Housing Tax Credit Program. [2306.6717(c)]

(5) The Department shall ~~make available on the Department's website provide notice of and~~ information regarding the Housing Tax Credit Program including ~~regarding notice of public hearings, Board meetings, and~~ Application Round opening and closing dates, submitted Applications, and Applications approved for underwriting and recommended to the Board, and shall provide that information relative to housing tax credits to locally affected community groups, local and state elected officials, local housing departments, to any appropriate newspapers of general or limited circulation that serve the community in which a proposed Development is to be located, to non-profit and for-profit organizations, to on-site property managers of occupied Developments that are the subject of Applications for posting in prominent locations at those Developments, and to any other

interested persons including community groups, who request the information, ~~and shall post all such information to its web site.~~ [2306.6717(b) as revised in §25 of 264 and 2306.6732]

(6) Approximately forty days prior to the date of the July Board meeting at which the issuance of Commitment Notices shall be discussed, the Department will notify each Applicant of the receipt of any opposition received by the Department relating to his or her Development at that time.

(7) Not later than the third working day after the date of ~~completion~~the relevant determinations, the results of each stage of the Application process, including the results of the Application scoring and underwriting phases and the commitment phase, the results will be posted to the Department's web site. [2306.6717(a)(3)]

(8) At least thirty days prior to the date of the July Board meeting at which the issuance of Commitment Notices or Determination Notices shall be discussed, the Department will:

(A) provide the Application scores to the Board;

(B) if feasible, post to the Department's web site the entire Application, including all supporting documents and exhibits, the Application Log as further described in §4950.20(b) of this title, a scoring sheet providing details of the Application score, and any other documents relating to the processing of the Application. [2306.6711(a) and 2306.6717(a)(2)]

(9) A summary of comments received by the Department on specific Applications shall be part of the documents required to be reviewed by the Board under this subsection if it is received 30 business days prior to the date of the Board Meeting at which the issuance of Commitment Notices or Determination Notices shall be discussed. Comments received after this deadline will not be part of the documentation submitted to the Board. However, a public comment period will be available prior to the Board's decision, at the Board meeting where tax credit commitment decisions will be made.

(10) Not later than the 120th day after the date of the initial issuance of Commitment Notices for housing tax credits, the Department shall provide an Applicant who did not receive a commitment for housing tax credits with an opportunity to meet and discuss with the Department the Application's deficiencies, scoring and underwriting. [2306.6711(e)]

(b) **Viewing of Pre-Applications and Applications.** Pre-Applications and Applications for tax credits are public information and are available upon request after the Pre-Application and Application Acceptance Periods close, respectively. All Pre-Applications and Applications, including all exhibits and other supporting materials, except Personal Financial Statements and Social Security numbers, will be made available for public disclosure after the Pre-Application and Application periods close, respectively. The content of Personal Financial Statements may still be made available for public disclosure upon request if the Attorney General's office deems it is not protected from disclosure by the Texas Public Information Act.

(c) **Confidential Information.** The Department may treat the financial statements of any Applicant as confidential and may elect not to disclose those statements to the public. A request for such information shall be processed in accordance with §552.305 of the Government Code. [2306.6717(d)]

§4950.12. Tax Exempt Bond Developments: Filing of Applications, Applicability of Rules, Supportive Services, Financial Feasibility Evaluation, Satisfaction of Requirements.

(a) **Filing of Applications for Tax Exempt Bond Developments.** Applications for a Tax Exempt Bond Development may be submitted to the Department as described in paragraphs (1) and (2) of this subsection:

(1) Applicants which receive advance notice of a Program Year ~~2003~~2004 reservation as a result of the Texas Bond Review Board's (TBRB) lottery for the private activity volume cap must file a complete Application not later than 60 days after the date of the TBRB lottery. Such filing must be accompanied by the Application fee described in §4950.21 of this title.

(2) Applicants which receive advance notice of a Program Year ~~2003~~2004 reservation after being placed on the waiting list as a result of the TBRB lottery for private activity volume cap must submit Volume 1 and Volume 2 of the Application and the Application fee described in §4950.21 of this title prior to the Applicant's bond reservation date as assigned by the TBRB. Any outstanding documentation required under this section must be submitted to the Department at least 4560 days prior to the Board meeting at which the decision to issue a Determination Notice would be made.

(b) **Applicability of Rules for Tax Exempt Bond Developments.** Tax Exempt Bond Development Applications are subject to all rules in this title, with the only exceptions being ~~to~~the following sections: §4950.4 (regarding State Housing Credit Ceiling), §4950.7 (regarding Regional Allocation and Set-Asides), §4950.8 (regarding Pre-Application), §4950.9(d)(2) and (43) (regarding Selection Criteria Review and Prioritization), §4950.9(gf) (regarding Selection Criteria), §4950.10(b) and (c) (regarding Waiting List and Forward Commitments), §49.11(a) and §4950.14 (regarding Carryover and 10% Test) of this title. Such Developments requesting a Determination Notice in the current calendar year must meet all Threshold Criteria requirements stipulated in

~~§49~~50.9(fe) of this title. Such Developments which received a Determination Notice in a prior calendar year must meet all Threshold Criteria requirements stipulated in the QAP and Rules in effect for the calendar year in which the Determination Notice was issued; provided, however, that such Developments shall comply with all procedural requirements for obtaining Department action in the current QAP and Rules; and such other requirements of the QAP and Rules as the Department determines applicable. At the time of Application, Developments must demonstrate the Development's consistency with the bond issuer's consolidated plan or other similar planning document. Consistency with the local municipality's consolidated plan or similar planning document must also be demonstrated in those instances where the city or county has a consolidated plan. Applicants will be required to meet all conditions of the Determination Notice by the time the construction loan is closed unless otherwise specified in the Determination Notice. Applicants must meet the requirements identified in §50.15(a).

(c) **Supportive Services for Tax Exempt Bond Developments.** [2306.254] Tax Exempt Bond Development Applications must provide an executed agreement with a qualified service provider for the provision of special supportive services that would otherwise not be available for the tenants. The provision of these services will be included in the LURA. Acceptable services as described in paragraphs (1) through (3) of this paragraph include:

(1) the services must be in at least one of the following categories: child care, transportation, basic adult education, legal assistance, counseling services, GED preparation, English as a second language classes, vocational training, home buyer education, credit counseling, financial planning assistance or courses, health screening services, health and nutritional courses, organized team sports programs, youth programs, scholastic tutoring, social events and activities, community gardens or computer facilities; or

(2) any other program described under Title IV-A of the Social Security Act (42 U.S.C. §§ 601 et seq.) which enables children to be cared for in their homes or the homes of relatives; ends the dependence of needy families on government benefits by promoting job preparation, work and marriage; prevents and reduces the incidence of out-of wedlock pregnancies; and encourages the formation and maintenance of two-parent families, or

(3) any other services approved in writing by the Issuer. The plan for tenant supportive services submitted for review and approval of the Issuer must contain a plan for coordination of services with state workforce development and welfare programs. The coordinated effort will vary depending upon the needs of the tenant profile at any given time as outlined in the plan.

(d) **Financial Feasibility Evaluation for Tax Exempt Bond Developments.** Code §42(m)(2)(D) requires the bond issuer (if other than the Department) to ~~ensure~~~~make sure~~ that a Tax Exempt Bond Development does not receive more tax credits than the amount needed for the financial feasibility and viability of a Development throughout the Compliance Period. Treasury Regulations prescribe the occasions upon which this determination must be made. In light of the requirement, issuers may either elect to underwrite the Development for this purpose in accordance with the QAP and the Underwriting Rules and Guidelines, 10 TAC §1.32 of this title or request that the Department perform the function. If the issuer underwrites the Development, the Department will, nonetheless, review the underwriting report and may make such changes in the amount of credits which the Development may be allowed as are appropriate under the Department's guidelines. The Determination Notice issued by the Department and any subsequent IRS Form(s) 8609 will reflect the amount of tax credits for which the Development is determined to be eligible in accordance with this paragraph, and the amount of tax credits reflected in the IRS Form 8609 may be greater or less than the amount set forth in the Determination Notice, based upon the Department's and the bond issuer's determination as of each building's placement in service. Any increase of tax credits, from the amount specified in the Determination Notice, at the time of each building's placement in service will only be permitted if it is determined by the Department, as required by Code §42(m)(2)(D), that the Tax Exempt Bond Development does not receive more tax credits than the amount needed for the financial feasibility and viability of a Development throughout the Compliance Period, and upon approval by the Board. ~~deemed that causes for the increased Eligible Basis were beyond the control of the Development Owner, were not foreseeable by the Development Owner at the time of Application and were not preventable during the construction of the Development, as determined by the Board.~~ [WG]

(e) **Satisfaction of Requirements for Tax Exempt Bond Developments.** If the Department staff determines that all requirements of this ~~QAP and Rules~~ section have been met, the Department will recommend that the Board authorize the issuance of a Determination Notice. The Board, however, may shall utilize the discretionary factors identified in §50.10(a) of this title in determining if they will authorize the Department to issue a Determination Notice to the Development Owner ~~Applicant~~. The Determination Notice, if authorized by the Board, will confirm that the Development satisfies the requirements of the QAP and Rules in accordance with the Code, §42(m)(1)(D).

~~§49~~50.13 Commitment and Determination Notices; Agreement and Election Statement.

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(a) **Commitment and Determination Notices.** If the Board approves an Application, the Department will:

(1) if the Application is for a commitment from the State Housing Credit Ceiling, issue a Commitment Notice to the Development Owner which shall:

(A) confirm that the Board has approved the Application; and

(B) state the Department's commitment to make a Housing Credit Allocation to the Development Owner Applicant in a specified amount, subject to the feasibility determination described at §4950.17 of this title, and compliance by the Development Owner with the remaining requirements of this chapter and any other terms and conditions set forth therein by the Department. This commitment shall expire on the date specified therein unless the Development Owner indicates acceptance of the commitment by executing the Commitment Notice or Determination Notice, pays the required fee specified in §4950.21 of this title, and satisfies any other conditions set forth therein by the Department. A Development Owner may request an extension of the Commitment Notice expiration date by submitting an extension request and associated extension fee as described in §4950.21 of this title. In no event shall the expiration date of a Commitment Notice be extended beyond the last business day of the applicable calendar year.

(2) if the Application ~~regards~~ ~~is with respect to~~ a Tax Exempt Bond Development, issue a Determination Notice to the Development Owner which shall:

(A) confirm the Board's determination that the Development satisfies the requirements of this QAP; and

(B) state the Department's commitment to issue IRS Form(s) 8609 to the Development Owner Applicant in a specified amount, subject to the requirements set forth at §4950.12 of this title and compliance by the Development Owner with all applicable requirements of this title and any other terms and conditions set forth therein by the Department. The Determination Notice shall expire on the date specified therein unless the Development Owner indicates acceptance by executing the Determination Notice and paying the required fee specified in §4950.21 of this title. The Determination Notice shall also expire unless the Development Owner satisfies any conditions set forth therein by the Department within the applicable time period.

(3) notify, in writing, the mayor or other equivalent chief executive officer of the municipality in which the Property is located informing him/her of the Board's issuance of a Commitment Notice or Determination Notice, as applicable.

(4) A Commitment or Determination Notice shall not be issued with respect to any Development for an unnecessary amount or where the cost for the total development, acquisition, construction or rehabilitation exceeds the limitations established from time to time by the Department and the Board, unless the Department staff make a recommendation to the Board based on the need to fulfill the goals of the ~~Low Income Housing Tax Credit Program~~ as expressed in this QAP and Rules, and the Board accepts the recommendation. The Department's recommendation to the Board shall be clearly documented.

(5) A Commitment or Determination Notice shall not be issued with respect to any Development in violation of the calculation relating to the inclusive capture rate as restricted under 10 TAC §1.32(g)(2) the Concentration Policy, unless The Committee makes a recommendation to the Board based on the need to fulfill the goals of the ~~Low Income Housing Tax Credit Program~~ as expressed in this QAP and Rules, and the Board accepts the recommendation. The Department's recommendation to the Board shall be clearly documented.

(6) A Commitment or Determination Notice shall not be issued with respect to the Applicant, the Development Owner, ~~or~~ the General Contractor, or any Affiliate of the ~~Applicant, the Development Owner, or~~ the General Contractor that is active in the ownership or ~~control~~ Control of one or more other low income rental housing properties in the state of Texas funded by the Department, or outside the state of Texas, that is in Material Non-Compliance with the LURA (or any other document containing an Extended Low Income Housing Commitment) or the program rules in effect for such property as of June 30 of each year, 2003 (or for Tax Exempt Bond Developments as of 10 business days prior to the Board's vote to allocate credits. Any corrective action documentation affecting the Material Non-Compliance status score for Applicants must be received by the Department no later than May 15 of each year, 2003 (or for Tax Exempt Bond Developments no later than 20 business days prior to the Board's vote to allocate credits).

(b) **Agreement and Election Statement.** Together with ~~or following~~ the Development Owner's acceptance of the Carryover Allocation commitment or determination, the Development Owner may execute an Agreement and Election Statement, in the form prescribed by the Department, for the purpose of fixing the Applicable Percentage for the Development as that for the month in which the Carryover Allocation Commitment was accepted (or the month the bonds were issued for Tax Exempt Bond Developments), as provided in the Code, §42(b)(2). Current Treasury Regulations, §1.42-8(a)(1)(v), suggest that in order to permit a Development Owner to make an effective election to fix the Applicable Percentage for a Development, the Carryover Allocation Document must be executed by the Department and the Development Owner within the same month. The

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Department staff will cooperate with a Development Owner, as possible or reasonable needed, to assure that the Carryover Allocation Document ~~Commitment Notice~~ can be so executed.

§4950.14. Carryover, 10% Test.

(a) **Carryover.** All Developments which received a Commitment Notice, and will not be placed in service and receive IRS Form 8609 in the year the Commitment Notice was issued, must submit the Carryover documentation to the Department no later than November 1 of the year in which the Commitment Notice is issued. Developments involving acquisition/rehabilitation must submit the Carryover documentation to the Department no later than December 1 of the year in which the Commitment Notice is issued, however they will be ineligible for extensions beyond that date. [WG] Commitments for credits will be terminated if the Carryover documentation, or an approved extension, has not been received by this deadline. In the event that a Development Owner intends to submit the Carryover documentation in any month preceding November ~~October~~ of the year in which the Commitment Notice is issued, in order to fix the Applicable Percentage for the Development in that month ~~October~~, it must be submitted no later than the first Friday in the preceding month ~~October~~. [WG] If the financing structure, syndication rate, amount of debt or syndication proceeds are revised at the time of Carryover from what was proposed in the original Application, applicable documentation of such changes must be provided and the Development may be reevaluated by the Department. The Carryover Allocation format must be properly completed and delivered to the Department as prescribed by the Carryover Allocation Procedures Manual. All Carryover Allocations will be contingent upon the following, in addition to all other conditions placed upon the Application in the Commitment Notice:

(1) The Development Owner must have purchased the property for the Development.

(2) A current original plat or survey of the land, prepared by a duly licensed Texas Registered Professional Land Surveyor. Such survey shall conform to standards prescribed in the Manual of Practice for Land Surveying in Texas as promulgated and amended from time to time by the Texas Surveyors Association as more fully described in the Carryover Procedures Manual.

(3) A review of information provided by the IRS as permitted pursuant to IRS Form 8821, Tax Information Authorization, for the release of tax information relating to non-disclosure or recapture issues. Each Development Owner, General Partner and Principal Applicant must execute and provide to the Department Form 8821 within ten business days of the issuance of a Commitment Notice or Determination Notice. ~~The form must be signed and executed on behalf of the Development Owner.~~ Any information provided by the IRS will be evaluated by the Department ~~in accordance with §4950.3(53) of this title~~ and may be utilized by the Board to determine if a Carryover Allocation will be made. [WG]

(4) Attendance of the Development Owner and Development architect at eight hours of Fair Housing training on or before the closing of the construction loan.

(5) For all Developments involving new construction, evidence of the availability of all necessary utilities/services to the Development site must be provided. Necessary utilities include natural gas (if applicable), electric, trash, water, and sewer. Such evidence must be a letter or a monthly utility bill from the appropriate municipal/local service provider. If utilities are not already accessible, then the letter must clearly state: an estimated time frame for provision of the utilities, an estimate of the infrastructure cost, and an estimate of any portion of that cost that will be borne by the Development Owner. Letters must be from an authorized individual representing the organization which actually provides the services. Such documentation should clearly indicate the Development property. If utilities are not already accessible (undeveloped areas), then the letter should not be older than three months from the first day of the Application Acceptance Period.

(6) Development Owners must provide evidence to the Department that they have notified the District office of the Texas Department of Transportation of their proposed property consistent with the template provided in the Carryover Allocation Procedures Manual.

(b) **10% Test.** No later than six months from the date the Carryover Allocation Document is executed by the Department and the Development Owner, more than 10% of the Development Owner's reasonably expected basis ~~must have~~ has to have been incurred pursuant to §42(h)(1)(E)(i) and (ii) of the Internal Revenue Code and Treasury Regulations, §1.42-6. The evidence to support the satisfaction of this requirement must be submitted to the Department no later than June 30 of the year following the execution of the Carryover Allocation Document in a format prescribed by the Department. [WG]

§49.15. Closing of the Construction Loan, Commencement of Substantial Construction.

(a) **Closing of the Construction Loan.** The Development Owner must submit evidence of having closed the construction loan. The evidence must be submitted no later than June 1 ~~the second Friday in June~~ of the year after the execution of the Carryover Allocation Document, and no later than 14 days after the closing of the construction loan for Tax Exempt Bond Developments, with the possibility of an extension as described in

~~§4950.21~~ of this title. At the time of submission of the documentation, the Development Owner must also submit a Management Plan and an Affirmative Marketing Plan as further described in the Carryover Allocation Procedures Manual. The Carryover Allocation will automatically be terminated if the Development Owner fails to meet the aforementioned closing deadline (taking into account any extensions), and has not had an extension approved, and all credits previously allocated to that Development will be recovered and become a part of the State Housing Credit Ceiling for the applicable year. Owners of Tax Exempt Bond Developments will be fined \$2,500 if this requirement is not fulfilled. [WG]

(b) **Commencement of Substantial Construction.** The Development Owner must submit evidence of having commenced and continued substantial construction activities. The evidence must be submitted not later than December 1~~the second Friday in November~~ of the year after the execution of the Carryover Allocation Document with the possibility of an extension as described in ~~§4950.21~~ of this title. The minimum activity necessary to meet the requirement of substantial construction for new Developments will be defined as having expended 10% of the construction contract amount for the Development, adjusted for any change orders, and as documented by both the most recent construction contract application for payment and the inspecting architect. having poured foundations for at least 50% of all of the buildings in the Development. [WG] The minimum activity necessary to meet the requirement of substantial construction for rehabilitation Developments will be defined as having expended 10% of the construction budget as documented by the inspecting architect. Evidence of such activity shall be provided in a format prescribed by the Department.

§4950.16. Cost Certification, LURA.

(a) **Cost Certification.** If a Carryover Allocation was not requested and received, ~~Developments that will must~~ be placed in service by December 31 of the year the Commitment Notice was issued. Developments receiving a Carryover Allocation must be placed in service by December 31 of the second year following the year the Carryover Allocation Agreement was executed. Developments and requesting IRS Forms 8609 in the year the Commitment Notice was issued must submit the required Cost Certification documentation and the compliance and monitoring fee no later than June 30 of the year following the date the buildings were placed in service. Any Developments issued a Commitment Notice or Determination Notice that fails to submit its Cost Certification documentation by this time will be reported to the IRS. to the Department by the second Friday in November of that same year. The Department will issue IRS Forms 8609 no later than 90 days from the date of receipt of the Cost Certification documentation, ~~so long as or~~ all subsequent documentation requested by the Department related to the processing of the Cost Certification documentation has been provided, ~~on or before the seventy-fifth day from the date of receipt of the original Cost Certification documentation.~~ Any deficiency letters issued to the Owner pertaining to the Cost Certification documentation will also be copied to the syndicator. [WG]

(b) **Land Use Restriction Agreement (LURA).** ~~Prior to the Department's issuance of the IRS Form(s) 8609 for building(s) in a Development, the~~ The Development Owner must request a LURA from the Department no later than September 1 of the first year in which credits will be claimed. The Development Owner must date, sign and acknowledge before a notary public ~~the~~ a LURA and send the original to the Department for execution by December 1 of the first year in which credits will be claimed. In addition, the initial compliance and monitoring fee must also be submitted to the Department by December 1 of that same year. After receipt of the signed LURA from the Department, ~~the~~ the Development Owner shall then record said LURA, along with any and all exhibits attached thereto, in the real property records of the county where the Development is located and return the original document, duly certified as to recordation by the appropriate county official, to the Department no later than the date that the Cost Certification Documentation is submitted to the Department. If any liens (other than mechanics' or materialmen's liens) shall have been recorded against the Development and/or the Property prior to the recording of the LURA, the Development Owner shall obtain the subordination of the rights of any such lienholder, or other effective consent, to the survival of certain obligations contained in the LURA, which are required by §42(h)(6)(E)(ii) of the Code to remain in effect following the foreclosure of any such lien. Receipt of such certified recorded original LURA by the Department is required prior to issuance of IRS Form 8609. A representative of the Department, or assigns, shall physically inspect the Development for compliance with the Application and the representatives, warranties, covenants, agreements and undertakings contained therein. Such inspection will be conducted before the IRS Form 8609 is issued for a building, but it shall be conducted in no event later than the end of the second calendar year following the year the last building in the Development is placed in service. The Development Owner for Tax Exempt Bond Developments shall obtain a subordination agreement wherein the lien of the mortgage is subordinated to the LURA. ~~If an Owner intends for the Department to execute a LURA by the end of a calendar year, then the proposed LURA, executed by the Owner and lienholder, if necessary, must be submitted to the Department for execution no later than December 1 of that calendar year.~~ [WG]

§4950.17. Housing Credit Allocations.

(a) In making a commitment of a Housing Credit Allocation under this chapter, the Department shall rely upon information contained in the ~~Applicant's Application~~ to determine whether a building is eligible for the credit under the Code, §42. The ~~Development Owner Applicant~~ shall bear full responsibility for claiming the credit and assuring that the Development complies with the requirements of the Code, §42. The Department shall have no responsibility for ensuring that a ~~Development Owner Applicant~~ who receives a Housing Credit Allocation from the Department will qualify for the housing credit.

(b) The Housing Credit Allocation Amount shall not exceed the dollar amount the Department determines is necessary for the financial feasibility and the long term viability of the Development throughout the affordability period~~Compliance Period~~. [2306.6711(b)] Such determination shall be made by the Department at the time of issuance of the Commitment Notice or Determination Notice; at the time the Department makes a Housing Credit Allocation; and as of the date each building in a Development is placed in service. Any Housing Credit Allocation Amount specified in a Commitment Notice, Determination Notice or Carryover Allocation Document is subject to change by the Department based upon such determination. Such a determination shall be made by the Department based on its evaluation and procedures, considering the items specified in the Code, §42(m)(2)(B), and the department in no way or manner represents or warrants to any Applicant, sponsor, investor, lender or other entity that the Development is, in fact, feasible or viable.

(c) The General Contractor hired by the ~~Development Owner Applicant~~ must meet specific criteria as defined by the Seventy-fifth Legislature. A General Contractor hired by a ~~Development Owner Applicant~~ or an ~~Development Owner Applicant~~, if the ~~Development Owner Applicant~~ serves as General Contractor must demonstrate a history of constructing similar types of housing without the use of federal tax credits. Evidence must be submitted to the Department, in accordance with §4950.9~~(e)~~(4)(HG) of this title, which sufficiently documents that the General Contractor has constructed some housing without the use of Housing Tax Credits. This documentation will be required as a condition of the commitment notice or carryover agreement, and must be complied with prior to commencement of construction and at cost certification and final allocation of credits.

(d) An allocation will be made in the name of the ~~Development Owner Applicant~~ identified in the related Commitment Notice or Determination Notice. If an allocation is made to a member or Affiliate of the ownership entity proposed at the time of Application, the Department will transfer the allocation to the ownership entity as consistent with the intention of the Board when the Development was selected for an award of tax credits. ~~If an allocation is made in the name of the party expected to be the General Partner or Managing Member in an eventual owner partnership or limited liability company, the Department may, upon request, approve a transfer of allocation to such owner partnership or limited liability company in which such party is the sole General Partner or Managing Member.~~ Any other transfer of an allocation will be subject to review and approval by the Department consistent with §50.18(c). The approval of any such transfer does not constitute a representation to the effect that such transfer is permissible under §42 of the Code or without adverse consequences thereunder, and the Department may condition its approval upon receipt and approval of complete current documentation regarding the ~~new~~ owner including documentation to show consistency with all the criteria for scoring, evaluation and underwriting, among others, which were applicable to the original Applicant.

(e) The Department shall make a Housing Credit Allocation, either in the form of IRS Form 8609, with respect to current year allocations for buildings placed in service, or in the Carryover Allocation Document, for buildings not yet placed in service, to any Development Owner who holds a Commitment Notice which has not expired, and for which all fees as specified in §4950.21 of this title have been received by the Department and with respect to which all applicable requirements, terms and conditions have been met. For Tax Exempt Bond Developments, the Housing Credit Allocation shall be made in the form of a Determination Notice. For an IRS Form 8609 to be issued with respect to a building in a Development with a Housing Credit Allocation, satisfactory evidence must be received by the Department that such building is completed and has been placed in service in accordance with the provisions of the Department's Cost Certification Procedures Manual. The Cost Certification documentation requirements will include a certification and inspection report prepared by a Third-Party accredited accessibility inspector to certify that the Development meets all required accessibility standards. IRS Form 8609 will not be issued until the certifications are received by the Department. The Department shall mail or deliver IRS Form 8609 (or any successor form adopted by the Internal Revenue Service) to the Development Owner, with Part I thereof completed in all respects and signed by an authorized official of the Department. The delivery of the IRS Form 8609 will occur only after the Development Owner has complied with all procedures and requirements listed within the Cost Certification Procedures Manual. Regardless of the year of Application to the Department for Housing Tax Credits, the current year's Cost Certification Procedures Manual must be utilized when filing all cost certification materials. A separate Housing Credit Allocation shall be made with respect to

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each building within a Development which is eligible for a housing credit; provided, however, that where an allocation is made pursuant to a Carryover Allocation Document on a Development basis in accordance with the Code, §42(h)(1)(F), a housing credit dollar amount shall not be assigned to particular buildings in the Development until the issuance of IRS Form 8609s with respect to such buildings.

(f) In making a Housing Credit Allocation, the Department shall specify a maximum Applicable Percentage, not to exceed the Applicable Percentage for the building permitted by the Code, §42(b), and a maximum Qualified Basis amount. In specifying the maximum Applicable Percentage and the maximum Qualified Basis amount, the Department shall disregard the first-year conventions described in the Code, §42(f)(2)(A) and §42(f)(3)(B). The Housing Credit Allocation made by the Department shall not exceed the amount necessary to support the extended low income housing commitment as required by the Code, §42(h)(6)(C)(i).

(g) Development inspections shall be required to show that the Development is built or rehabilitated according to required plans and specifications. At a minimum, all Development inspections must include an inspection for quality during the construction process while defects can reasonably be corrected and a final inspection at the time the Development is placed in service. All such Development inspections shall be performed by the Department or by an independent, ~~third party~~ Third Party inspector acceptable to the Department. The Development Owner shall pay all fees and costs of said inspections as described in ~~§4950.21~~ of this title. [2306.081]

(h) After the entire Development is placed in service, which must occur prior to the deadline specified in the Carryover Allocation Document and as further outlined in §50.16 of this title, the Development Owner shall be responsible for furnishing the Department with documentation which satisfies the requirements set forth in the Cost Certification Procedures Manual. For purposes of this title, and consistent with IRS Notice 88-116, the placed in service date for a new or existing building used as residential rental property is the date on which the building is ready and available for its specifically assigned function and more specifically when the first Unit in the building is certified as being suitable for occupancy in accordance with state and local law and as a newly constructed or rehabilitated building is not placed in service until all units in such building have been completed and certified by the appropriate local authority or registered architect as ready for occupancy. The Cost Certification must be submitted for the entire Development; therefore partial Cost Certifications are not allowed. The Department may require copies of invoices and receipts and statements for materials and labor utilized for the new construction or rehabilitation and, if applicable, a closing statement for the acquisition of the Development as well as for the closing of all interim and permanent financing for the Development. If the Development Owner Applicant does not fulfill all representations and commitments made in the Application, the Department may make reasonable reductions to the tax credit amount allocated via the IRS Form 8609, may withhold issuance of the IRS Form 8609s until these representations and commitments are met, and/or may terminate the allocation, if appropriate corrective action is not taken by the Development Owner.

(i) The Board at its sole discretion may allocate credits to a Development Owner in addition to those awarded at the time of the initial Carryover Allocation in instances where there is bona fide substantiation of cost overruns and the Department has made a determination that the allocation is needed to maintain the Development's financial viability. ~~as a Development.~~

(j) The Department may, at any time and without additional administrative process, determine to award credits to Developments previously evaluated and awarded credits if it determines that such previously awarded credits are or may be invalid and the owner was not responsible for such invalidity. The Department may also consider an amendment to a Commitment Notice or Carryover Allocation or other requirement with respect to a Development if the revisions:

- (1) are consistent with the Code and the ~~Low Income Housing Tax Credit Program~~;
- (2) do not occur while the Development is under consideration for tax credits;
- (3) do not involve a change in the number of points scored (unless the Development's ranking is adjusted because of such change);
- (4) do not involve a change in the Development's site; or
- (5) do not involve a change in the set-aside election.

§4950.18 Board Reevaluation, Appeals; Amendments, Housing Tax Credit and Ownership Transfers, Sale of Tax Credit Properties, Withdrawals, Cancellations.

(a) **Board Reevaluation.** [2306.6731(b)] Regardless of ~~development project~~ stage, the Board shall reevaluate a Development that undergoes a substantial change between the time of initial Board approval of the Development and the time of issuance of a Commitment Notice or Determination Notice for the Development. For the purposes of this subsection, substantial change shall be those items identified in subsection (c)(3) of this

section. The Board may revoke any Commitment Notice or Determination Notice issued for a Development that has been unfavorably reevaluated by the Board.

(b) **Appeals Process.** [2306.6715] An Applicant may appeal decisions made by the Department.

(1) The decisions that may be appealed are identified in subparagraphs (A) through (C) of this paragraph.

(A) a determination regarding the Application's satisfaction of:

(i) Eligibility Requirements;

(ii) Disqualification or debarment criteria;

(iii) Pre-Application or Application Threshold Criteria;

(iv) Underwriting Criteria;

(B) the scoring of the Application under the Application Selection Criteria; and

(C) a recommendation as to the amount of housing tax credits to be allocated to the Application.

(D) Any Department decision that results in termination of an Application.

(2) An Applicant may not appeal a decision made regarding an Application filed by another Applicant.

(3) An Applicant must file its appeal in writing with the Department not later than the seventh day after the date the Department publishes the results of any stage of the Application evaluation process identified in §4950.9 of this title. In the appeal, the Applicant must specifically identify the Applicant's grounds for appeal, based on the original Application and additional documentation filed with the original Application. If the appeal relates to the amount of housing tax credits recommended to be allocated, the Department will provide the Applicant with the underwriting report upon request.

(4) The Executive Director of the Department shall respond in writing to the appeal not later than the 14th day after the date of receipt of the appeal. If the Applicant is not satisfied with the Executive Director's response to the appeal, the Applicant may appeal directly in writing to the Board, provided that an appeal filed with the Board under this subsection must be received by the Board before:

(A) the seventh day preceding the date of the Board meeting at which the relevant commitment decision is expected to be made; or

(B) the third day preceding the date of the Board meeting described by subparagraph (A) of this paragraph, if the Executive Director does not respond to the appeal before the date described by subparagraph (A) of this paragraph.

(5) Board review of an appeal under paragraph (4) of this subsection is based on the original Application and additional documentation filed with the original Application. The Board may not review any information not contained in or filed with the original Application. The decision of the Board regarding the appeal is final.

(6) The Department will post to its web site an appeal filed with the Department or Board and any other document relating to the processing of the appeal. [2306.6714(a)(4)]

(c) **Amendment of Application Subsequent to Allocation by Board.** [2306.6712 and 2306.6717(a)(4)]

(1) If a proposed modification would materially alter a Development approved for an allocation of a housing tax credit, or if the Applicant has altered any selection criteria item for which it received points, the Department shall require the Applicant to file a formal, written request for an amendment to the Application.

(2) The Executive Director of the Department shall require the Department staff assigned to underwrite Applications to evaluate the amendment and provide an analysis and written recommendation to the Board. The appropriate party monitoring compliance during construction in accordance with §4950.19 of this title shall also provide to the Board an analysis and written recommendation regarding the amendment.

(3) For Applications approved by the Board prior to September 1, 2001, the Executive Director will approve or deny the amendment request. For Applications approved by the Board after September 1, 2001, the Board must vote on whether to approve the amendment. The Board by vote may reject an amendment and, if appropriate, rescind a Commitment Notice or terminate the allocation of housing tax credits and reallocate the credits to other Applicants on the Waiting List if the Board determines that the modification proposed in the amendment:

(A) would materially alter the Development in a negative manner; or

(B) would have adversely affected the selection of the Application in the Application Round.

(4) Material alteration of a Development includes, but is not limited to:

(A) a significant modification of the site plan;

(B) a modification of the number of units or bedroom mix of units;

(C) a substantive modification of the scope of tenant services;

(D) a reduction of three percent or more in the square footage of the units or common areas;

(E) a significant modification of the architectural design of the Development;

(F) a modification of the residential density of the Development of at least five percent; and

(G) an increase or decrease in the site acreage of greater than 10% from the original site under control and proposed in the Application; and

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(HG) any other modification considered significant by the Board.

(5) In evaluating the amendment under this subsection, the Department staff shall consider whether the need for the modification proposed in the amendment was:

- (A) reasonably foreseeable by the Applicant at the time the Application was submitted; or
- (B) preventable by the Applicant.

(6) This section shall be administered in a manner that is consistent with the Code, §42.

(7) Before the 15th day preceding the date of Board action on the amendment, notice of an amendment and the recommendation of the Executive Director and monitor regarding the amendment will be posted to the Department's web site.

(d) **Housing Tax Credit and Ownership Transfers.** [2306.6713] An Development OwnerApplicant may not transfer an allocation of housing tax credits or ownership of a Development supported with an allocation of housing tax credits to any Person other than an Affiliate of the Development Owner unless the Development OwnerApplicant obtains the Executive Director's prior, written approval of the transfer. The Executive Director may not unreasonably withhold approval of the transfer. An Development OwnerApplicant seeking Executive Director approval of a transfer and the proposed transferee must provide to the Department a copy of any applicable agreement between the parties to the transfer, including any third-party agreement with the Department. An Development OwnerApplicant seeking Executive Director approval of a transfer must provide to the Department with documentation requested by the Department, including but not limited to, a list of the names of transferees and Related Parties; and detailed information describing the experience and financial capacity of transferees and related parties. All transfer requests must disclose the reason for the request and specifically disclose if the transfer is requested because a Person active in the Development is being, or has been, removed by the lender, equity provider, or limited partners for its failure to perform its obligations under the loan documents or limited partnership agreement. The Development Owner shall certify to the Executive Director that the tenants in the Development have been notified in writing of the transfer before the 30th day preceding the date of submission of the transfer request to the Department. Not later than the fifth working day after the date the Department receives all necessary information under this section, the Department shall conduct a qualifications review of a transferee to determine the transferee's past compliance with all aspects of the Low Income Housing Tax Credit Program, LURAs; and the sufficiency of the transferee's experience with Developments supported with Housing Credit Allocations. If the viable operation of the Development is deemed to be in jeopardy by the Department, the Department may authorize changes that were not contemplated in the Application.

(e) **Sale of Certain Tax Credit Properties.** Consistent with §2306.6726, Texas Government Code, not later than two years before the expiration of the Compliance Period, a Development Owner who agreed to provide a right of first refusal under §2306.6725 of Texas Government Code and who intends to sell the property shall notify the Department of its intent to sell.

(1) The Development Owner shall notify Qualified Nonprofit Organizations and tenant organizations of the opportunity to purchase the Development. The Development Owner may:

(A) during the first six-month period after notifying the Department, negotiate or enter into a purchase agreement only with a Qualified Nonprofit Organization that is also a community housing development organization as defined by the federal home investment partnership program;

(B) during the second six-month period after notifying the Department, negotiate or enter into a purchase agreement with any Qualified Nonprofit Organization or tenant organization; and

(C) during the year before the expiration of the compliance period, negotiate or enter into a purchase agreement with the Department or any Qualified Nonprofit Organization or tenant organization approved by the Department.

(2) Notwithstanding items for which points were received consistent with §50.9(g) of this title, a Development Owner may sell the Development to any purchaser after the expiration of the compliance period if a Qualified Nonprofit Organization or tenant organization does not offer to purchase the Development at the minimum price provided by §42(i)(7), Internal Revenue Code of 1986 (26 U.S.C. Section 42(i)(7)), and the Department declines to purchase the Development.

(f) **Withdrawals.** An Applicant may withdraw an Application prior to receiving a Commitment Notice, Determination Notice, Carryover Allocation Document or Housing Credit Allocation, or may cancel a Commitment Notice or Determination Notice by submitting to the Department a notice, as applicable, of withdrawal or cancellation, and making any required statements as to the return of any tax credits allocated to the Development at issue.

(gf) **Cancellations.** The Department may cancel a Commitment Notice, Determination Notice or Carryover Allocation prior to the issuance of IRS Form 8609 with respect to a Development if:

(1) ~~The Applicant or the Development Owner~~~~the Development Owner or any member of the Development Team~~, or the Development, as applicable, fails to meet any of the conditions of such Commitment Notice or Carryover Allocation or any of the undertakings and commitments made by the Development Owner in the Applications process for the Development;

(2) any statement or representation made by the Development Owner or made with respect to the Development Owner, ~~the Development Team~~ or the Development is untrue or misleading;

(3) an event occurs with respect to ~~the Applicant or the Development Owner~~~~any member of the Development Team~~ which would have made the Development's Application ineligible for funding pursuant to §4950.5 of this title if such event had occurred prior to issuance of the Commitment Notice or Carryover Allocation; or

(4) ~~The Applicant or the Development Owner~~~~the Development Owner, any member of the Development Team~~, or the Development, as applicable, fails to comply with these Rules or the procedures or requirements of the Department.

§4950.19. Compliance Monitoring and Material Non-Compliance.

(a) The Code, §42(m)(1)(B)(iii), requires the Department as the housing credit agency to include in its QAP a procedure that the Department will follow in monitoring Developments for compliance with the provisions of the Code, §42 and in notifying the IRS of any noncompliance of which the Department becomes aware. Detailed compliance rules are set forth in Department Rule 10 TAC §60.15~~Such procedure is set out in this QAP~~ and in the Owner's Compliance Manual prepared by the Department's Compliance Division, as amended from time to time. Such procedure only addresses forms and records that may be required by the Department to enable the Department to monitor a Development for violations of the Code and the LURA and to notify the IRS of any such non-compliance. This procedure does not address forms and other records that may be required of Development Owners by the IRS more generally, whether for purposes of filing annual returns or supporting Development Owner tax positions during an IRS audit.

(b) The Department, through the division with responsibility for compliance matters, shall monitor for compliance with all applicable requirements the entire construction or rehabilitation phase associated with any Development under this title. The Department will monitor under this requirement by requiring a copy of reports from all construction inspections performed for the lender and/or syndicator for the Development. Those reports must indicate that the Department may rely on those reports. The Department may provide those inspectors for the lender and/or syndicator with required documentation to be completed that will confirm satisfaction of the requirements of this rule. If necessary, the Department may obtain a Third Party inspection report for purposes of monitoring. The ~~Development Owner~~~~Applicant~~ must provide the Department with copies of all inspections made throughout the construction of the Development within fifteen days of the date the inspection occurred. The Department, or any ~~Third Party~~~~third-party~~ inspector hired by the Department, shall be provided, upon request, any construction documents, plans or specifications for the Development to perform these inspections. If reports are not submitted to the Department or can not be relied upon, the Applicant will be responsible for payment of any necessary inspections. The monitoring level for each Development must be based on the amount of risk associated with the Development. The Department shall use the division responsible for credit underwriting matters and the division responsible for compliance matters to determine the amount of risk associated with each Development. After completion of a Development's construction phase, the Department shall periodically review the performance of the Development to confirm the accuracy of the Department's initial compliance evaluation during the construction phase. Developments having financing from TX-USDA-RHS will be exempt from these inspections, provided that the ~~Development Owner~~~~Applicant~~ provides the Department with copies of all inspections made by TX-USDA-RHS throughout the construction of the Development within fifteen days of the date the inspection occurred. [2306.081(a) to (c); 2306.6719]

(c) The Department will monitor compliance with all ~~representation~~~~covenants~~ made by the Development Owner in the Application and in the LURA, whether required by the Code, Treasury Regulations or other rulings of the IRS, or undertaken by the Development Owner in response to Department requirements or criteria.

~~(d) The Department may contract with an independent third party to monitor a Development during its construction or rehabilitation and during its operation for compliance with any conditions imposed by the Department in connection with the allocation of housing tax credits to the Development and appropriate state and federal laws, as required by other state law or by the Board. The Department may assign Department staff other than housing tax credit division staff to perform the relevant monitoring functions required by this section in the construction or rehabilitation phase of a Development.~~

~~(e) The Department shall create an easily accessible database that contains all Development compliance information developed under this section.~~

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(df) The Development Owner must ~~collect information and retain~~^{keep} records for each qualified low income building in the Development, ~~showing on a monthly basis (with respect to the first year of a building's Credit Period and on an annual basis, thereafter in accordance with Section 1.42-5(b)(1) and (2)).~~;

~~(1) the total number of residential rental Units in the building (including the number of bedrooms and the size in square feet of each residential rental Unit);~~

~~(2) the percentage of residential rental Units in the building that are low income Units;~~

~~(3) the rent charged for each residential rental Unit in the building including, with respect to low income Units, documentation to support the utility allowance applicable to such Unit;~~

~~(4) the number of occupants in each low income Unit;~~

~~(5) the low income Unit vacancies in the building and information that shows when, and to whom, all available Units were rented;~~

~~(6) the annual income certification of each tenant of a low income Unit, in the form designated by the Department in the Compliance Manual, as may be modified from time to time;~~

~~(7) documentation to support each low income tenant's income certification, consistent with the determination of annual income and verification procedures under Section 8 of the United States Housing Act of 1937 ("Section 8"), notwithstanding any rules to the contrary for the determination of gross income for federal income tax purposes. In the case of a tenant receiving housing assistance payments under Section 8, the documentation requirement is satisfied if the public housing authority provides a statement to the Development Owner declaring that the tenant's income does not exceed the applicable income limit under the Code, §42(g) as described in the Compliance Manual;~~

~~(8) the Eligible Basis and Qualified Basis of the building at the end of the first year of the Credit Period;~~

~~(9) the character and use of the nonresidential portion of the building included in the building's Eligible Basis under the Code, §42(d), (e.g. whether tenant facilities are available on a comparable basis to all tenants; whether any fee is charged for use of the facilities; whether facilities are reasonably required by the Development); and~~

~~(10) any additional information as required by the Department.~~

(eg) The Development Owner will deliver to the Department no later than the last day in April each year, the current audited financial statements, in form and content satisfactory to the Department, itemizing the income and expenses of the Development for the prior year.

(fh) Specifically, to evidence compliance with the requirements of the Code, §42(h)(6)(B)(iv) which requires that the LURA prohibit Development Owners of all tax credit Developments placed in service after August 10, 1993 from refusing to lease to persons holding Section 8 vouchers or certificates because of their status as holders of such Section 8 voucher or certificate. Development Owners must comply with Department rules under 10 TAC §1.14 of this title. [2306.6728 and 2306.269(b)(1) and (2)]

~~(1) A Development funded or administered by the Department is prohibited from:~~

~~(A) excluding an individual or family from admission to the Development because the individual or family participates in the housing choice voucher program under Section 8, United States Housing Act of 1937 (42 U.S. C. Section 143F);~~

~~(B) using a financial or minimum income standard for an individual or family participating in the voucher program that requires the individual or family to have a monthly income of more than 2.5 times the individual or family's share of the total monthly rent payable to the Development. A Development Owner must maintain a written management plan that is available for review upon request. Such management plan must clearly state the following objectives:~~

~~(i) prospective applicants who hold Section 8 vouchers or certificates are welcome to apply and will be provided the same consideration for occupancy as any other applicant;~~

~~(ii) any minimum income requirements for Section 8 voucher and certificate holders will only be applied to the portion of the rent the prospective tenant would pay, provided, however, that if Section 8 pays 100% of the rent for the Unit, the Development Owner may establish other reasonable minimum income requirements to ensure that the tenant has the financial resources to meet daily living expenses. Minimum income requirements for Section 8 voucher and certificate holders will not exceed 2.5 times the portion of rent the tenant pays; and~~

~~(iii) all other screening criteria, including employment policies or procedures and other leasing criteria (such as rental history, credit history, criminal history, etc.) must be applied to applicants uniformly and in a manner consistent with the Texas and federal Fair Housing Acts and with Department and Code requirements;~~

~~(2) In addition the following is required for Developments funded or administered by the Department:~~

~~(A) post Fair Housing logos and the Fair Housing poster in the leasing office;~~

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~~(B) approve and distribute a written Affirmative Marketing Plan to the property management and on-site staff; and~~

~~(C) communicate annually during the first quarter of each year in writing with the administrator of each Section 8 program which has jurisdiction within the geographic area where the Development is located. Such communication will include information on the Unit characteristics and rents and will advise the administrating agency that the property accepts Section 8 vouchers and certificates and will treat referrals in a fair and equal manner. Copies of such correspondence must be available during on-site reviews conducted by the Department. A prospective tenant participating in the voucher program shall have the right to report to the administrator of the Section 8 program that provided the certificate or voucher an exclusion from admission to a Development based on a financial or minimum income standard requiring the tenant to have a monthly income of more than 2.5 times the tenant or tenant's family share of the total monthly rent payable to the Development Owner. The administrator shall promptly report such exclusion to the Department.~~

~~(3) A Housing Sponsor that fails to comply with the requirements and procedures of this §49.19(h) of this title is subject to the following sanctions:~~

~~(A) Failure to lease to a prospective tenant due to the applicant's status as a recipient of a federal rental assistance voucher or certificate will result in a material non-compliance score as more fully described in subsection (s) of this section.~~

~~(B) A complaint of exclusion from admittance as described in subsection (h)(5) of this section that has been verified by the Department shall result in a non-compliance score as more fully described in subsection (s) of this section for a period of one year from the date of the Department's verification of the complaint.~~

~~(i) Record retention provision. The Development Owner is required to retain the records described in subsection (f) of this section for at least six years after the due date (with extensions) for filing the federal income tax return for that year; however, the records for the first year of the Credit Period must be retained for at least six years beyond the due date (with extensions) for filing the federal income tax return for the last year of the Compliance Period of the building.~~

~~(gj) Certification and Review.~~

~~(1) On or before February 1st of each year, the Department will send each Development Owner of a completed Development the Fair Housing Sponsor Report an Owner's Certification of Program Compliance (form provided by the Department) to be completed by the Development Owner and returned to the Department on or before the first day of March of each year in the Compliance Period. Any Development for which the certification is not received by the Department, is received past due, or is incomplete, improperly completed or not signed by the Development Owner, will be considered not in compliance with the provisions of §42 of the Code and reported to the IRS on Form 8823, Low Income Housing Credit Agencies Report of Non Compliance. The Fair Housing Sponsor Report, Part A "Owner's Certification of Program Compliance" The Owner Certification of Program Compliance shall cover the preceding calendar year and shall include at a minimum cover the requirements under Section 1.42-5(c) and 10 TAC §60.1, following statements of the Development Owner:~~

~~(A) the Development met the minimum set-aside test which was applicable to the Development;~~

~~(B) there was no change in the Applicable Fraction of any building in the Development, or if there was such a change, the Applicable Fraction to be reported to the IRS for each building in the Development for the certification year;~~

~~(C) the Development Owner has received an annual income certification from each low income resident and documentation to support that certification;~~

~~(D) each low income Unit in the Development was rent restricted under the Code, §42(g)(2);~~

~~(E) all low income Units in the Development are and have been for use by the general public and used on a non-transient basis (except for transitional housing for the homeless provided under the Code, §42(l)(3)(B)(iii) and (iv));~~

~~(F) No finding of discrimination under the Fair Housing Act, 42 U.S.C. 3601-3619, has occurred for this Development. A finding of discrimination includes an adverse final decision by the Secretary of HUD, 24 CFR 180.680, an adverse final decision by a substantially equivalent state or local fair housing agency, 42 U.S.C. 3616a(a)(1), or an adverse judgment from a federal court;~~

~~(G) each building in the Development is and has been suitable for occupancy, taking into account local health, safety, and building codes (or other habitability standards), and the state or local government unit responsible for making building code inspections did not issue a report of a violation for any building or low income Unit in the Development. If a violation report or notice was issued by the governmental unit, the Development Owner must attach a copy of the violation report or notice. In addition, the Development Owner must state whether the violation has been corrected;~~

~~(H) either there was no change in the Eligible Basis (as defined in the Code, §42(d)) of any building in the Development, or that there has been a change, and the nature of the change (e.g., a common area has~~

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~~become commercial space, a fee is now charged for a tenant facility formerly provided without charge, or the Development Owner has received federal subsidies with respect to the Development which had not been previously received or disclosed to the Department in writing);~~

~~(I) all tenant facilities included in the Eligible Basis under the Code, §42(d), of any building in the Development, such as swimming pools, other recreational facilities, washer/dryer hook ups, appliances and parking areas, were provided on a comparable basis without charge to all tenants in the building;~~

~~(J) if a low income Unit in the Development became vacant during the year, reasonable attempts were, or are being, made to rent that Unit or the next available Unit of comparable or smaller size to tenants having a qualifying income, and such Unit or the next available Unit of comparable or smaller size was actually rented to tenants having a qualifying income, before any other Units in the Development were, or will be, rented to tenants not having a qualifying income;~~

~~(K) if the income of tenants of a low income Unit in the Development increased above the limit allowed in the Code, §42(g)(2)(D)(ii), the next available Unit of comparable or smaller size in that building was, or will be, rented to residents having a qualifying income;~~

~~(L) a LURA including an Extended Low Income Housing Commitment as described in the Code, §42(h)(6), was in effect for buildings subject to section 7108(c)(1) of the Omnibus Budget Reconciliation Act of 1989, 103 Stat. 2106, 2308-2311, including the requirement under the Code, §42(h)(6)(B)(iv) that a Development Owner cannot refuse to lease a Unit in the Development to an applicant because the applicant holds a voucher or certificate of eligibility under Section 8 of the United States Housing Act of 1937, 42 U.S.C. 1437f (for buildings subject to section 1314c(b)(4) of the Omnibus Budget Reconciliation Act of 1993, 107 Stat. 312, 438-439;~~

~~(M) no change in the ownership of a Development has occurred during the reporting period;~~

~~(N) the Development Owner has not been notified by IRS that the Development is no longer "a qualified low income housing Development" within the meaning of the Code, §42;~~

~~(O) the Development met all terms and conditions which were recorded in the LURA, or if no LURA was required to be recorded, the Development met all representations of the Development Owner in the Application for credits;~~

~~(P) if the Development Owner received its Housing Credit Allocation from the portion of the state ceiling set aside for Developments involving Qualified Nonprofit Organizations under the Code, §42(h)(5), a Qualified Nonprofit Organization owned an interest in and materially participated in the operation of the Development within the meaning of the Code, §469(h); and~~

~~(Q) no low income Units in the Development were occupied by households in which all members were Students.~~

(2) Review.

~~(A) The Department staff will review the Fair Housing Sponsor Report each Owner's Certification of Program Compliance for compliance with the requirements of the Code, §42.~~

~~(B) The Department will monitor the Development for compliance under Section 42 and 10 TAC §60.1.~~

~~(C) The Department will perform on-site inspections of all buildings in each low income Development by the end of the second calendar year following the year the last building in the Development is placed in service and, for at least 20% of the low income Units in each Development, inspect the Units and review the low income certifications, the documentation the Development Owner has received to support the certifications, the rent records for each low income tenant in those Units, and any additional information that the Department deems necessary.~~

~~(DC) At least once every three years, the Department will conduct on-site inspections of all buildings in the Development, and for at least 20% of the Development's low income Units, inspect the Units and review the low income certifications, the documentation supporting the certifications, and the rent records for the tenants in those Units.~~

~~(D) The Department may, at the time and in the form designated by the Department, require the Development Owners to submit for compliance review, information on tenant income and rent for each low income Unit, and may require a Development Owner to submit for compliance review copies of the tenant files, including copies of the income certification, the documentation the Development Owner has received to support that certification and the rent record for any low income tenant.~~

~~(E) The Department will randomly select which low income Units and tenant records are to be inspected and reviewed by the Department. The review of the tenant records may be undertaken wherever the Development Owner maintains or stores the records. Units and tenant records to be inspected and reviewed will be selected in a manner that will not give Development Owners advance notice that a particular Unit and tenant records for a particular year will or will not be inspected or reviewed. However, the Department will give~~

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~~reasonable notice to the Development Owner that an on-site inspection or a tenant record review will occur, so that the Development Owner may notify tenants of the inspection or assemble tenant records for review.~~

(3) Exception. The Department may, at its discretion, enter into a Memorandum of Understanding with the TX-USDA-RHS, whereby the TX-USDA-RHS agrees to provide to the Department information concerning the income and rent of the tenants in buildings financed by the TX-USDA-RHS under its §515 program. Owners of such buildings may be excepted from the review procedures of subparagraph (B) or (C) of paragraph (2) of this subsection or both; however, if the information provided by TX-USDA-RHS is not sufficient for the Department to make a determination that the income limitation and rent restrictions of the Code, §42(g)(1) and (2), are met, the Development Owner must provide the Department with additional information. TX-USDA-RHS Developments satisfy the definition of Qualified Elderly Development if they meet the definition for elderly used by TX-USDA-RHS, which includes persons with disabilities.

~~(h)~~ (i) Inspection provision. The Department retains the right to perform an on site inspection of any low income Development including all books and records pertaining thereto through either the end of the Compliance Period or the end of the period covered by any Extended Low Income Housing Commitment, whichever is later. An inspection under this subsection may be in addition to any review under subsection ~~(j)(2)(C)~~ (j)(2)(C) of this section.

~~(i)~~ (j) Inspection Standard. For the on-site inspections of buildings and low income Units, the Department shall review any local health, safety, or building code violations reported to, or notices of such violations ~~provided by the retained by, the Development Owner, under subsection (j)(1)(G) of this section,~~ and determine whether the Units satisfy local health, safety, and building codes or the uniform physical condition standards for public housing established by HUD (24 CFR 5.703). The HUD physical condition standards do not supersede or preempt local health, safety and building codes. Developments must continue to satisfy these codes and if the Department becomes aware of any violation of these codes, the violations must be reported to the IRS.

~~(j)~~ (k) The Department retains the right to require the Owner to submit tenant data in the electronic format as developed by the Department. The Department will provide general instruction regarding the electronic transfer of data.

~~(k)~~ (l) Notices to Owner. The Department will provide prompt written notice to the Development Owner if the Department does not receive the certification described in subsection ~~(j)(1)~~ (j)(1) of this section or discovers through audit, inspection, review or any other manner, that the Development is not in compliance with the provisions of the Code, §42 or the LURA. The notice will specify a correction period which will not exceed 90 days from the date of notice to the Development Owner, during which the Development Owner may respond to the Department's findings, bring the Development into compliance, or supply any missing certifications. The Department may extend the correction period for up to six months from the date of notice to the Development Owner if it determines there is good cause for granting an extension. If any communication to the Development Owner under this section is returned to the Department as unclaimed or undeliverable, the Development may be considered not in compliance without further notice to the Development Owner.

~~(l)~~ (m) Notice to the IRS.

(1) Regardless of whether the noncompliance is corrected, the Department is required to file IRS Form 8823 with the IRS. IRS Form 8823 will be filed not later than 45 days after the end of the correction period specified in the Notice to Owner (including any extensions permitted by the Department), but will not be filed before the end of the correction period. The Department will explain on IRS Form 8823 the nature of the noncompliance and will indicate whether the Development Owner has corrected the non-compliance or failure to certify.

(2) If a particular instance of non-compliance is not corrected within three years after the end of the permitted correction period, the Department is not required to report any subsequent correction to the IRS.

(3) The Department will retain records of noncompliance or failure to certify for six years beyond the Department's filing of the respective IRS Form 8823. In all other cases, the Department will retain the certification and records described in ~~§4950.19~~ §4950.19 of this title for three years from the end of the calendar year the Department receives the certifications and records.

~~(m)~~ (n) Notices to the Department. A Development Owner must comply with §50.18(d) of this title for the event listed in paragraph (1) of this subsection and must notify the division responsible for compliance within the Department in writing of the events listed in paragraphs ~~(4) and through (3)~~ (4) and through (3) of this subsection.

(1) prior to any sale, transfer, exchange, or renaming of the Development or any portion of the Development. For Rural Developments that are federally assisted or purchased from HUD, the Department shall not authorize the sale of any portion of the Development;

(2) any change of address to which subsequent notices or communications shall be sent; or

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(3) within thirty days of the placement in service of each building, the Department must be provided the in service date of each building.

(nq) Liability. Compliance with the requirements of the Code, §42 is the sole responsibility of the Development Owner of the building for which the credit is allowable. By monitoring for compliance, the Department in no way assumes any liability whatsoever for any action or failure to act by the Development Owner including the Development Owner's noncompliance with the Code, §42.

(or) These provisions apply to all buildings for which a ~~low income~~ housing tax credit is, or has been, allowable at any time. The Department is not required to monitor whether a building or Development was in compliance with the requirements of the Code, §42, prior to January 1, 1992. However, if the Department becomes aware of noncompliance that occurred prior to January 1, 1992, the Department is required to notify the IRS in a manner consistent with subsection (j) of this section.

(ps) Material Non-Compliance. [2306.185(a)] In accordance with §4950.5(b)(36) and (74) of this title, the Department will disqualify an Application for funding if the Applicant, the Development Owner, or the General Contractor, or any Affiliate of the Applicant, the Development Owner, or the General Contractor that is active in the ownership or ~~Control~~Control of one or more other low income rental housing properties located in or outside the State of Texas is determined by the Department to be in Material Non-Compliance on the date the Application Round closes. The Department will classify a property as being in Material Non-Compliance when such property has a Non-Compliance score that is equal to or exceeds 30 points in accordance with the methodology and point system set forth in this subsection, or if in accordance with §4950.5(b)(74) of this title, the Department makes a determination that the non-compliance reported would equal or exceed a non-compliance score of 30 points if measured in accordance with the methodology and point system set forth in 10 TAC §60.1, this subsection.

(1) Each property that has received an allocation from the Department will be scored according to the type and number of non-compliance events as it relates to the Low Income Housing Tax Credit Program or other Department programs. All Developments regardless of status that have received an allocation are scored even if the project no longer actively participates in the program.

(2) Uncorrected non-compliance will carry the maximum number of points until the non-compliance event has been reported corrected by the Department. Once reported corrected by the Department the score will reduce to the "corrected value" in paragraph (4) of this subsection. Corrected non-compliance will no longer be included in the Development score three years after the date the non-compliance was reported corrected by the Department. Non-compliance events that occurred and were identified by the Department through the issuance of the IRS form 8823 prior to January 1, 1998 are assigned corrected point values to each non-compliance event. The score for these events will no longer be included in the Development's score three years after the date the form 8823 was executed. For Applicants under this QAP, a non-compliance report will be run by the Department's Compliance Division on the date the Application Round closes. Any corrective action documentation affecting this compliance status score must be received by the Department no later than February 1, 2003.

(3) Events of non-compliance are categorized as either "development events" or "unit/building events". Development events of non-compliance affect all the buildings in the property. However, the property will receive only one score for the event rather than a score for each building. Other types of non-compliance are identified individually by unit. This type of non-compliance will receive the appropriate score for each building cited with an event. The building scores accumulate towards the total score of the Development.

(4) Each type of non-compliance is assigned a point value. The point value for non-compliance is reduced upon correction of the non-compliance. The scoring point system and values are as described in subparagraphs (A) and (B) of this paragraph. The point system weighs certain types of non-compliance more heavily than others; therefore certain non-compliance events carry a sufficient number of points to automatically place the property in Material Non-Compliance. However other types of non-compliance by themselves do not warrant the classification of Material Non-Compliance. Multiple occurrences of these types of non-compliance events may produce enough points to cause the property to be in Material Non-Compliance. For purposes of these scores, the terms "uncorrected" and "corrected" refer to actions taken subsequent to notification of non-compliance by the Department.

(A) Development Non-Compliance items are identified in clauses (i) through (xx) of this subparagraph.

(i) Major property condition violations. As determined by the Department the project displays major violations of health, safety and building code or the property does not satisfy the uniform physical condition standards. Uncorrected is 30 points. Corrected is 20 points.

(ii) Owner refused to lease to a holder of rental assistance certificate/voucher because of the status of the prospective tenant as such a holder. Uncorrected is 30 points. Corrected is 10 points.

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- ~~(iii) Development not available to general public. Determination of violation under the Fair Housing Act. Uncorrected is 30 points. Corrected is 10 points.~~
- ~~(iv) Development is out of compliance and never expected to comply. Uncorrected is 30 points.~~
- ~~(v) Failure to meet minimum low-income occupancy levels. Development failed to meet required minimum low-income occupancy levels of 20/50 (20% of the units occupied by tenants with household incomes of less than or equal to 50% of Area Median Gross Income) or 40/60. Uncorrected is 20 points. Corrected is 10 points.~~
- ~~(vi) No evidence or failure to certify to non-profit material participation for Owner having received an allocation from the Nonprofit Set-Aside. Uncorrected is 10 points. Corrected is 3 points.~~
- ~~(vii) Failure to meet additional State required rent and occupancy restrictions. Development has failed to meet state restrictions, if any, that exist in addition to the federal requirements. Uncorrected is 10 points. Corrected is 3 points.~~
- ~~(viii) Failure to provide required supportive services as promised at Application. Uncorrected is 10 points. Corrected is 3 points.~~
- ~~(ix) Failure to provide housing to the elderly as promised at Application. Uncorrected is 10 points. Corrected is 3 points.~~
- ~~(x) Failure to provide special needs housing. Development has failed to provide housing for tenants with special needs as promised at Application. Uncorrected is 10 points. Corrected is 3 points.~~
- ~~(xi) Owner failed to provide required annual notification to local administering agency for the Section 8 program. Uncorrected is 5 points. Corrected is 2 points.~~
- ~~(xii) Changes in Eligible Basis. Changes occur when common areas become commercial; fees are charged for facilities, etc. Uncorrected is 10 points. Corrected is 3 point.~~
- ~~(xiii) Owner failed to post Fair Housing Logo and/or poster in leasing offices. Uncorrected is 3 points. Corrected is 1 point.~~
- ~~(xiv) LURA not in effect. The LURA was not executed within the required time period. Uncorrected is 10 points. Corrected is 3 point.~~
- ~~(xv) Owner failed to pay fees or allow on-site monitoring review. Uncorrected is 3 points. Corrected is 1 point.~~
- ~~(xvi) Failure to submit annual Owner Certification of Program Compliance or other annual, monthly, or quarterly reports. Uncorrected is 10 points. Corrected is 3 point.~~
- ~~(xvii) Owner failed to make available or maintain management plan with required language. Uncorrected is 3 points. Corrected is 1 point.~~
- ~~(xviii) Owner failed to approve and distribute Affirmative Marketing Plan. Uncorrected is 3 points. Corrected is 1 points.~~
- ~~(xix) Pattern of minor property condition violations. Development displays a pattern of property violations. However those violations do not impair essential services and safeguards for tenants. Uncorrected is 5 points. Corrected is 2 point.~~
- ~~(xx) Failure to comply with requirements limiting minimum income standards for Section 8 residents. Complaints verified by the Department regarding violations of the income standard which cause exclusion from admission of Section 8 resident(s) results in a violation. Uncorrected score 10 points. Corrected 3 point.~~
- ~~(B) Unit Non-Compliance items are identified in clauses (i) through (x) of this subparagraph.~~
 - ~~(i) Unit not leased to Low Income Household. Development has units that are leased to households whose income was above the income limit upon initial occupancy. Uncorrected is 3 points. Corrected is 1 point.~~
 - ~~(ii) Low-income units occupied by nonqualified full-time students. Uncorrected is 3 points. Corrected is 1 point.~~
 - ~~(iii) Low income units used on transient basis. Uncorrected is 3 points. Corrected is 1 point.~~
 - ~~(iv) Household Income increased above the re-certification limit and available Unit was rented to market tenant. Uncorrected is 3 points. Corrected is 1 point.~~
 - ~~(v) Gross rent exceeds tax credit rent limits. Uncorrected is 3 points. Corrected is 1 point.~~
 - ~~(vi) Utility allowance not calculated properly. Uncorrected is 3 points. Corrected is 1 point.~~
 - ~~(vii) Failure to maintain or provide tenant income certification and documentation. Uncorrected is 3 points. Corrected is 1 point.~~
 - ~~(viii) Casualty loss. Units not available for occupancy due to natural disaster or hazard due to no fault of the Owner. This carries no point value.~~
 - ~~(ix) When a low income Unit became vacant, owner failed to lease to a low income household before any units were rented to tenants not having a qualifying income. Uncorrected 3 points. Corrected 4 point.~~

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~~(x) Unit not available for rent. Unit is used for non-residential purposes excluding unavailable Units due to casualty and manager-occupied Units. Uncorrected is 3 points. Corrected is 1 point.~~

(g) Utility Allowances utilized during Affordability Period. The Department will monitor to determine whether rents comply with the published tax credit rent limits using the utility allowances established by the local housing authority. If there is more than one entity (Section 8 administrator, public housing authority) responsible for setting the utility allowance(s) in the area of the Development location, then the Utility Allowance selected must be the one which most closely reflects the actual utility costs in that Development area. In this case, documentation from the local utility provider supporting the selection must be provided.

~~§4950.20.~~ Department Records, Application Log, IRS Filings.

(a) **Department Records.** At all times during each calendar year the Department shall maintain a record of the following:

- (1) the cumulative amount of the State Housing Credit Ceiling that has been committed pursuant to Commitment Notices during such calendar year;
- (2) the cumulative amount of the State Housing Credit Ceiling that has been committed pursuant to Carryover Allocation Documents during such calendar year;
- (3) the cumulative amount of Housing Credit Allocations made during such calendar year; and
- (4) the remaining unused portion of the State Housing Credit Ceiling for such calendar year.

(b) **Application Log.** [2306.6702(a)(3) and 2306.6709] The Department shall maintain for each Application an Application Log that tracks the Application from the date of its submission. The Application Log will contain, at a minimum, the information identified in paragraphs (1) through (9) of this subsection.

(1) the names of the Applicant and all General Partners of Persons with an ownership interest in the Development Owner, the owner contact name and phone number, and full contact information for all members of the Development Team; [WG]

(2) the name, physical location, and address of the Development, including the relevant Uniform State Service Region of the state;

(3) the number of Units and the amount of housing tax credits requested for allocation by the Department to the Applicant;

(4) any Set-Aside category under which the Application is filed;

(5) the requested and awarded score of the Application in each scoring category adopted by the Department under the Qualified Allocation Plan;

(6) any decision made by the Department or Board regarding the Application, including the Department's decision regarding whether to underwrite the Application and the Board's decision regarding whether to allocate housing tax credits to the Development;

(7) the names of individuals making the decisions described by paragraph (6) of this subsection, including the names of Department staff scoring and underwriting the Application, to be recorded next to the description of the applicable decision;

(8) the amount of housing tax credits allocated to the Development; and

(9) a dated record and summary of any contact between the Department staff, the Board, and the Applicant or any Related Parties.

(c) **IRS Filings.** The Department shall mail to the Internal Revenue Service, not later than the 28th day of the second calendar month after the close of each calendar year during which the Department makes Housing Credit Allocations, the original of each completed (as to Part I) IRS Form 8609, a copy of which was mailed or delivered by the Department to a Development Owner during such calendar year, along with a single completed IRS Form 8610, Annual Low Income Housing Credit Agencies Report. When a Carryover Allocation is made by the Department, a copy of the Carryover Allocation Agreement ~~IRS Form 8609~~ will be mailed or delivered to the Development Owner by the Department in the year in which the building(s) is placed in service, and thereafter the original will be mailed to the Internal Revenue Service in the time sequence in this subsection. The original of the Carryover Allocation Document will be filed by the Department with IRS Form 8610 for the year in which the allocation is made. The original of all executed Agreement and Election Statements shall be filed by the Department with the Department's IRS Form 8610 for the year a Housing Credit Allocation is made as provided in this section. The Department shall be authorized to vary from the requirements of this section to the extent required to adapt to changes in IRS requirements.

~~§4950.21.~~ Program Fees, Refunds, Public Information Requests, Amendments of Fees and Notification of Fees, Extensions.

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(a) **Timely Payment of Fees.** All fees must be paid as stated in this section. Any fees, as further described in this section, that are not timely paid will cause an Applicant to be ineligible to apply for tax credits and additional tax credits and ineligible to submit extension requests, ownership changes and Application amendments. Payments made by check, for which insufficient funds are available, ~~may~~ will cause the Application, commitment or allocation to be terminated.

(b) **Pre-Application Fee.** Each Applicant that submits a Pre-Application shall submit to the Department, along with such Pre-Application, a non refundable Pre-Application fee, in the amount of \$5 per Unit. Units for the calculation of the Pre-Application Fee include all Units within the Development, including tax credit, market rate and owner-occupied Units. Pre-Applications without the specified Pre-Application Fee in the form of a check will not be accepted. Pre-Applications in which a CHDO or Qualified Nonprofit Organization intends to serve as the managing General Partner of the Development Owner, or ~~Control~~ Control the managing General Partner of the Development Owner, will receive a discount of 10% off the calculated Pre-Application fee.

(c) **Application Fee.** Each Applicant that submits an Application shall submit to the Department, along with such Application, an Application fee. For Applicants having submitted a Pre-Application which met Pre-Application Threshold and for which a Pre-Application fee was paid, the Application fee will be \$15 per Unit. For Applicants not having submitted a Pre-Application, the Application fee will be \$20 per Unit. Units for the calculation of the Application Fee include all Units within the Development, including tax credit, market rate and owner-occupied Units. Applications without the specified Application Fee in the form of a check will not be accepted. Applications in which a CHDO or Qualified Nonprofit Organization intends to serve as the managing General Partner of the Development Owner, or ~~Control~~ Control the managing General Partner of the Development Owner, will receive a discount of 10% off the calculated Application fee. [2306.6716(d)]

(d) **Refunds of Pre-Application or Application Fees.** [2306.6716(c)] The Department shall refund the balance of any fees collected for a Pre-Application or Application that is withdrawn by the Applicant or that is not fully processed by the Department. The amount of refund on Applications not fully processed by the Department will be commensurate with the level of review completed. Intake and data entry will constitute 30% of the review, the site visit will constitute 45% of the review, and Threshold and Selection review will constitute 25% of the review. The Department must provide the refund to the Applicant not later than the 30th day after the date the last official action is taken with respect to the Application.

(e) **Third Party Underwriting Fee.** Applicants will be notified in writing prior to the evaluation of a Development by an independent ~~external~~ third-party underwriter in accordance with ~~\$4950.9~~ (e)(4) of this title if such a review is required. The fee must be received by the Department prior to the engagement of the underwriter. ~~The fees paid by the Development Owner to the Department for the third-party~~ external underwriting will be credited against the commitment fee established in subsection (f) of this section, in the event that a Commitment Notice or Determination Notice is issued by the Department to the Development Owner.

(f) **Commitment or Determination Notice Fee.** Each Development Owner that receives a Commitment Notice or Determination Notice shall submit to the Department, not later than the expiration date on the commitment notice, a non-refundable commitment fee equal to 4% of the annual Housing Credit Allocation amount. The commitment fee shall be paid by check.

(g) **Compliance Monitoring Fee.** Upon the Development being placed in service, the Development Owner will pay a compliance monitoring fee in the form of a check equal to \$25 per tax credit Unit per year or \$100, whichever is greater. Payment of the first year's compliance monitoring fee must be received by the Department prior to the release of the IRS Form 8609 on the Development. Subsequent anniversary dates on which compliance monitoring fee payments are due shall be determined by the date the Development was placed in service.

(h) **Building Inspection Fee.** The Building Inspection Fee must be paid at the time the Commitment Fee is paid. The Building Inspection Fee for all Developments is ~~\$750.~~ \$500. Inspection fees in excess of \$750 will be charged to the Development Owner not to exceed an additional \$250 per Development.

(i) **Public Information Requests.** Public information requests are processed by the Department in accordance with the provisions of the Government Code, Chapter 552. The Texas Building and Procurement Commission (formerly General Services Commission) determines the cost of copying, and other costs of production.

(j) **Periodic Adjustment of Fees by the Department and Notification of Fees.** [2306.6716(b) as revised at Section 24 of 264] All fees charged by the Department in the administration of the tax credit program will be

revised by the Department from time to time as necessary to ensure that such fees compensate the Department for its administrative costs and expenses. The Department shall publish ~~each year an updated not later than July 1 of each year~~ a schedule of Application fees that specifies the amount to be charged at each stage of the Application process. Unless otherwise determined by the Department, all revised fees shall apply to all Applications in process and all Developments in operation at the time of such revisions.

(k) **Extension Requests.** All extension requests relating to the Commitment Notice, Carryover, Closing of Construction Loan, Substantial Construction Commencement, Placed in Service or Cost Certification requirements shall be submitted to the Department in writing and be accompanied by a non-refundable extension fee in the form of a check in the amount of \$2,500. Such requests must be submitted to the Department at least ~~2030~~ days prior to the date for which an extension is being requested and will. ~~Extension requests and fees will not be accepted any later than this deadline date. The extension request shall specify a requested extension date and the reason why such an extension is required. Carryover extension requests shall not request an extended deadline later than December 1st of the year the Commitment Notice was issued.~~ The Department, in its sole discretion, may consider and grant such extension requests for all items except for the Closing of Construction Loan and Substantial Construction Commencement. The Board may grant extensions, for the Closing of Construction Loan and Substantial Construction Commencement. The Board may waive related fees for good cause. [WG]

§4950.22. Manner and Place of Filing All Required Documentation.

(a) All Applications, letters, documents, or other papers filed with the Department will be received only between the hours of 8:00 a.m. and 5:00 p.m. on any day which is not a Saturday, Sunday or a holiday established by law for state employees.

(b) All notices, information, correspondence and other communications under this title shall be deemed to be duly given if delivered or sent and effective in accordance with this subsection. Such correspondence must reference that the subject matter is pursuant to the Tax Credit Program and must be addressed to the ~~Low Income Housing Tax Credit Program~~, Texas Department of Housing and Community Affairs, P.O. Box 13941, Austin, TX 78711-3941 or for hand delivery or courier to 507 Sabine, Suite 400, Austin, Texas 78701. Every such correspondence required or contemplated by this title to be given, delivered or sent by any party may be delivered in person or may be sent by courier, telecopy, express mail, telex, telegraph or postage prepaid certified or registered air mail (or its equivalent under the laws of the country where mailed), addressed to the party for whom it is intended, at the address specified in this subsection. Regardless of method of delivery, documents must be received by the Department no later than 5:00 p.m. for the given deadline date. Notice by courier, express mail, certified mail, or registered mail will be considered received effective on the date it is officially recorded as delivered by return receipt or equivalent, ~~and in the absence of such record of delivery it will be presumed to have been delivered by the fifth business day after it was deposited, first-class postage prepaid, in the United States first class mail.~~ Notice by telex or telegraph will be deemed given at the time it is recorded by the carrier in the ordinary course of business as having been delivered, but in any event not later than one business day after dispatch. Notice not given in writing will be effective only if acknowledged in writing by a duly authorized officer of the Department.

(c) If required by the Department, Development Owners must comply with all requirements to use the Department's web site to provide necessary data to the Department.

§4950.23. Waiver and Amendment of Rules.

(a) The Board, in its discretion, may waive any one or more of these Rules ~~in cases in which~~ if the Board finds that waiver is appropriate to fulfill the purposes or policies of Chapter 2306, Texas Government Code, or for other good cause, as determined by the Board that compelling circumstances exist outside the control of the Applicant or Development Owner.

(b) The Department may amend this chapter and the Rules contained herein at any time in accordance with the Government Code, Chapter 2001, as may be amended from time to time.

§4950.24. Deadlines for Allocation of ~~Low Income Housing Tax Credits.~~ [2306.6724]

(a) Not later than September 30 of each year, the Department shall prepare and submit to the Board for adoption the draft ~~QAP Qualified Allocation Plan~~ required by federal law for use by the Department in setting criteria and priorities for the allocation of tax credits under the Housing Tax Credit program.

(b) The Board shall adopt and submit to the Governor the ~~QAP Qualified Allocation Plan~~ not later than November 15 of each year.

2004 Draft Qualified Allocation Plan and Rules - for Board Approval

(c) The Governor shall approve, reject, or modify and approve the ~~QAP Qualified Allocation Plan~~ not later than December 1 of each year. [2306.67022]

(d) The Board shall annually adopt a manual, corresponding to the QAP, to provide information on how to apply for housing tax credits.

~~(e) An Applications Applicant for a Housing Tax Credits to be issued a Commitment Notice during the Application Round in a calendar year must be submitted an Application to the Department not later than March 1.~~

(f) The Board shall review the recommendations of Department staff regarding Applications and shall issue a list of approved Applications each year in accordance with the Qualified Allocation Plan not later than June 30.

(g) The Board shall approve issue final Commitments Notices for allocations of housing tax credits each year in accordance with the Qualified Allocation Plan not later than July 31. Department staff will subsequently issue Commitment Notices based on the Board's approval. Final commitments may be conditioned on various factors approved by the Board, including resolution of contested matters in litigation.

SINGLE FAMILY FINANCE PRODUCTION DIVISION
BOARD ACTION REQUEST
August 14, 2003

Action Items

Request approval of the amended HOME Program Rules to be released in draft form for public comment.

Required Action

Approve the amended HOME Program Rules for release as a draft.

Background and Recommendations

Attached are the Draft HOME Program Rules that reflect staff's recommendations for revisions. The document provided reflects the proposed amendments in "blackline" version showing the proposed changes from the HOME Program Rules currently in effect. The HOME Program rules in their entirety were last amended by the Board on March 29, 1998. The "blackline" version shows new language as underlined and deleted language with a line running through it. Upon approval of the Board, the amended Draft Rules will be published in the *Texas Register* and released to the public for comment. Public hearings will be held on the amended Draft Rules, as well as the other rules before the Board at this meeting, from approximately October 29 to September 10, 2003.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
HOME Investment Partnerships Program
Texas Administrative Code
Title 10, Part 1, Chapter 53

§53.50-Scope

The rules in this chapter apply to the use and distribution of HOME Investment Partnerships Program (HOME) funds. The United States Department of Housing and Urban Development (HUD) ~~through the HOME Program~~ provides HOME funds to the State pursuant to Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990 (42 United States Code §§12701-12839), ~~as may be amended~~, and HUD regulations at 24 Code of Federal Regulations (CFR) Part 92, ~~as may be amended~~. The State's HOME Program is designed to:

- (1) expend at least 95% of the funds received for the benefit of non-participating small cities and rural areas that do not receive HOME funds directly from HUD.
- ~~(2)~~ focus on the areas with the greatest housing need described in the State Consolidated Plan;
- ~~(3)~~ provide funds for home ownership and rental housing through acquisition, new construction, rehabilitation, reconstruction, tenant-based rental assistance, and pre-development loans;
- ~~(4)~~ promote partnerships among all levels of government and the private sector, including non-profit and for-profit organizations; and
- ~~(5)~~ provide low, very low, and extremely low income Texans with affordable, decent, safe and sanitary housing.

§53.51-Definitions

The following words and terms, when used in this chapter, shall have the following meanings, unless the context clearly indicates otherwise.

- (1) Activity- A form of assistance by which HOME funds are used to provide incentives to develop and support affordable housing and homeownership through acquisition, new construction, reconstruction, and rehabilitation of housing.
- (2) Administrative Deficiencies - The absence of information or a document from the application which is important to a review and scoring of the application as required in this rule.
- (3) Applicant--An eligible entity which is preparing to submit or has submitted an application for HOME funds and is designated in the application to assume contractual liability and legal responsibility as the Recipient executing the written agreement with the Department.
- ~~(4)~~ Board--The governing board of the Texas Department of Housing and Community Affairs.
- ~~(5)~~ CFR--Code of Federal Regulations.
- ~~(3) C/MIS--Cash Management Information System established by HUD.~~

- (6) Colonia- An identifiable unincorporated area of a county any part of which is located within 150 miles of the Texas-Mexico border that lacks infrastructure and decent housing.
- (74) -Community Housing Development Organization (CHDO)--A private nonprofit organization that satisfies the requirements of 24 CFR 92.2 and is, as certified as such by the Department.
- (85) Consolidated Plan--The State Consolidated Plan prepared in accordance with 24 CFR Part 91, ~~as may be amended~~, which describes the needs, resources, priorities and proposed activities to be undertaken with respect to certain HUD programs and is subject to approval annually by HUD.
- ~~(6) Cooperating Entity--An eligible applicant that the lead applicant has designated in its application to carry out certain functions in the HOME Program. The responsibilities of the cooperating entity must be specified in a Memorandum of Understanding signed by the lead applicant and the cooperating entity, and submitted with the application.~~
- (97) Demonstration Fund--A reserve fund for use alone or in combination and coordination with other programs administered by the Department. This Fund will be available for out of cycle applications, innovative programs brought to the Department for consideration and emergency programs. Additionally, this fund may be used with other programs administered by the Department as outlined in the Consolidated Plan, ~~such as the Down Payment Assistance Program, the Contract for Deed Program, the Weatherization Program and the Low Income Housing Tax Credit Program~~, as approved by the Board.
- (108) Department--The Texas Department of Housing and Community Affairs.
- (11) Development- Projects that have a construction component, either in the form of new construction or the rehabilitation of multi-unit residential housing that meet the affordability requirements.
- (129) Expenditure--Approved expense evidenced by documentation submitted by the Recipient to the Department for purposes of drawing funds from HUD's C/MIS for work completed, inspected and certified as complete, and as otherwise required by the Department.
- ~~(10) Extremely Low Income Families--Families whose annual incomes do not exceed 30% of the median income of the area, as determined by HUD, with adjustments for family size.~~
- (13) Family- Includes but is not limited to the following types of families as defined in 24 CFR Section 5.403:
- (A) A family with or without children
 - (B) An elderly family
 - (C) A near elderly family
 - (D) A disabled family
 - (E) A displaced family
 - (F) The remaining member of a tenant family; and
 - (G) A single person who is not an elderly or displaced person or a person with disabilities or the remaining member of a tenant family.
- ~~(1414) Homebuyer Assistance-Down payment and closing costs assistance provided to eligible homebuyers. A form of assistance to non-profit organizations, for profit~~

~~housing organizations, sole proprietors, CHDOs, units of general local government and public housing agencies to provide funds to eligible homebuyers for the acquisition of affordable housing.~~

~~(1512) HOME--The HOME Investment Partnerships Program at pursuant to 42 United States Code §§12701-12839 and the regulations promulgated thereafter HUD regulations at 24 CFR Part 92., as may be amended, and the rules promulgated hereunder.~~

~~(16) Household- One or more persons occupying a housing unit.~~

~~(1713) HUD--The United States Department of Housing and Urban Development, or its successor.~~

~~(18) IDIS- Integrated Disbursement and Information System established by HUD.~~

~~(19) Income Eligible Families:~~

~~(A17) Low-Income Families--Families whose annual incomes do not exceed 80% of the median income of the area, as determined by HUD and published by the Department, with adjustments for family size.~~

~~(B31) Very Low-Income Families--Low income fFamilies whose annual incomes do not exceed 50% of the median family income for the area, as determined established by HUD and published by the Department, with adjustments for family size.~~

~~(C10) Extremely Low Income Families--Families whose annual incomes do not exceed 30% of the median income of the area, as determined by HUD and published by the Department, with adjustments for family size. In accordance with Rider 3, and published by the Department, those counties where the median family income is lower than the state average median family income, Applicants targeting households at or below 30% of the median income of the area may use the average state median family income based on number of persons in a household.~~

~~(14) Interim Construction Assistance--A form of assistance to make funds available to HOME eligible applicants including non-profit organizations, CHDOs, units of general local government, for-profit housing organizations, sole proprietors and public housing agencies for the purpose of constructing affordable housing units.~~

~~(15) Joint Venture--An agreement between a lead applicant and a cooperating entity formed to administer or implement a HOME program. Each applicant must be eligible to apply for HOME funds as defined by §53.52(a) of this title (relating to Applicant Requirements). Each applicant or Joint Venture must sign a Memorandum of Understanding which outlines the responsibilities of each participant in the implementation of HOME Program activities.~~

~~(16) Lead Applicant--An eligible applicant designated in a HOME application to assume contractual liability and legal responsibility as the recipient executing the written agreement with the Department.~~

~~(17) Low Income Families--Families whose annual incomes do not exceed 80% of the median income of the area, as determined by HUD, with adjustments for family size.~~

~~(2018) Match--Eligible forms of non-federal contributions to a program or project in the forms specified in accordance with 24 CFR 92.220., as may be amended.~~

~~(2119) NOFA--Notice of Funding Availability, published in the *Texas Register*.~~

~~(22) 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; and
- (C) has a tax exemption ruling from the Internal Revenue Service under the Internal Revenue Code of 1986, §501 (c), as amended.
- ~~(2320)~~ Owner-Occupied Housing Assistance--A form of assistance ~~to nonprofit organizations, CHDOs, units of general local government and public housing agencies~~ for the purpose of rehabilitating or reconstructing existing owner-occupied housing.
- ~~(2421)~~ Participating Jurisdiction (PJ)--Any state or unit of general local government, including consortia as specified in 24 CFR 92.101, ~~as may be amended,~~ designated by HUD in accordance with 24 CFR 92.105, ~~as may be amended.~~
- ~~(2522)~~ Program--Funds~~ing~~ provided in the form of a contract to an eligible ~~a~~Applicant for the purpose of administering more than one Project or assisting more than one household.
- ~~(2623)~~ Program Income--Gross income received by the Department or program administrators directly generated from the use of HOME funds or matching contributions as further described in 24 CFR ~~Section Part~~ 92.2.
- ~~(2724)~~ Project--A site or an entire building (including a manufactured housing unit), or two or more buildings, together with the site or sites on which the building or buildings are located, that are under common ownership, management, and financing and are to be assisted with HOME funds, under a commitment by the owner, as a single undertaking under 24 CFR Part 92.2, ~~as may be amended.~~
- ~~(2825)~~ Recipient--A ~~successful applicant that has been awarded by the Department to administer a HOME program, including a State Recipient, Subrecipient or CHDO described in this section. sole proprietor, general or limited partnership, trust, firm, corporation, association, cooperative or other entity described in §53.52(a) of this title (relating to Applicant Requirements), and that is approved by the Department to administer a HOME Program subject to the terms and conditions of these rules.~~
- ~~(2926)~~ Rental Housing Development--~~A form of assistance available to nonprofit organizations, CHDOs, units of general local government, for-profit housing development organizations and sole proprietors and public housing agencies~~ A project for the acquisition, new construction, reconstruction or rehabilitation of multi-family or single family rental housing, or conversion of commercial property to rental housing.
- ~~(3027)~~ Rural Area--A project located within an area which:
- (A) is situated outside the boundaries of a PMSA or MSA; or
 - (B) is situated within the boundaries of a PMSA or MSA if it has a population of not more than 20,000 and does not share boundaries with an urbanized area; or
 - (C) is located in an area that is eligible for funding by the Rural Housing Service. Texas Rural Development (TxRD).
- ~~(3114)~~ ~~Interim Construction Assistance~~Single Family Housing Development- A form of assistance to make funds available to HOME eligible ~~a~~Applicants including non-profit organizations, CHDOs, units of general local government, for-profit housing organizations, sole proprietors and public housing agencies for the purpose of constructing affordable housing units.

- ~~(32) Subrecipient- A public agency or nonprofit organization selected by the Department to administer all or a portion of the Department's HOME program. A public agency or nonprofit that receives HOME funds solely as a developer or owner of housing is not a Recipient. The Department's selection of a Recipient is not subject to the procurement procedures and requirements.~~
- (332) State Recipient- A unit of general local government designated by the Department to receive HOME funds. refer to 24 CFR Part 92.201(b)(2).
- (3428) Special Needs--Those individuals or categories of individuals determined by the Department to have unmet housing needs consistent with 42 USC §12701 et seq., ~~as may be amended,~~ and as provided in the Consolidated Plan.
- (3529) Tenant-Based Rental Assistance (TBRA)--A form of rental assistance ~~to nonprofit organizations, CHDOs, units of general local government, and public housing agencies~~ in which the assisted tenant may move from a dwelling unit with a right to continued assistance. Tenant-based rental assistance also includes security deposits for rental of dwelling units.
- (3630) Unit of General Local Government--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 Part 92.101; ~~as may be amended,~~ 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. An urban county is considered a unit of general local government under the HOME Program.
- ~~(31) Very Low Income Families--Low income families whose annual incomes do not exceed 50% of the median family income for the area as established by HUD, with adjustments for family size.~~

§53.52-Applicant Requirements

- a) Eligible Applicants. The following organizations or entities are eligible to apply for HOME eligible activities:
- (1) nonprofit organizations;
 - (2) CHDOs;
 - (3) units of general local government;
 - (4) for-profit entities and/or sole proprietors; and
 - (5) public housing agencies.
- (b) Ineligible Applicants: The following violations will cause an Applicant, and any applications they have submitted, to be ineligible:
- (1) Previously funded Recipient(s) whose HOME funds have been partially or fully deobligated due to failure to meet contractual obligations during the 12 months prior to the current funding cycle;
 - (2) Applicants who have not satisfied all eligibility threshold requirements described in §53.52(fe) of this title and the NOFA to which they are responding, and for which Administrative Deficiencies were unresolved (relating to Applicant Requirements);
 - (3) Applicants who have submitted incomplete applications;
 - (4) Applicants that have been or as otherwise barred by the Department;
 - (5) Applicant or developer, or their staff, that violate the state revolving door policy.

(c) Restrictions on Communication.

(1) The Applicant or other person that is active in the ownership or control of the proposed Activity, or individual employed as a lobbyist or in another capacity on behalf of the application, may not communicate with any Board member with respect to the application during the period of time starting with the time an application is submitted until the time the Board makes a final decision with respect to any approval of that Application, unless the communication takes place at any board meeting or public hearing held with respect to that Application.

(2) Applicant's are restricted from communication with Department staff as described in this subsection. The Applicant or other person that is active in the ownership or control of the application, or individual employed as a lobbyist or in another capacity on behalf of the application, may communicate with an employee of the Department with respect to the Development so long as that communication satisfies the conditions established under paragraphs (A) through (E) of this subsection. Communication with Department employees is unrestricted during any board meeting or public hearing held with respect to that application.

(A) The communication must be restricted to technical or administrative matters directly affecting the application;

(B) The communication must occur or be received on the premises of the Department during established business hours;

(C) Communication with the Executive Director, the Deputy Executive Director, the Director of Multifamily Finance Production, the Director of Single Family Finance Production, the Director of Portfolio Management and Compliance, and the Director of Real Estate Analysis of the Department must only be in written form which includes electronic communication through the Internet; and

(D) Communication with other Department staff may be oral or in written form which includes electronic communication through the Internet; and

(E) A record of the communication must be maintained by the Department and included with the application for purposes of board review and must contain the date, time, and means of communication; the names and position titles of the persons involved in the communication and, if applicable, the person's relationship to the Applicant; the subject matter of the communication; and a summary of any action taken as a result of the communication.

(d) Noncompliance. Each application will be reviewed for its compliance history by the Department, consistent with 10 TAC §60. Applications found to be in Material Noncompliance, or otherwise violating the compliance rules of the Department, will be terminated.

(e) Rental Housing Development Site and Development Restrictions

(1) Floodplain. Any Development proposing new construction located within the 100 year floodplain as identified by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps must develop the site so that all finished ground floor elevations are at least one foot above the flood plain and parking and drive areas are no lower than six inches below the floodplain, subject to more stringent local requirements.

If no FEMA Flood Insurance Rate Maps are available for the proposed Development, flood zone documentation must be provided from the local government with jurisdiction identifying the 100 year floodplain. No Developments proposing rehabilitation will be permitted in the 100 year floodplain unless they already are constructed in accordance with the policy stated above for new construction or are able to provide evidence of flood insurance on the buildings and the contents of the units.

(2) Ineligible Building Types. Applications involving Ineligible Building Types will not be eligible for an award. Those buildings or facilities which are ineligible are as follows:

(A) Hospitals, nursing homes, trailer parks and dormitories (or other buildings that will be predominantly occupied by students) or other facilities which are usually classified as transient housing (other than certain specific types of transitional housing for the homeless and single room occupancy units) are ineligible. However, structures formerly used as hospitals, nursing homes or dormitories are eligible if the Development involves the conversion of the building to a non-transient multifamily residential development.

(B) Any elderly development of two stories or more that does not include elevator service for any Units or living space above the first floor.

(C) Any elderly development with any units having more than two bedrooms.

(D) Any Development with building(s) with four or more stories that does not include an elevator.

(E) Any Development proposing new construction, other than a Development (new construction or rehabilitation) composed entirely of single-family dwellings, having any Units with four or more bedrooms.

(G) Any Development, other than an elderly Development, in which more than 40% of the total Units have the same number of bedrooms. For purposes of this limitation, a den, study or other similar space that otherwise has the potential to meet the definition of a bedroom will be considered a bedroom.

(3) Limitations on the Size of Developments.

(A) The minimum Development size will be 16 Units.

(B) Developments involving new construction will be limited to 250 Units. These maximum Unit limitations also apply to those Developments which involve a combination of rehabilitation and new construction. Developments that consist solely of acquisition/rehabilitation or rehabilitation only may exceed the maximum Unit restrictions.

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

(fe) Eligibility Threshold requirements. An applicant must satisfy each of the following requirements in order to be eligible to apply for HOME funding and as more fully described in the NOFA, when applicable:

(1) provide evidence of its ability to carry out the Program in the areas of financing, acquiring, rehabilitating, developing or managing affordable housing developments;

- (2) demonstrate fiscal, programmatic, and contractual compliance on previously awarded Department contracts or loan agreements;
- (3) resolve any previous audit findings, unless deemed irresolvable by the Department, and/or outstanding monetary obligations with the Department;
- (4) demonstrate reasonable HOME Program expenditure and project performance on open contract(s), as determined through program monitoring. Evidence of expenditure and project identification is submitted with the application, and is reconciled with the Department's CAMIS-IDIS reports during the application review process; and
- (5) demonstrate satisfactory performance otherwise required by the Department and set out in the application guidelines.

(g) If indicated by the Department, Recipients must comply with all requirements to utilize the Department's web site to provide necessary data to the Department.

(h) For funds being used for Rental Housing Developments, the Recipient must establish a reserve account consistent with §2306.186, Texas Government Code, and as further described in 10 TAC §60.

§53.53-Application Limitations

An eligible aApplicant may apply for several eligible activities provided that the total amount requested does not exceed the funding limits established in this section. The Department reserves the right to reduce the amount requested in an application based on program or /project feasibility, underwriting analysis, and/or availability of funds:

- (a1) Award amount for Owner-Occupied Housing Assistance, Homebuyer Assistance, and Tenant-Based Rental Assistance, ~~and Interim Construction Assistance~~ shall not exceed \$500,000 per aActivity, except as may be otherwise allowed by the Board.
- (b2) Award amount for ~~Rental Housing Development Development activities~~ shall not exceed \$1.5 million, except as may be otherwise allowed by the Board.
- (c) Award amount for Operating Expenses shall not exceed operating expenses in each fiscal year up to \$50,000 or 50% of the CHDO's total annual operating expenses for that year, whichever is greater.
- (d3) Per unit subsidy for all HOME-assisted housing may not exceed the per-unit dollar limits established by HUD under §221(d)(3) of the National Housing Act which are applicable to the area in which the housing is located, and published by the Department.

§53.54-Program ~~Restrictions~~ Activities

- (a) Owner-Occupied Housing Assistance: Assisted homeowners must be income eligible low-income and must occupy the property as their principal residence. Housing assisted with HOME funds must meet all applicable ~~local~~ codes and standards, as specified in the application guide, ~~and, at a minimum, Section 8 Housing Quality~~

~~Standards or Colonia Housing Quality Standards, as applicable, and Minimum Rehabilitation Standards as provided by the Department.~~ In addition, housing that is reconstructed or rehabilitated with HOME funds must meet all applicable local codes, rehabilitation standards, ordinances, and zoning ordinances in accordance with 24 CFR 92.251(a), ~~as may be amended.~~

- (b) Homebuyer Assistance: HOME funds utilized for Homebuyer Assistance are subject to the Department's recapture restrictions as approved by HUD in the Consolidated Plan and as outlined in the application guidelines. The eligible uses for Homebuyer Assistance are down-payment assistance, closing cost assistance, gap financing, and homebuyer counseling. The total assistance provided per eligible homebuyer may not exceed ~~\$5,000, unless otherwise~~ the limits as determined or allowed by the Board.
- (c) Rental Housing Development: Owners of rental units assisted with HOME funds must comply with income and rent restrictions pursuant to 24 CFR Section 92.252 HOME rules and guidelines and keep the units affordable for a period of time, depending upon the amount of HOME assistance provided. Housing assisted with HOME funds must meet all applicable local codes and standards, and, at a minimum, Section 8 Housing Quality Standards or Colonia Housing Quality Standards, as applicable, and Minimum Rehabilitation Standards as provided by the Department. In addition, housing that is newly constructed or rehabilitated with HOME funds must meet all applicable local codes, rehabilitation standards, ordinances, and zoning ordinances in accordance with 24 CFR 92.251(a), ~~as may be amended.~~
- (d) Tenant-Based Rental Assistance: Recipients must comply with 24 CFR ~~92.211 92.209~~ and 92.216, ~~as may be amended.~~
- (e) ~~Interim Construction Assistance Single Family Housing Development~~: Newly constructed housing must meet all applicable local codes, Section 8 Housing Quality Standards, ordinances, and zoning ordinances in accordance with 24 CFR 92.251(a), ~~as may be amended.~~ An eligible ~~a~~Applicant that applies for Interim Construction Assistance may also apply for Homebuyer Assistance.
- (f) CHDO Pre-Development Loans: The Department may set-aside up to 10% of the CHDO 15% Set-Aside for pre-development loans in accordance with 24 CFR ~~92.301 92.300(c)~~, ~~as may be amended.~~ Funds for pre-development loans are available only when provided in conjunction with a **Rental Housing** Development application and may only be used for activities such as project-specific technical assistance, site control loans, and project-specific seed money. Pre-development loans must be repaid from construction loan proceeds or other project income. In accordance with 24 CFR 92.301, ~~as may be amended,~~ the Department may elect to waive pre-development loan repayment, in whole or in part, if there are impediments to project development that the Department determines are reasonably beyond the control of the CHDO.
- (g) Set-Asides: other activities deemed eligible under set-asides defined by the Department and outlined in the Consolidated Plan.

§53.55-Prohibited Activities

In accordance with 24 CFR 92.214, ~~as may be amended,~~ HOME funds may not be used to:

- (a1) provide a project reserve account for replacements or increases in operating costs, or operating subsidies;
- (b2) provide TBRA for existing Section 8 Programs;
- (c3) provide non-federal matching contributions for other programs;
- (d4) provide assistance to Public Housing Agency owned or leased projects;
- (e5) carry out Public Housing Modernization;
- (f6) provide pre-payment of low-income housing mortgages under 24 CFR Part 248; ~~as may be amended;~~
- (g7) provide assistance to a project previously assisted with HOME funds during the period of affordability;
- (h8) provide funds to reimburse an applicant for acquisition costs for a property already owned by the applicant, and
- (i9) pay for any cost that is not eligible under 24 CFR §§92.206-92.209.

§53.56-Distribution of Funds

In accordance with 24 CFR 92.201(b)(1), ~~as may be amended;~~ the Department ~~will~~ makes every effort to distribute HOME funds throughout the state according to the Department's assessment of the geographic distribution of housing needs, as identified in the Consolidated Plan. ~~Funds shall also be allocated in accordance with §2306.111(d) through (g), Texas Government Code. The Department will take into consideration the non-metropolitan share of the state's total population and objective measures of rural housing need, such as poverty and substandard housing when allocating funds by region. Applicants may submit applications for programs or projects located in a PJ, however, the Department will give priority for funding to non-participating jurisdictions. If funds remain in a region or activity after all non-PJ applications that meet or exceed threshold have been funded, then the funds may be transferred to another region or activity, or the Department may consider funding PJ applications that meet or exceed threshold. The Department receives HOME funds for areas of the state which have not received Participating Jurisdiction (PJ) status from HUD. Section 2306.111, C of the Texas Government Code requires the Department to award at least 95% of HOME Program funds to entities in nonparticipating jurisdictions. All funds not set aside under this subsection shall be used for the benefit of persons with disabilities who live in areas other than nonparticipating areas. The Department may distribute HOME funds by direct award or through competition.~~

- (1) CHDO Set-Aside. In accordance with 24 CFR 92.300, ~~as may be amended;~~ not less than 15% of the ~~HUD provided~~ HOME allocation will be set aside by the Department for CHDO eligible activities ~~specifically where the CHDO will perform the role of developer, owner, or sponsor. CHDO set-aside projects are owned, developed, or sponsored by the CHDO, and result in the development of rented units or homeownership. Development includes projects that have a construction component, either in the form of new construction or the rehabilitation of existing units. Funded CHDO applicants for set-aside activities are eligible for a proportionate amount of the available operating expenses. The sum of all sub-allocations must not be less than the~~

~~15% requirement.~~ If an insufficient number of qualified applications are received by the deadline, the Department reserves the right to hold additional competitions in order to meet federal set-aside requirements.

- (2) Special Needs Set-Aside. In accordance with the Consolidated Plan, funds will be available to eligible ~~a~~Applicants, as defined in §53.52(a) of this title (relating to Applicant Requirements), with a documented history of working with special needs populations and with relevant housing related experience. Applicants may submit applications for: Owner-Occupied Housing Assistance, Homebuyer Assistance, and Tenant-Based Rental Assistance, ~~Interim Construction Assistance, and Rental Housing Development.~~ If an insufficient number of qualified applications are received, the Department reserves the right to transfer funds remaining ~~in the set-aside to another eligible activity in accordance with subsection (6) of this section regarding Redistribution.~~
- ~~(3)~~ Other Set-Asides: In accordance with the Consolidated Plan, funds will be available to eligible Applicants, as defined in §53.52(a) of this title (relating to Applicant Requirements), for those eligible activities outlined under Set-Asides.
- ~~(4)~~ Administrative Funds: In accordance with 24 CFR 92.207 up to 10% of a PJ's HOME allocation plus any program income received may be used for eligible and reasonable planning and administrative costs. Administrative and planning costs may be incurred by the PJ, State Recipient, Subrecipient, or CHDO.
- ~~(5)~~ CHDO Operating Expenses: In accordance with 24 CFR 92.208 up to 5% of a PJ's HOME allocation may be used for the operating expenses of CHDOs. CHDO Applicants awarded funds for set-aside activities may be eligible for operating expenses.
- ~~(6)~~ Redistribution. In an effort to commit HOME funds in a timely manner, the Department may reallocate funds set-aside in accordance with the Consolidated Plan, ~~at~~ its own discretion, to other regions or activities if: (1) the Department fails to receive a sufficient number of applications from a particular region or ~~a~~Activity, (2) no applications are submitted for a region, or (3) applications for a region or ~~a~~Activity do not meet eligibility requirements or ~~exceed the~~ minimum threshold standards ~~or scores (when applicable), or are financially infeasible~~ as applicable.
- ~~(7)~~ Marginal Applications. When the remainder of the allocation within a region ~~or program set-aside in the Consolidated Plan~~ is insufficient to completely fund the next ranked application in the region or ~~a~~Activity, it is within the discretion of the Department to:
 - (A) fund the next ranked application for the partial amount, reducing the scope of the application proportionally; ~~or~~
 - (B) make necessary adjustments to fully fund the application; or
 - ~~(C)~~ transfer the remaining funds to other regions or programs activities.
- ~~(8)~~ HOME Demonstration Fund. The Department, with Board approval, may reserve HOME funds to combine and coordinate with other programs administered by the Department as outlined in the Consolidated Plan, or for housing activities the Department is permitted to fund under applicable law.

§53.57-Allocation Plan

The allocation plan will be based on the funding recommendations in the Consolidated Plan.

§53.58-Application Process

~~(a) An eligible aApplicant must submit a completed application to be considered for funding, along with an application fee determined by the Department and outlined in the NOFA. Upon receipt, applications are reviewed for completeness. Incomplete applications (information not provided in the application as requested by the Department) and aApplications containing false information and applications not received by the deadline will be are disqualified. Disqualified aApplicants are notified in writing. All applications must be received by the Department by 5:00 p.m. on the date identified in the NOFA, regardless of method of delivery.~~

~~(b) Administrative Deficiencies. If an application contains deficiencies which, in the determination of the Department staff, require clarification or correction of information submitted at the time of the application, the Department staff may request clarification or correction of such Administrative Deficiencies including both threshold and/or scoring documentation. The Department staff may request clarification or correction in a deficiency notice in the form of a facsimile and a telephone call to the Applicant advising that such a request has been transmitted. If Administrative Deficiencies are not clarified or corrected to the satisfaction of the Department within three business days of the deficiency notice date, then five points shall be deducted from the application score for each additional day the deficiency remains unresolved. If deficiencies are not clarified or corrected within five business days from the deficiency notice date, then the application shall be terminated. The time period for responding to a deficiency notice begins at the start of the business day following the deficiency notice date. Deficiency notices may be sent to an Applicant prior to or after the end of the Application Acceptance Period. An Applicant may not change or supplement an application in any manner after the filing deadline, except in response to a direct request from the Department.~~

§53.59-Process of Direct Awards

~~(a) As funds become available, the Department may consider funding applications submitted outside of a funding cycle.~~

~~(b) Selection Procedures for Direct Awards.~~

~~(1) The proposed program/project design in the application must comply with all applicable HOME requirements or regulations established in 24 CFR Part 92, as may be amended, and in these rules. Applicants with program/project designs that do not comply with such requirements will not be considered for funding.~~

~~(2) Rental project applications must receive an underwriting analysis by the Department. A site visit may be conducted as part of the HOME Program feasibility and underwriting analysis.~~

- ~~(3) Applications that meet or exceed a minimum score of 60% of the total HOME Program score established for the respective activities are considered for funding.~~
- ~~(4) Applicants will be notified in writing at least seven days prior to the date of the Board meeting, including its committees, of the status of their application.~~
- ~~(5) Applications receiving a favorable staff recommendation are then presented to the Board for approval.~~

§53.5960-Process for Awards ~~Made by Competition~~

- (a) The Department will publish a NOFA in the Texas Register. The NOFA will establish a deadline for receiving applications and indicate the approximate amount of available funds.
- (b) Selection Procedures for non-development activities, such as, Owner Occupied Housing Assistance, Homebuyer Assistance, and Tenant-Based Rental Assistance.
 - ~~(1) The proposed program design in the Applications~~ must comply with all applicable HOME requirements or regulations established in 24 CFR Part 92, as may be amended, and in these rules. ~~Applications with program designs~~ that do not comply with such requirements are disqualified. ~~Disqualified a~~Applicants are notified in writing.
 - (2) Applications are ranked from highest scores to lowest in their respective regions or ~~a~~Activity according to ~~the average of three~~ HOME Program scores. CHDO Set-Aside scores are ranked from highest to lowest in each CHDO-eligible activity on a statewide basis.
 - (3) Applications that meet or exceed a minimum score of 60% of the total HOME Program score established for the respective activities are considered for funding.
 - ~~(46)~~ In event of a tie between two or more ~~a~~Applicants, the Department, ~~with Board approval,~~ reserves the right to determine which application will receive a recommendation for funding, or if all tied Applicants will receive a partial recommendation for funding, based on housing need factors and feasibility of the proposed project identified in the application.
 - ~~(54)~~ Applicants will be notified ~~in writing~~ at least 7 calendar days prior to the date of the Board meeting, ~~including its committees,~~ of the status of their application.
 - ~~(65)~~ Applications receiving a favorable staff recommendation are then presented to the Board for approval, pending the availability of HOME funds for each ~~a~~Activity.
 - ~~(6) In event of a tie between two or more applicants, the Department, with Board approval, reserves the right to determine which application will receive funding based on housing need factors and feasibility of the proposed project identified in the application.~~
- (c) Selection Procedures for ~~Rental Housing Development and Interim Construction Assistance~~ Development activities, such as, Single Family Housing Development and Rental Housing Development.
 - (1) Applications must comply with all applicable HOME requirements or regulations established in 24 CFR Part 92, and in these rules. ~~Applications are reviewed by the Department to ensure that the proposed rental housing project or the proposed interim construction program meets applicable HOME requirements.~~ Applications

- ~~with program designs~~ that do not comply with HOME requirements are disqualified. Disqualified ~~a~~ Applicants are notified in writing.
- (2) Rental Housing Developments will undergo a review as follows:
- (A) Threshold Evaluation. Applications submitted for Rental Housing Developments will be required to comply with the threshold criteria required under 10 TAC §50.9(f), which are those required for the Housing Tax Credit Program.
- (B) Scoring Evaluation. For an application to be scored, the application must demonstrate that the Development meets all of the Threshold Criteria requirements. Applications that satisfy the Threshold Criteria will then be scored and ranked according to the scoring criteria identified in the NOFA.
- (C) Financial Feasibility Evaluation. After the application is scored, the Department will assign, as herein described, Developments for review for financial feasibility by the Department's Real Estate Analysis Division consistent with §53.56 of this title. The Department shall underwrite an application to determine the financial feasibility of the Development and an appropriate funding amount and terms. In making this determination, the Department will use the Underwriting Rules and Guidelines, 10 TAC §1.32 of this title.
- (32) Single Family Housing Developments will undergo a review as follows:
- (A) For Applications that meet or exceed a minimum score of 60% of the total HOME Program scoring points established for each ~~Rental Assistance and Interim Construction Assistance program Development Activity~~ are considered for ~~further funding processing~~. Applicants not meeting or exceeding the minimum score established in this section are disqualified and are notified in writing. Development applications are ranked from highest to lowest scores according to HOME Program scores on a statewide basis.
- (B) ~~(3)~~ Applications meeting ~~or exceeding~~ the ~~minimum~~ HOME Program requirements established in §53.60(c)(2) of this title (relating to Process for Awards Made by Competition) must receive an underwriting analysis by the Department.
- (4) A site visit ~~will~~ ~~may~~ be conducted as part of the HOME Program Development feasibility, -and underwriting analysis. Applicants must receive recommendation for approval from the Department to be considered for HOME funding by the Board.
- (56) In event of a tie between two or more ~~a~~ Applicants, the Department, ~~with Board approval,~~ reserves the right to determine which application will receive a recommendation for funding, or if all tied Applicants will receive a partial recommendation for funding, based on housing need factors and feasibility of the proposed project identified in the application.
- (64) Each Development application will be notified of their score in writing no later than seven calendar days after all applications received have been scored. Subsequently, the recommendation regarding their application will be made on the Department's web site at least 7 calendar days prior to the Board meeting where the awards will be approved. Applicants will be notified in writing at least 7 days prior to the date of the Board meeting of the status of their application.

- (75) Applications receiving a favorable staff recommendation are then presented to the Board for approval, pending the availability of HOME funds for such aActivity.
- ~~(6) In event of a tie between two or more applicants, the Department, with Board approval, reserves the right to determine which application will receive funding, based on housing need factors and feasibility of the proposed project identified in the application.~~
- (87) Board approval for the award of HOME ~~Rental Housing~~ Development Activity funds is conditional upon a completed loan closing and any other conditions deemed necessary by the Department.
- (9) Applicants may appeal staff's decision regarding their applications consistent with 10 TAC §1.7.

§53.601-General Selection Criteria

At a minimum, ~~T~~the following criteria is-are utilized in evaluating the applications for HOME funds. The applicable criteria is-are further delineated in the application guidelines and NOFA, which are part of the application package.

- (1) Needs Assessment--Whether the proposed project meets the demographic, economic, and special need characteristics of the population residing in the target area and the need that the HOME program is designed to address, using qualitative and quantitative information, market studies, if appropriate, and other source documentation as delineated in the application guidelines, which are part of the application.
- (2) Program Design--Whether the proposed project meets the needs identified in the needs assessment, whether the design is complete (including timeline for program implementation and service delivery), and whether the project fits within the community setting. Information required includes, but is not limited to: community involvement; support services and resources; scope of program; income and population targeting; marketing, fair housing and relocation plans, as applicable.
- (3) Capability of Applicant--Whether the aApplicant has the capacity to administer and manage the proposed program/project, demonstrated through previous experience either by the aApplicant, cooperating entity or key staff (including other contracted service providers), in program management, property management, acquisition, rehabilitation, construction, real estate finance counseling and training or other activities relevant to the proposed program, and the extent to which aApplicant has the capability to manage financial resources, as evidenced by previous experience, documentation of the aApplicant or key staff, and existing financial control procedures.
- (4) Financial Design--Whether the proposed program budget includes eligible forms of matching contributions in accordance with 24 CFR 92.220, as may be amended, and program leveraging.

§53.612-Program Administration

- (a) Agreement. Upon approval by the Board, ~~a~~Applicants receiving HOME funds shall enter into, execute, and deliver to the Department all written agreements between the Department and Recipient, including land use restriction agreements and compliance agreements as required by the Department.
- (b) 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 HOME written agreement provided that:
 - (1) in the case of a modification or amendment to the dollar amount of the award, such modification or amendment does not increase the dollar amount by more than 25% of the original award or \$50,000, whichever is greater; 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 as a result of the award.
 - (3) Modifications and/or amendments that increase the dollar amount by more than 25% of the original award or \$50,000, whichever is greater; or significantly decrease the benefits to be received by the Department, in the estimation of the Executive Director, will be presented to the Board for approval.
- (c) Deobligation.
 - (1) The Department reserves the right to deobligate funds in the following situations:
 - (A) Recipient has any unresolved compliance issues on existing or prior contracts with the Department.
 - (B) Recipient fails to set-up programs/projects or expend funds in a timely manner.
 - (C) Recipient defaults on any agreement by and between Recipient and the Department.
 - (D) Recipient misrepresents any facts to the Department during the HOME application process, award of contracts, or administration of any HOME contract.
 - (E) Recipient's inability to provide adequate financial support to administer the HOME contract or withdrawal of significant financial support.
 - (F) Recipient is not in compliance with 24 CFR Part 92, ~~as may be amended~~, or these rules.
 - (G) Recipient declines funds.
 - (H) Recipient fails to expend all funds awarded.
 - ~~(2) When the Department determines that funds are to be deobligated, the following procedures will apply:~~
 - ~~(A) Recipient is notified in writing that the Department is recommending the deobligation of funds for the identified reasons defined in §53.62(e) of this title (relating to Program Administration).~~
 - ~~(B) Recipient has 30 days from the date of the letter to respond to the notice.~~
 - ~~(C) If the Department does not receive a response from the Recipient within 30 days or if the Recipient does not appeal the deobligation decision, the Recipient is notified in writing that the funds are deobligated and procedures to close the contract will begin.~~
 - ~~(D) If the Recipient responds within 30 days, and requests to appeal the decision, the Department will take the following steps:~~

- ~~(i) The Department will review pertinent documentation; including the Recipient's response, investigation reports and findings.~~
- ~~(ii) If the Department determines, after the review, that the Recipient's funds should be deobligated, the Recipient is notified in writing of the Department's recommendations to deobligate funds.~~
- ~~(iii) The Recipient is notified of the date, location, and time of the Board meeting at which time a determination will be made by the Board.~~
- ~~(iv) The Department makes a recommendation to the Board for deobligating funds; and the Recipient may make an appeal to the Board at this time.~~
- ~~(v) Upon approval by the Board, the Recipient is notified in writing that the funds are deobligated and procedures to close the contract will begin.~~
- ~~(23) The Department, with approval of the Board, may elect to reassign funds to the next funding cycle for award to new applicants or reallocate surrendered or deobligated funds to any of the following: following the Deobligation Policy, adopted by the Board on January 17, 2002, in the order prioritized below as follows:~~
 - ~~(A) An entity within the same target area, to continue the program as originally designed; or~~
 - ~~(B) The Recipient with the highest expenditure rate for the same activity in the same region; or~~
 - ~~(C) The next ranked eligible applicant within the current funding cycle, if the applicant is prepared to start the program in a timely manner; or~~
 - ~~(D) With Board approval, reallocated funds may be awarded to any other eligible applicant or recipient to administer any activity of the HOME Program.~~
 - ~~(A) Successful appeals (as allowable under program rules and regulations), or~~
 - ~~(B) Disaster Relief (disaster declarations or documented extenuating circumstances such as imminent threat to health and safety), or~~
 - ~~(C) Special Needs, or~~
 - ~~(D) Colonias, or~~
 - ~~(E) Other projects/uses as determined by the Executive Director and/or Board including the next year's funding cycle for each respective program.~~
- ~~(4) The amount of deobligated funds awarded to a Recipient may not exceed the maximum limits established in §53.53 of this title (relating to Application Limitations).~~
 - ~~(A) Waiver. Upon determination of good cause, the Department, upon approval of the Board, may waive all or any part of these rules that are within the discretion of the State.~~
 - ~~(B) Additional Funds. In the event the Department receives additional funds from HUD, the Department, with Board approval, may elect to distribute funds to other Recipients.~~
 - ~~(dA) Waiver. Upon determination of good cause, the Department, upon approval of the Board, may waive all or any part of these rules that are within the discretion of the State.~~
 - ~~(eB) Additional Funds. In the event the Department receives additional funds from HUD, the Department, with Board approval, may elect to distribute funds to other Recipients.~~

§53.6~~23~~-Community Housing Development Organization (CHDO) 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 private nonprofit organization that has submitted a request for certification as a Community Housing Development Organization (CHDO) to the Department. An Applicant for the CHDO set aside must be a CHDO certified by the Department or as otherwise certified or designated as described in subsection (d).
 - (2) 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 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) Community--For urban areas, the term "community" is defined as one or several neighborhoods, a city, county, or metropolitan area. For rural areas, "community" is defined as one or several neighborhoods, a town, village, county, or multi-county area, but not the whole state.
 - (5) ~~Low to Moderate income, Low income, or Moderate income~~--An annual income that does not exceed eighty percent (80%) of the median income for the area, with adjustments for family size, as defined by the U.S. Department of Housing and Urban Development (HUD).
 - (6) Memorandum of Understanding (MOU)--A written statement detailing the understanding between parties.
 - (7) Neighborhood--A geographic location designated in comprehensive plans, ordinances, or other local documents as a neighborhood, village, or similar geographical designation that is within the boundary but does not encompass the entire area of a unit of general local government; except that if the unit of general local government has a population under 25,000, the neighborhood may, but need not, encompass the entire area of a unit of general local government.
 - (8) Nonprofit organization--Any private, nonprofit organization (including a State or locally chartered, nonprofit 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) complies with standards of financial accountability acceptable to the Secretary of the United States Department of Housing and Urban Development, and
 - (D) has among its purposes significant activities related to the provision of decent housing that is affordable to low-income and moderate-income persons.
 - (9) 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 of CHDO. 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. The application must include documentation evidencing the requirements of this subsection.
- (1) An Applicant must have the following required legal status at the time of application to apply for certification as a CHDO:
- (A) Organized as a private nonprofit organization under the Texas Nonprofit Corporation Act or other state not-for-profit/nonprofit statute as evidenced by:
 - (i) Charter, or
 - (ii) Articles of Incorporation.
 - (B) The Applicant must be registered with the Secretary of State to do business in the State of Texas.
 - (C) No part of the private nonprofit organization's net earnings inure to the benefit of any member, founder, contributor, or individual, as evidenced by:
 - (i) Charter, or
 - (ii) Articles of Incorporation.
 - (D) The Applicant must have the following tax status:
 - (i) A current tax exemption ruling from the Internal Revenue Service (IRS) under Section 501(c)(3), a charitable, nonprofit corporation, or Section 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
 - (ii) Classification as a subordinate of a central organization non-profit 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
 - (iii) A private nonprofit organization's pending application for 501(c)(3) or (c)(4) 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:
 - (i) Articles of Incorporation,
 - (ii) Charter,
 - (iii) Resolutions, or
 - (iv) Bylaws.
 - (F) The Applicant must have a clearly defined service area. The Applicant may include as its service area an entire community as defined in subsection (a)(4) of this section, but not the whole state. Private nonprofit organizations serving

special populations must also define the geographic boundaries of its service areas. This subparagraph does not require a private nonprofit organization to represent only a single neighborhood.

- (2) An Applicant must have the following capacity and experience:
 - (A) Conforms to the financial accountability standards of 24 CFR 84.21, "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,
 - (ii) certification from a Certified Public Accountant, or
 - (iii) HUD approved audit summary.
 - (B) Has a demonstrated capacity for carrying out activities assisted with HOME funds, as evidenced by:
 - (i) resumes and/or statements that describe 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 community within which housing to be assisted with HOME funds is to be located as evidenced by:
 - (i) statement that documents at least one year of experience in serving the community, 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 of experience in serving the community; and
 - (iii) The CHDO or its parent organization must be able to show one year of serving the community prior to the date the participating jurisdiction provides HOME funds to the organization. In the statement, the organization must describe its history (or its parent organization's history) of serving the community by describing activities which it provided (or its parent organization provided), such as, developing new housing, rehabilitating existing stock and managing housing stock, or delivering non-housing services that have had lasting benefits for the community, such as counseling, food relief, or childcare facilities. The statement must be signed by the president or other official of the organization.
- (3) An Applicant must have the following organizational structure:
 - (A) The Applicant must maintain at least one-third of its governing board's membership for residents of low-income neighborhoods, other low-income community residents, or elected representatives of low-income neighborhood organizations in the Applicant's service area. Low-income neighborhoods are defined as neighborhoods where 51 percent or more of the residents are low-income. Residents of low-income neighborhoods do not have to be low income individuals themselves. If a low-income individual does not live in a low-income neighborhood as herein defined, the low-income individual must certify that he qualifies as a low-income individual. This certification is in

addition to the affidavit required in clause (ii) of this subparagraph. For the purpose of this subparagraph, elected representatives of low-income neighborhood organizations include block groups, town watch organizations, civic associations, neighborhood church groups, Neighbor Works organizations and any organization composed primarily of residents of a low-income neighborhood as herein defined whose primary purpose is to serve the interest of the neighborhood residents. Compliance with this subparagraph shall be evidenced by:

- (i) written provision or statement in the organizations By-laws, Charter or Articles of Incorporation,
 - (ii) affidavit in a form prescribed by the Department signed by the organization's Executive Director and notarized, and
 - (iii) 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.
- (B) The Applicant must provide a formal process for low-income, 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:
- (i) organization's By-laws,
 - (ii) Resolution, or
 - (iii) written statement of operating procedures approved by the governing body. Statement must be original letterhead, signed by the Executive Director and evidence date of board approval.
- (C) A local or state government and/or public agency cannot qualify as a CHDO, but may sponsor the creation of a CHDO. A private nonprofit organization may be chartered by a State or local government, but the following restrictions apply:
- (i) The state or local government may not appoint more than one-third of the membership of the organization's governing body.
 - (ii) The board members appointed by the state or local government may not, in turn, appoint the remaining two-thirds of the board members.
 - (iii) No more than one-third of the governing board members may be public officials. Public officials include elected officials, appointed public officials, public employees, and individuals appointed by a public official. Elected officials include, but are not limited to, state legislators or any other statewide elected officials. Appointed public officials include, but are not limited to, members of any regulatory and/or advisory boards or commissions that are appointed by a State official. Public employees include, but are not limited to, employees of State governmental entities or departments of State government.

- (iv) Public officials who themselves are low-income residents or representatives do not count toward the one-third minimum requirement of community representatives in subparagraph (A) of this paragraph.
- (v) Compliance with clauses (i)-(iv) of this subparagraph shall be evidenced by:
 - (I) organization's By-laws,
 - (II) Charter, or
 - (III) Articles of Incorporation.
- (D) If the Applicant is sponsored or created by a for-profit entity, the for-profit entity may not appoint more than one-third of the membership of the Applicant's governing body, and the board members appointed by the for-profit entity may not, in turn, appoint the remaining two-thirds of the board members, as evidenced by the Applicant's:
 - (i) By-laws,
 - (ii) Charter, or
 - (iii) Articles of Incorporation.
- (E) An Applicant may be sponsored or created by a for-profit entity provided the for-profit entity's primary purpose does not include the development or management of housing, as evidenced in the for-profit organization's By-laws. If an Applicant is associated or has a relationship with a for-profit entity or entities, the Applicant must prove it is not controlled, nor receives directions from individuals, or entities seeking profit as evidenced by:
 - (i) organization's By-laws, or
 - (ii) Memorandum of Understanding (MOU).
- (4) Religious organizations cannot qualify as a CHDO, but may sponsor the creation of wholly secular private nonprofit organizations. If Applicant is sponsored by a religious organization, the following restrictions apply.
 - (A) The Applicant must prove that it is not controlled by the religious organization.
 - (B) The developed housing must be used exclusively for secular purposes and the housing owned, developed or sponsored by the Applicant must be made available to all persons regardless of religious affiliations or beliefs.
 - (C) There are no limits on the proportion of the board that may be appointed by the religious organization.
 - (D) Compliance with these clauses (i)-(iii) of this subparagraph shall be evidenced by:
 - (i) organization's By-laws,
 - (ii) Charter, or
 - (iii) Articles of Incorporation.
- (c) An application for Community Housing Development Organization (CHDO) Certification will only be accepted if submitted with an application to the Department for HOME funds. If all requirements under this Section 53.63 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.

- (d) If an Applicant submits an application for CHDO certification for a service area that is located in a local Participating Jurisdiction, the Applicant must submit evidence of the local taxing jurisdiction or local Participating Jurisdiction certification or designation of the Applicant as a CHDO.
- | (e) In the case of an ~~a~~ Applicant applying for HOME funds (CHDO set-aside) from the Department to be used in a Participating Jurisdiction, where neither the Participating Jurisdiction nor the local taxing entity certifies CHDOs outside of the local HOME application process, the Certification process described in this section applies.

MULTIFAMILY FINANCE PRODUCTION DIVISION
BOARD ACTION REQUEST
August 14, 2003

Action Items

Request approval of the amended Housing Trust Fund Rules to be released in draft form for public comment.

Required Action

Approve the amended Housing Trust Fund Rules for release as a draft.

Background and Recommendations

Attached are the Draft Housing Trust Fund Rules that reflect staff's recommendations for revisions. The document provided reflects the proposed amendments in "blackline" version showing the proposed changes from the Housing Trust Fund Rules currently in effect which were last amended by the Board on April 19, 2000. The "blackline" version shows new language as underlined and deleted language with a line running through it. Upon approval of the Board, the amended Draft Rules will be published in the *Texas Register* and released to the public for comment. Public hearings will be held on the amended Draft Rules, as well as the other rules before the Board at this meeting, from approximately October 29 to September 10, 2003.

The primary changes that are proposed were to ensure consistency with Texas Government Code and add language that ensures consistency with other multifamily rules to the extent that Housing Trust Fund will be used for multifamily development.



Housing Trust Fund Rules

TITLE 10, PART 1, CHAPTER 51 TEXAS ADMINISTRATIVE CODE

§51.1. Purpose.

These rules are intended to clarify the use and administration of the Housing Trust Fund. The fund is created pursuant to Texas Government Code 2306.201.

~~This part describes policies and procedures applicable to the distribution of funds pursuant to the Housing Trust Fund authorized under Texas Government Code, Chapter 2306, Subchapter I.~~

§51.2. Uses of the Housing Trust Fund. ~~Program Goals and Objectives.~~

Use of the Housing Trust Fund is limited to providing:

- (1) assistance for individuals and families of low and very low income;
- (2) technical assistance and capacity building to nonprofit organizations engaged in developing housing for individuals and families of low and very low income; and
- (3) security for repayment of revenue bonds issued to finance housing for individuals and families of low and very low income.

~~(a) The Housing Trust Fund is used by the Department to provide loans, grants, or other comparable forms of assistance to local units of government, public housing authorities, nonprofit organizations, for profit entities, and income eligible persons, families, and households to finance, acquire, rehabilitate, and develop affordable, decent, safe, and sanitary housing.~~

~~(b) The Housing Trust Fund is used by the Department to provide assistance for persons and families of low, very low, and extremely low income in financing, acquiring, rehabilitating, and developing affordable, decent, safe, and sanitary housing.~~

~~(c) The Housing Trust Fund may also be used by the Department to provide technical assistance and/or capacity building to nonprofit organizations engaged in developing affordable housing for persons and families of low, very low, and extremely low income.~~

§51.3. Definitions.

The following words and terms, when used in this part, shall have the following meanings, unless the context clearly indicates otherwise.

~~(1) Act - Texas Government Code, Chapter 2306, Subchapter I.~~

(1) Administrative Deficiencies - The absence of information or a document from the Application which is important to a review and scoring of the Application as required in this rule.

(2) Applicant - An eligible entity which is preparing to submit or has submitted an application for Housing Trust Fund assistance and is assuming contractual liability and legal responsibility by executing the written agreement with the Department.

~~(3) Board--The governing board of the Department.~~

~~(4) Capacity Building--Educational and organizational support assistance to promote the ability of nonprofit organizations to maintain, rehabilitate and construct housing for low, very low, and extremely low income persons and families. This activity may include but is not limited to:~~

Texas Department of Housing and Community Affairs
Housing Trust Fund Rules

- (A) organizational support including technical assistance and training related to housing development, housing management, or other subjects related to the provision of housing or housing services; or
(B) studies and analyses of housing needs.

~~(54) Department--~~The Texas Department of Housing and Community Affairs.

~~(65) Eligible Applicants--~~Local units of government, public housing authorities, nonprofit organizations, for profit entities, and persons and families of low, very low, and extremely low income., ~~and persons with special needs.~~

~~(76) Extremely Low Income--~~Families whose annual incomes do not exceed 30% of the median income of the area, as determined by HUD and published by the Department, with adjustments for family size. In accordance with Rider 3, and published by the Department, those counties where the median family income is lower than the state average median family income, applicants targeting households at or below 30% of the median income of the area may use the average state median family income based on number of persons in a household. ~~Persons and families earning not more than 30% of the area median income as determined by the United States Department of Housing and Urban Development, with allowances for family size.~~

~~(89) Housing Development Costs--~~The total of all costs incurred or to be incurred by the Development Owner in acquiring, constructing, rehabilitating and financing a Development, as determined by the Department based on the information contained in the Applicant's application. Such costs include reserves and any expenses attributable to commercial areas.

~~(94) Housing Development or Housing Project--~~Any real or personal property, project, building, structure, facilities, work, or undertaking, whether existing, new construction, remodeling, improvement, or rehabilitation, which meets or is designed to meet minimum property standards consistent with those prescribed in the Housing Trust Fund Property Standards, found in the Program Guidelines, for the primary purpose of providing sanitary, decent, and safe dwelling accommodations for rent, lease, use, or purchase by persons and families of low, very low, and extremely low income, and persons with special needs. The term may include buildings, structures, land, equipment, facilities, or other real or personal properties which are necessary, convenient, or desirable appurtenances, such as but not limited to streets, water, sewers, utilities, parks, site preparation, landscaping, stores, offices, and other non-housing facilities, such as administrative, community and recreational facilities the Department determines to be necessary, convenient, or desirable appurtenances.

~~(10) HUD--~~The United States Department of Housing and Urban Development, or its successor.

~~(12) Joint Venture--~~An agreement between a lead applicant and a cooperating entity formed to administer or implement a Housing Trust Fund project.

~~(13) Lead Applicant--~~An Eligible Applicant designated in a Housing Trust Fund application to assume contractual liability and legal responsibility as the Recipient executing the written agreement with the State.

~~(114) Local Units of Government--~~A county; an incorporated municipality; a special district; a council of governments; any other legally constituted political subdivision of the state; a public, nonprofit housing finance corporation created under the Local Government Code, Chapter 394; or a combination of any of the entities described here.

~~(1245) Low Income Persons and Families--~~Families whose annual incomes do not exceed 80% of the median income of the area, as determined by HUD and published by the Department, with adjustments for family size. ~~Persons and families earning not more than 80% of the area median income as determined by the United States Department of Housing and Urban Development, with allowances for family size.~~

~~(16) Metropolitan and Metro--~~Areas designated by the Bureau of the Census as metropolitan statistical areas (MSA) or primary metropolitan statistical areas (PMSA) in the most recent decennial census.

~~(17) Non metropolitan and Non Metro--~~Refers to all areas outside those areas designated as MSAs by the Bureau of the Census in the most recent decennial census.

~~(1348) Nonprofit Organization--~~Any public or private, nonprofit 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; and
(C) has a tax exemption ruling from the Internal Revenue Service under the Internal Revenue Code of 1986, § 501(c), as amended.

(14) NOFA--Notice of Funding Availability, published in the *Texas Register*.

~~(1519) Person with Special Needs--An individual who: (should we include the general definition)~~

~~(A) is considered disabled under a state or federal law;~~

~~(B) is elderly (age 60+);~~

~~(C) is designated by the Board as experiencing a unique need for affordable, decent, safe housing that is not being met adequately by private enterprise; or~~

~~(a) persons with disabilities, persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, the elderly, victims of domestic violence, persons living in colonias, and migrant farm workers; and~~

~~(b) any persons is legally responsible for caring for an individual described by subparagraphs ~~(Aa)~~, ~~(B)~~ or ~~(C)~~ of this paragraph and meets the income guidelines of a person of low, very low or extremely low income.~~

~~(20) Predevelopment Costs Reimbursable costs related to a specific eligible housing 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, site control, and title clearance;~~

~~(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.~~

~~(C) General operational or administrative costs are not allowable.~~

(16) Public Agency--A branch of National, State, or Local Government.

(1724) Public Housing Authority--A housing authority established under the Texas Local Government Code, Chapter 392.

~~(22) Real Property All land, including improvements and fixtures and property of any nature appurtenant, or used in connection therewith, and every estate, interest, and right, legal or equitable therein, including leasehold interests, terms for years, and liens by way of judgment, mortgage or otherwise.~~

(18) Recipient--Community housing development organization, nonprofit organization, for profit entity, local unit of government, or public housing authority that is approved by the Department to receive and administer housing trust funds in accordance with these rules.

(19) Rental Housing Development--A project for the acquisition, new construction, reconstruction or rehabilitation of multi-family or single family rental housing, or conversion of commercial property to rental housing.

(20) Rural Project--A project located within an area which:

(A) is situated outside the boundaries of a PMSA or MSA; or

(B) is situated within the boundaries of a PMSA or MSA if it has a population of not more than 20,000, and does not share boundaries with an urbanized area; or

(C) has received financing or has received a commitment for financing from The United States Department of Agriculture Rural Housing Services.

(2125) State--The State of Texas.

(22) Statute--Texas Government Code 2306, Subchapter I

~~(26) Total Bond Indebtedness All single family mortgage revenue bonds (including collateralized mortgage obligations), multifamily mortgage revenue bonds and other debt obligations issued or assumed by the Department and outstanding as of August 31 of the year of calculation, excluding:~~

~~(A) all such bonds rated Aaa by Moody's Investors Service or AAA by Standard Poor's Corporation for which the Department has no direct or indirect financial liability from the Department's unencumbered fund balances; and~~

~~(B) all other such bonds, whether rated or unrated, for which the Department has no direct or indirect financial liability from the Department's unencumbered fund balances, unless Moody's or Standard Poor's has advised the Department in writing that all or a portion of the bonds excluded by this clause should be included in a determination of total bond indebtedness.~~

~~(27) Unencumbered Fund Balances Uncommitted amounts on deposit in each independent or separate unrestricted fund~~

~~(2328) Very low Income Persons and Families-- Families whose annual incomes do not exceed 80% of the median income of the area, as determined by HUD and published by the Department, with adjustments for family size. Persons and families earning not more than 60% of the area median income as determined by the United States Department of Housing and Urban Development, with allowances for family size.~~

~~§51.5-4~~ Allocation of Housing Trust Funds.

~~(a) Funds shall be allocated to achieve broad geographic dispersion by awarding funds in accordance with §2306.111(d) through (g), Texas Government Code. achieve a broad geographical distribution taking into account the number and percentage of low, very low, and extremely low income persons and families in different geographical areas of the State.~~

~~(b) In allocating funds under the Housing Trust Fund, special attention shall be paid to equitably serving the housing needs of low, very low, and extremely low income persons and families residing in rural and non-metropolitan areas.~~

~~(f) No more than 10% of the yearly balance of the housing trust fund may be used by the Department to acquire real property.~~

~~(bg) The Department shall utilize its best efforts to target housing trust funds allocated each fiscal year to housing assistance for individuals and families earning less than 60% of median family income.~~

~~(ch) Bond indenture requirements governing expenditure of bond proceeds deposited in the housing trust fund shall govern and prevail over all other allocation requirements established in this section. However, the Department shall distribute these funds in accordance with the requirements of this section to the extent possible.~~

~~§51.6-5~~ Basic Eligible Activities.

~~The Department shall make grants and loans from the Housing Trust Fund to Eligible Applicants for purposes consistent with §51.2 of this title and §2306.202 of Texas Government Code. (related to Program Goals and Objectives). Eligible uses of trust funds include, but are not limited to the following:~~

~~(1) To provide gap financing to fund housing development costs for a housing project for low, very low, and extremely low income persons and families, and persons with special needs.~~

~~§51.6-7~~ Ineligible Activities and Restrictions.

~~Any activity is ineligible for housing trust funds unless the activity will result in the financing, acquisition, rehabilitation, or development of affordable, decent, safe, and sanitary housing for low, very low, and extremely low income persons or families. Ineligible activities and restrictions include the following:~~

~~(1) General Government Expenses. Housing trust funds may not be used to carry out the regular responsibilities of the local unit of government.~~

~~(2) Political Activities. Housing trust funds may not be used to finance the use of facilities or equipment for political purposes or to engage in other partisan political activities, such as candidate forums, voter transportation, or voter registration.~~

~~(3) (a) Displacement of Existing Affordable Housing. Housing Trust Funds shall not be utilized on a development that has the effect of permanently displacing low, very low, and extremely low income persons and families. Residents of a development to be rehabilitated by Housing Trust Funds must be provided the opportunity to lease and occupy a comparable affordable dwelling unit in the development upon completion of the development. The landlord must provide all persons and families affected by the rehabilitation with:~~

~~(A) Notice in writing within a reasonable time indicating the right to remain in the dwelling unit or the need to relocate; and~~

~~(B) and payment of the costs of temporary relocation, including moving costs and any increase in rent.~~

~~(b) If a Housing Trust Fund recipient violates the permanent dislocation provision of paragraph (3) of this subsection, that recipient risks loss of Housing Trust Funds and the landlord/developer must pay the affected tenant's costs and all moving expenses.~~

~~(f) Relocation and Prohibition against Involuntary Displacement. Housing trust funds shall not be utilized on a project that has the effect of permanently and involuntarily displacing low, very low, and extremely low income persons and families. All such persons and families who are resident tenants of a project development or building prior to the submission of a Housing Trust Fund application must be provided the opportunity to lease and occupy a suitable, decent, safe, sanitary and affordable dwelling unit in the building or development upon completion of the project. The property owners must provide all persons and families affected by project development with the following:~~

~~(A) Written notices of the right to remain or the need to relocate;~~

~~(B) Payment of the costs of temporary relocation; and~~

~~(C) Payments for those persons and families which are required to move permanently.~~

Program Requirements

~~(4) Restriction on Affordability of Multifamily Housing. Any multifamily housing developed or rehabilitated with housing trust funds, in whole or in part, shall remain affordable to income-qualified households for at least 20 years.~~

(c) Restrictions on Communication.

(1) The Applicant or other person that is active in the ownership or control of the proposed activity, or individual employed as a lobbyist or in another capacity on behalf of the application, may not communicate with any Board member with respect to the application during the period of time starting with the time an application is submitted until the time the Board makes a final decision with respect to any approval of that Application, unless the communication takes place at any board meeting or public hearing held with respect to that Application.

(2) Applicants are restricted from communication with Department staff as described in this subsection. The Applicant or other person that is active in the ownership or control of the application, or individual employed as a lobbyist or in another capacity on behalf of the application, may communicate with an employee of the Department with respect to the Development so long as that communication satisfies the conditions established under paragraphs (A) through (E) of this subsection. Communication with Department employees is unrestricted during any board meeting or public hearing held with respect to that Application.

(A) The communication must be restricted to technical or administrative matters directly affecting the Application;

(B) The communication must occur or be received on the premises of the Department during established business hours;

(C) Communication with the Executive Director, the Deputy Executive Director, the Director of Multifamily Finance Production, the Director of Single Family Finance Production, the Director of Portfolio Management and Compliance, and the Director of Real Estate Analysis of the Department must only be in written form which includes electronic communication through the Internet;

(D) Communication with other Department staff may be oral or in written form which includes electronic communication through the Internet; and

(E) A record of the communication must be maintained by the Department and included with the Application for purposes of board review and must contain the date, time, and means of communication; the names and position titles of the persons involved in the communication and, if applicable, the person's relationship to the Applicant; the subject matter of the communication; and a summary of any action taken as a result of the communication.

(d) Ineligible Applicants: The following violations will cause an Applicant, and any applications they have submitted, to be ineligible:

(1) Previously funded recipient(s) whose Housing Trust Funds have been partially or fully deobligated due to failure to meet contractual obligations during the 12 months prior to the current funding cycle;

(2) Applicants who have not satisfied all threshold requirements described in this title, and the NOFA to which they are responding, and for which Administrative Deficiencies were unresolved;

(3) Applicants who have submitted incomplete applications;

(4) Applicants that have been otherwise barred by the Department;

(5) Applicant or developer, or their staff, that violate the state revolving door policy.

(e) The Department will not recommend an application for funding if it includes a principal who is or has been:

(A) Barred, suspended, or terminated from procurement in a state or federal program and listed in the List of Parties Excluded from Federal Procurement of Non-procurement Programs;

(B) The subject of enforcement action under state or federal securities law, or is the subject of an enforcement proceeding with a state or federal agency or another governmental entity; or

(C) If the applicant has unresolved compliance or audit findings related to previous or current funding agreements with the Department.

(D) Has breached a contract with a public agency.

(f) Material Noncompliance. Each Application will be reviewed for its compliance history by the Department, consistent with 10 TAC §60. Applications found to be in Material Noncompliance, or otherwise violating the compliance rules of the Department, will be terminated.

(g) Rental Housing Development Site and Development Restrictions. The following restrictions apply to Rental Housing Developments only.

(1) Floodplain. Any Development proposing new construction located within the 100 year floodplain as identified by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps must develop the site so that all finished ground floor elevations are at least one foot above the flood plain and parking and drive areas are no lower than six inches below the floodplain, subject to more stringent local requirements. If no FEMA Flood Insurance Rate Maps are available for the proposed Development, flood zone documentation must be provided from the local government with jurisdiction identifying the 100 year floodplain. No Developments proposing rehabilitation will be permitted in the 100 year floodplain unless they already are constructed in accordance with the policy stated above for new construction or are able to provide evidence of flood insurance on the buildings and the contents of the units.

(2) Ineligible Building Types. Applications involving Ineligible Building Types will not be eligible for an award. Those buildings or facilities which are ineligible are as follows:

(A) Hospitals, nursing homes, trailer parks and dormitories (or other buildings that will be predominantly occupied by students) or other facilities which are usually classified as transient housing (other than certain specific types of transitional housing for the homeless and single room occupancy units) are ineligible. However, structures formerly used as hospitals, nursing homes or dormitories are eligible if the Development involves the conversion of the building to a non-transient multifamily residential development.

(B) Any elderly development of two stories or more that does not include elevator service for any Units or living space above the first floor.

(C) Any elderly development with any units having more than two bedrooms.

(D) Any Development with building(s) with four or more stories that does not include an elevator.

(E) Any Development proposing new construction, other than a Development (new construction or rehabilitation) composed entirely of single-family dwellings, having any Units with four or more bedrooms.

(G) Any Development, other than an elderly Development, in which more than 40% of the total Units have the same number of bedrooms. For purposes of this limitation, a den, study or other similar space that otherwise has the potential to meet the definition of a bedroom will be considered a bedroom.

(3) Limitations on the Size of Developments.

(A) The minimum Development size will be 16 Units.

(B) Developments involving new construction will be limited to 250 Units. These maximum Unit limitations also apply to those Developments which involve a combination of rehabilitation and new construction. Developments that consist solely of acquisition/rehabilitation or rehabilitation only may exceed the maximum Unit restrictions.

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

§51.8 Maintenance of Effort.

~~(a) Housing Trust Fund monies shall not be used to supplant or replace existing housing funds for housing for low, very low, and extremely low income persons and families.~~

~~(b) If other federal funds are available to a local unit of government applicant for any proposed housing project, the local unit of government applicant shall affirmatively show that it has undertaken reasonable efforts to secure such funding for the proposed housing project.~~

§51.79 Application Procedure and Requirements.

(a) In distributing funds, the Department will release a NOFA and/or request for proposals that identifies the uses of the available funds and the specific criteria that will be utilized in evaluating applicants.

(b) Applications containing false information and Applications not received by the deadline will be disqualified. Disqualified applicants are notified in writing. All Applications must be received by the Department by 5:00 p.m. on the date identified in the NOFA, regardless of method of delivery.

(c) Administrative Deficiencies. If an Application contains deficiencies which, in the determination of the Department staff, require clarification or correction of information submitted at the time of the Application, the Department staff may request clarification or correction of such Administrative Deficiencies including both threshold and scoring documentation. The Department staff may request clarification or correction in a deficiency notice in the form of a facsimile and a telephone call to the Applicant advising that such a request has been transmitted. If Administrative Deficiencies are not clarified or corrected to the satisfaction of the Department within three business days of the deficiency notice date, then five points shall be deducted from the application score for each additional day the deficiency remains unresolved. If deficiencies are not clarified or corrected within five business days from the deficiency notice date, then the Application shall be terminated. The time period for responding to a deficiency notice begins at the start of the business day following the deficiency notice date. Deficiency notices may be sent to an Applicant prior to or after the end of the Application Acceptance Period. An Applicant may not change or supplement an Application in any manner after the filing deadline, except in response to a direct request from the Department.

(d) Rental Housing Developments will undergo a review as follows:

(1) Threshold Evaluation. Applications submitted for Rental Housing Developments will be required to comply with the threshold criteria required under 10 TAC §50.9(f), which are those required for the Housing Tax Credit Program.

(2) Scoring Evaluation. For an Application to be scored, the Application must demonstrate that the Development meets all of the Threshold Criteria requirements. Applications that satisfy the Threshold Criteria will then be scored and ranked according to the scoring criteria identified in the NOFA

(3) Financial Feasibility Evaluation. After the Application is scored, the Department will assign, as herein described, Developments for review for financial feasibility by the Department's Real Estate Analysis Division. The Department shall underwrite an Application to determine the financial feasibility of the Development and an appropriate funding amount and terms. In making this determination, the Department will use the Underwriting Rules and Guidelines, 10 TAC §1.32 of this title.

(4) A site visit will be conducted. Applicants must receive recommendation for approval from the Department to be considered for funding by the Board.

(5) Each Rental Housing Development Application will be notified of their score in writing no later than seven days after all applications received have been scored. Subsequently, the recommendation regarding their Application will be made on the Department's web site at least 7 days prior to the Board meeting where the awards will be approved.

(6) Board approval for the award of Development activity funds is conditional upon a completed loan closing and any other conditions deemed necessary by the Department.

(e) Applications other than Rental Housing Developments will be reviewed and evaluated in accordance with the NOFA for that activity.

(f) Applicants may appeal staff's decisions regarding their applications consistent with 10 TAC §1.7.

§51.810 Criteria for Funding.

(a) In considering applications for funding, the Department considers the following requirements under §2306.203(c), Texas Government Code, and such others as may be enumerated during the funding cycle:

(1) Minimum Eligibility Criteria. To be considered for funding, an applicant must first demonstrate that it meets each of the following threshold criteria:

(A) The application is consistent with the requirements established in this rule.

(B) The applicant provides evidence of its ability to carry out the proposal in the areas of financing, acquiring, rehabilitating, developing or managing affordable housing development.

(C) The proposal addresses and identifies a housing need. This assessment will be based on statistical data, surveys and other indicators of need as appropriate.

(2) Evaluation Factors. The Board and Department considers applications for housing trust funds using the following criteria: The criteria used to rank applications, as more fully reflected in the NOFA, will include at a minimum the:

(A) Applications are ranked according to the criteria hereinafter set forth:

(i) leveraging of federal funds: the extent to which the project will leverage State funds with other resources, including federal resources, and private sector funds;

(ii) community involvement: the extent to which the project involves a broad range of community representatives, including low, very low, and extremely low income individuals who may expect to reside in the proposed housing project, in the design and development of the proposed housing project;

(iii) very low income targeting: the extent to which the project will provide safe, decent and affordable housing to very low income persons and families;

(iv) long term affordability: the extent to which the project will ensure the longest possible use of assisted units as affordable housing for low, very low, and extremely low income persons and families;

(v) housing need: the geographical area of the State to be served and the extent to which there is a need for safe, decent, and affordable housing in this area;

(vi) special housing needs: the extent to which the project provides affordable housing and services for persons with special needs;

(vii) financial feasibility: the extent to which the project is financially feasible, taking into consideration the contribution of housing trust funds, as determined in accordance with generally accepted underwriting standards as promulgated by federal insurers or other similar guarantors of such projects;

(viii) need for funds: the extent to which other resources are not available in the locality to carry out the housing project;

(ix) minority participation: the extent to which the project has minorities and/or women participating in the ownership, development or management of the project;

(x) energy conservation: the extent to which the project design promotes energy and/or water conservation with the result of reducing residents' utility costs;

(xi) innovation: the extent to which the project involves a new or particularly innovative approach for meeting housing needs in the area being served;

(xii) services: the extent to which the project includes a program of services for occupants of the proposed housing including, but not limited to, programs that address home health care, mental health service, alcohol and drug treatment, job training, child care and case management and provides for tenant involvement in the development and administration of the services;

(xiii) cost-effectiveness of a proposed development; and: the extent to which the project is cost effective and provides the greatest number of affordable, decent, safe and sanitary low, very low, and extremely low income housing units for the least amount of housing trust funds expended or committed;

(iii) extent to which individuals and families of very low income are served by the development.

(xiv) barriers to affordable housing: the extent to which local governments propose to eliminate or reduce barriers to affordable housing created by existing public policies, such as zoning regulations, building permit requirements, etc.;

(xv) geographic balance: the extent to which the project will contribute to achieving a fair and equitable geographic distribution of housing trust funds.

(C) An application that does not meet the threshold criteria may be revised and resubmitted for consideration in subsequent funding cycles.

(3) The Department will not recommend an application for funding if it includes a principal who is or has been:

(A) Barred, suspended, or terminated from procurement in a state or federal program and listed in the List of Parties Excluded from Federal Procurement of Non-procurement Programs;

(B) The subject of enforcement action under state or federal securities law, or is the subject of an enforcement proceeding with a state or federal agency or another governmental entity; or

(C) If the applicant has unresolved compliance or audit findings related to previous or current funding agreements with the Department.

(b) The Department assigns a weight to the evaluation factors in subsection (a)(2)(B) of this section and gives priority to funding applications according to the weight assigned.

(c) The Board has final approval on all recommendations for funding.

(d) Eligible Applicants that have been approved for funding and that require a material change in the project description must provide a written request for the material change to the Department prior to implementing the change.

(1) A material change may include, but is not limited to, the following:

- (A) Change in project site;
- (B) Change in the number of units or set asides; and
- (C) Increase in funding.

(2) Failure to comply with this subsection may result in the termination of funding to the applicant.

(e) The Executive Director of the Department may approve nonmaterial changes in the project description and in the scope of work to be performed for clarification and necessary administrative adjustments, provided that any such change does not increase the dollar amount of the original award of funds.

~~§51.11 Prohibition against Discrimination.~~

~~(a) No person shall on the ground of race, color, family composition (reasonable occupancy standards are acceptable), national origin or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with housing trust funds made available under the Act.~~

~~(b) Whenever the Department determines that a Recipient of housing trust funds has failed to comply with subsection (a) of this section, the Department shall attempt to secure compliance. If within a reasonable period of time the Recipient fails to comply, the Department may:~~

~~(1) refer the matter to the State Attorney General or the Texas Commission on Human Rights, whichever is applicable and in accordance with the laws of the State of Texas, with a recommendation that an appropriate civil action be instituted; or~~

~~(2) take such other action as may be provided by law.~~

~~§51.12-9 Other Program Requirements.~~

~~(a) Employment opportunities.~~

~~(1) No person shall be discriminated against on the basis of race, color, disability, religion, sex, or national origin in all phases of employment during the performance of contracts as assisted with housing trust funds made available under the Act.~~

~~(2) Contractors and subcontractors on Housing Trust Fund assisted contracts shall take affirmative action to ensure fair treatment in employment, upgrading, demotion, or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation and selection for training or apprenticeship.~~

~~(3) In connection with the planning and carrying out of any project assisted under the Act/Statute, to the greatest extent feasible, opportunities for training and employment shall be given to low, very low, and extremely low income persons residing within the area in which the project is located.~~

~~(b) Conflict of Interest.~~

~~(1) Conflict Prohibited. No person described in paragraph (2) of this subsection who exercises or has exercised any functions or responsibilities with respect to Housing Trust Fund activities under the Statute 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 Housing Trust Fund assisted activity, or have an interest in any Housing Trust Fund contract, subcontract or agreement or the proceeds thereunder/hereunder, either for themselves or those with whom they have family or business ties, during their tenure or for one year thereafter.~~

~~(2) Persons Covered. The conflict of interest provisions of paragraph (1) of this subsection apply to any person who is an employee, agent, consultant, officer, elected official or appointed official of the Recipient.~~

~~(c) Right to Inspect and Monitor.~~

~~(1) The Department may, at any time, inspect and monitor the records and the work of the project so as to ascertain the level of project completion, quality of work performed, inventory levels of stored material, compliance with the approval plans and specifications, property standards, and program rules and requirements.~~

(2) Any unsatisfactory findings in the inspection may result in a reduction in the amount of funds requested or termination of funding.

(3) Within 45 days of completion of any construction, and before the release of any retainage funds, Recipients are required to notify the Department of the completion by submitting a certificate of completion and any other documents required by program guidelines, including, but not limited to, the following:

- (A) Architect's Certification of Substantial Compliance;
- (B) Recipient's Certificate of Substantial Completion; and
- (C) Recipient's and supplier's Release of Lien and warrantee.

(4) The Department performs a final close-out visit and assists owners in preparing for long-term compliance requirements upon completion of project development.

(d) Compliance.

(1) Recipient must maintain compliance with each of its written agreements with the Department.

(2) Restrictions are stated and enforced through a regulatory agreement.

(3) These restrictions include, but are not limited to the following:

- (A) Rent restrictions;
- (B) Record keeping and reporting; and
- (C) Income targeting of tenants.

(4) The Department monitors compliance with project restrictions and any other covenants by Recipient in any Housing Trust Fund agreement. ~~An annual per unit compliance fee is charge for this review.~~

(5) Prior to the leasing of any units, project owners are provided guidance and training by the Department to assist project owners in adhering to restriction and reporting requirements.

(f) For funds being used for multifamily rental properties, the recipient must establish a reserve account consistent with §2306.186, Texas Government Code, and as further described in 10 TAC §60.

~~§51.43-10~~ §51.43-10 Citizen Participation.

(a) The Department holds at least one public hearing annually, and additional public hearings prior to consideration of any proposed significant changes to these rules, to solicit comments from the public, eligible applicants, and Recipients on the Department's rule, guidelines, and procedures for the Housing Trust Fund.

(b) The Department considers the comments it receives at public hearings. The Board annually reviews the performance, administration, and implementation of the Housing Trust Fund in light of the comments it receives. ~~At this time t~~The Board also reviews funding goals and set-asides ~~established in §51.5 of this title (relating to Allocation of Housing Trust Funds).~~

(c) Applications for ~~housing Housing trust Trust funds Funds~~ are public information and the Department shall afford the public an opportunity to comment on proposed housing applications~~projects~~ prior to making awards.

~~(d) Applicants will be notified as to whether or not they are being recommended for funding seven days prior to the date recommendations are made to the Board.~~

~~Applicants may appeal the funding recommendation to the Board at the meeting of the Board at which the recommendations are presented.~~

~~(de)~~ (d) Complaints will be handled in accordance with the Department's complaint procedures of 10 TAC §1.2.

~~§51.44-11~~ §51.44-11 Records to be Maintained.

(a) Recipients are required, at least on an annual basis, to submit to the Department information including, but not limited to:

(1) such information as may be necessary to determine whether a project ~~funded with housing trust~~ is benefiting low, very low, and extremely low income persons and families;

Texas Department of Housing and Community Affairs
Housing Trust Fund Rules

(2) the monthly rent or mortgage payment for each dwelling unit in each structure assisted ~~with housing trust funds~~;

(3) such information as may be necessary to determine whether Recipients have carried out their housing activities in accordance with the requirements and primary objectives of the ~~housing~~ Housing Trust Fund and implementing regulations;

(4) The size and income of the household for each unit occupied by a low, very low, or extremely low income person or family;

(5) Data on the extent to which each racial and ethnic group and ~~single-headed households (by gender of household head)~~ have applied for and benefited from any project or activity funded in whole or in part with ~~housing trust funds~~ made available under the ~~Act~~ Statute. This data shall be updated annually; and

(6) A final statement of accounting upon completion of the project.

(b) Recipients shall maintain records pertinent to the tenant's files for a period of at least three years.

(c) Recipients shall maintain records pertinent to ~~Housing Trust Fund~~ funding awards including but not limited to project costs and certification work papers for a period of at least five years.

(d) Recipient shall maintain records in an accessible location.

~~§51.47-12~~ Funding Cap.

No more than ~~25~~ 10% of the housing trust funds may be allocated to any single project for each ~~any~~ calendar fiscal -year.

~~§51.48-13~~ Waiver.

The Board may, in its discretion, waive any one or more of the rules set forth in this chapter to accomplish its legislative mandates or for other compelling circumstances.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

MEMORANDUM

TO: Edwina Carrington, Executive Director
TDHCA Board Members

FROM: Brooke Boston, Director of Multifamily Finance Production

SUBJECT: Multifamily Mortgage Revenue Bond Program Rules

DATE: August 6, 2003

The rules that govern the Multifamily Mortgage Revenue Bond Program are being brought before the Board to ensure the timely implementation of one rule to govern the applications for bond inducement that will be submitted to the Department on September 2, 2003. The rules have been revised to include all legislative requirements, improve the flow and efficiency of the document (and the program), and remove unnecessary language. The Bond Program is currently governed by three independent chapters of Texas Administrative Code (Chapters 33, 35 and 39). However, to streamline the rules, staff proposes that the rules be consolidated into one Chapter. To satisfy the requirements of the Secretary of State this change involves the repeal of Chapters 33, 35 and 39 and then the separate approval, on an emergency basis, of a new Chapter 33 which will encompass all of the Bond Program rules. Attached is a copy of the Bond Rules, as proposed, that show, in "blackline" format, the changes that have been made to the rule since the time it was provided in the Board Book on July 30, 2003. Staff also proposed that these same rules be approved in draft form for public comment, with final approval in November.

Below is a general summary of the new proposed rule, by section, as it relates to the original three chapters.

- ³ **33.1. Introduction.** This introduction replaces and synthesizes the three similar, but inconsistent, introductions from each of the original three chapters.
- ³ **33.2. Authority.** This section is newly added to clearly identify those chapters in Texas Government Code that grant the Department the authority to issue bonds.
- ³ **33.3. Definitions.** Each of the original chapters had its own set of definitions that were inconsistent in most cases. All definitions were reviewed for their continuing validity and updated, as necessary, to most accurately reflect the current administration of the program and to improve consistency with the Qualified Allocation Plan. Additionally, the following definitions were not in the original chapters and are proposed to increase the clarity of the rule: Application, Development, Extremely Low Income, Institutional Buyer, Development Owner, Private Activity Bond, Private Activity Bond Program Scoring Criteria, Private Activity Bond Program Threshold Requirements, Qualified 501 (c)(3) Bond, Tenant Income Certification, Tenant Services, Tenant Service Program Plan, Unit, and Very Low Income.

- ³ **33.4. Policy Objectives and Eligible Housing Developments.** This section replaces and synthesizes the similar, but inconsistent, sections from Chapters 35 and 39.
- ³ **33.5. Bond Rating and Investment Letter.** This section replaces and synthesizes the similar, but inconsistent, sections from chapter 33 (§33.6), chapter 35 (§35.10) and chapter 39 (§39.13). The actual rating requirements remained the same. The portion defining the investment letter is an addition.
- ³ **33.6. Application Procedures, Evaluation and Approval.** This section replaces and synthesizes the similar, but inconsistent and outdated, sections from chapter 33 (§§33.3 and 33.11), chapter 35 (§§35.4 and 35.7) and chapter 39 (§§39.4 and 39.8). Because the review process, including scoring, notification, etc. have changed substantially based on legislation and program changes over the past several years, this section was revised entirely to make it current and compliant.
- ³ **33.7. Regulatory and Land Use Restrictions.** This section replaces and synthesizes the similar, but inconsistent, sections from chapter 33 (§§33.7 and 33.9), chapter 35 (§§35.6 and 35.13) and chapter 39 (§§39.7 and 39.14).
- ³ **33.8. Fees.** This section replaces and synthesizes the similar, but inconsistent, sections from chapter 35 (§35.14) and chapter 39 (§39.15).
- ³ **33.9. Waiver of Rules.** This section replaces and synthesizes the similar, but inconsistent, sections from chapter 33 (§33.13), and chapter 39 (§39.17).
- ³ **33.10. No Discrimination.** This section replaces and synthesizes the similar, but inconsistent, sections from chapter 35 (§35.13) and chapter 39 (§39.14).

TITLE 10. COMMUNITY DEVELOPMENT
PART I. TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
CHAPTER 33. MULTIFAMILY HOUSING REVENUE BOND RULES
10 TAC §§ 33.1-33.10

The Texas Department of Housing and Community Affairs (the “Department”) adopts on an emergency basis new §§33.1-33.10, regarding Multifamily Housing Revenue Bond Rules. These new sections are simultaneously proposed for permanent adoption in the proposed section of this issue of the Texas Register.

The Department finds that new requirements of state law require adoption of the rules on fewer than 30 days’ notice. The reasons for this finding are that statutes enacted by the 78th Legislature, including SB 1664, (~~Section~~§ 4), and SB 264, (~~Section~~§ 15); the rules of the Bond Review Board; and the procedures and deadlines for Multifamily Housing Revenue Bonds require the immediate adoption of these new sections.

These new sections are adopted on an emergency basis pursuant to Chapter 2306, Texas Government Code, which provides the Governing Board of the Department with the authority to adopt rules necessary for the efficient administration of the Department’s Multifamily Housing Revenue Finance Production.

§ 33.1. Introduction

The purpose of this Chapter 33 is to state the Texas Department of Housing and Community Affairs (the “Department”) requirements for issuing Bonds, the procedures for applying for multifamily housing revenue Bond financing, and the regulatory and land use restrictions imposed upon Housing Developments financed with the issuance of Bonds. The rules and provisions contained in this Chapter 33 are separate from the rules relating to the Department's administration of the Low Income Housing Tax Credit Program. Applicants seeking a tax credit allocation should consult the Department's 2004 Qualified Allocation Plan and Rules (“QAP”), Chapter 50 of this title, as proposed, -relating to the Low Income Housing Tax Credit Program, to be published in Title 10 Texas Administrative Code.

§ 33.2. Authority

The Department receives its authority to issue Bonds from Chapter 2306 of the Texas Government Code (the "Act"). All Bonds issued by the Department must conform to the requirements of the Act. Notwithstanding anything herein to the contrary, tax-exempt Bonds which are issued to finance the Housing Development of multifamily rental housing are specifically subject to the requirements of the laws of the State of Texas, including but not limited to the Act, Chapter 1372 of the Texas Government Code relating to Private Activity Bonds, and to the requirements of the Code (as defined in this chapter).

§ 33.3. Definitions

"Applicant" means any Person or Affiliate of a Person who files a Pre-Application or an Application with the Department requesting the Department issue Bonds to finance a Housing Development.

"Application" means an Application, in the form prescribed by the Department, filed with the Department by an Applicant, including any exhibits or other supporting material.

"Board" means the governing Board of the Department.

"Bond" means an evidence of indebtedness or other obligation, regardless of the sources of payment, issued by the Department under the Act, including a bond, note, or bond or revenue anticipation note, regardless of whether the obligation is general or special, negotiable, or nonnegotiable, in bearer or registered form, in certified or book entry form, in temporary or permanent form, or with or without interest coupons.

"Code" means the Internal Revenue Code of 1986, as amended from time to time, together with any applicable regulations, rules, rulings, revenue procedures, information statements or other official pronouncements issued by the United States Department of the Treasury or the Internal Revenue Service.

"Development" means property or work or a development, building, structure, facility, or undertaking, whether existing, new construction, remodeling, improvement, or rehabilitation, that meets or is designed to meet minimum property standards required by the Department for the primary purpose of providing sanitary, decent, and safe dwelling accommodations for rent, lease, or use by individuals and families of Low Income and Very Low Income and Families of Moderate Income in need of housing. The term includes: (A) buildings, structures, land, equipment, facilities, or other real or personal properties that are necessary, convenient, or desirable appurtenances, including streets, water, sewers, utilities, parks, site preparation, landscaping, stores, offices, and other non-housing facilities, such as administrative, community, and recreational facilities the Department determines to be necessary, convenient, or desirable appurtenances; and (B) multifamily dwellings in rural and urban areas.

"Development Owner" means an Applicant that is approved by the Department as qualified to own, construct, acquire, rehabilitate, operate, manage, or maintain a Housing Development subject to the regulatory powers of the Department and other terms and conditions required by the Department and the Act.

"Eligible Tenants" means (i) individuals and families of ~~e~~Extremely ~~H~~Low, ~~H~~Low and ~~v~~Very ~~H~~Low ~~i~~Income, (ii) ~~f~~Families of ~~m~~Moderate ~~i~~Income (in each case in the foregoing clauses (i) and (ii) as such terms are defined by the Issuer under the Act), and (iii) Persons with Special Needs, in each case, with an Anticipated Annual Income not in excess of 140% of the area median income for a four-person household in the applicable standard metropolitan statistical area; provided that all Low-Income Tenants shall count as Eligible Tenants.

"Extremely Low Income" means the income received by an individual or family whose income does not exceed thirty percent (30%) of the area median income or applicable federal poverty line, as determined by the Act.

"Family of Moderate Income" means a family (A) that is determined by the Board to require assistance taking into account (i) the amount of total income available for the housing needs of the individuals and family, (ii) the size of the family, (iii) the cost and condition of available housing facilities, (iv) the ability of the individuals and family to compete successfully in the private housing market and to pay the amounts required by private enterprise for sanitary, decent, and safe housing, and (v) standards established for various federal programs determining eligibility based on income; and (B) that does not qualify as a family of Low Income.

"Housing Development" means property or work or a development, building, structure, facility, or undertaking, whether existing, new construction, remodeling, improvement, or rehabilitation, that meets or is designed to meet minimum property standards required by the Department for the primary purpose of providing sanitary, decent, and safe dwelling accommodations for rent, lease, or use by individuals and families of Low Income and Very Low Income and Families of Moderate Income in need of housing. The term includes: (A) buildings, structures, land, equipment, facilities, or other real or personal properties that are necessary, convenient, or desirable appurtenances, including streets, water, sewers, utilities, parks, site preparation, landscaping, stores, offices, and other non-housing facilities, such as administrative, community, and recreational facilities the Department determines to be necessary, convenient, or desirable appurtenances; and (B) multifamily dwellings in rural and urban areas.

~~"Housing Sponsor" means an Applicant that is approved by the Department as qualified to own, construct, acquire, rehabilitate, operate, manage, or maintain a Housing Development subject to the regulatory powers of the Department and other terms and conditions required by the Department and the Act.~~

"Institutional Buyer" means (i) an accredited investor as defined in Regulation D promulgated under the Securities Act of 1933, as amended (17 CFR Sec. 230.501(a)), but excluding any natural person or any director or executive officer of the Department (17 CFR ~~Section~~§§s 230.501(a)(4) through (6)) or (ii) a qualified institutional buyer as defined by Rule 144A promulgated under the Securities Act of 1933, as amended (17 CFR Sec. 230.144A).

"Low Income" means the income received by an individual or family whose income does not exceed eighty percent (80%) of the area median income or applicable federal poverty line, as determined by the Act.

“Land Use Restriction Agreement” (LURA) means an agreement between the Department and the Housing Development Owner which is binding upon the Housing Development Owner’s successors in interest; that encumbers the Housing Development with respect to the requirements of law, including this title, the Act and Section 42 of the Code.

“Owner” means an Applicant that is approved by the Department as qualified to own, construct, acquire, rehabilitate, operate, manage, or maintain a Housing Development subject to the regulatory powers of the Department and other terms and conditions required by the Department and the Act.

"Persons with Special Needs" means persons who (i) are considered to be disabled under a state or federal law, (ii) are elderly, meaning 60 years of age or older or of an age specified by an applicable federal program, (iii) are designated by the Board as experiencing a unique need for decent, safe housing that is not being met adequately by private enterprise, or (iv) are legally responsible for caring for an individual described by clause (i), (ii) or (iii) above and meet the income guidelines established by the Board.

"Private Activity Bonds" means any Bonds described by ~~Section~~§ 141(a) of the Code.

“Private Activity Bond Program Scoring Criteria” means the scoring criteria established by the Department for the Department’s Multifamily Housing Revenue Bond Program, ~~40-TAC Section~~§ 33.6(b) of this Chapter. The Scoring Criteria are also available on the Department website.

“Private Activity Bond Program Threshold Requirements” means the threshold requirements established by the Department for the Department’s Multifamily Housing Revenue Bond Program, ~~40 TAC section~~ § 33.6(b) of this title. The Threshold Requirements are also available on the Department’s website.

"Program" means the Department's Multifamily Housing Revenue Bond Program.

"Property" means the real estate and all improvements thereon, whether currently existing or proposed to be built thereon in connection with the Housing Development, and including all items of personal property affixed or related thereto.

"Qualified 501(c)(3) Bonds" means any Bonds described by ~~Section~~ § 145(a) of the Code.

“Tenant Income Certification” means a certification as to income and other matters executed by the household members of each tenant in the Housing Development, in such form as reasonably may be required by the Department in satisfaction of the criteria prescribed the Secretary of Housing and Urban Development under ~~Section~~ § 8(f)(3) of the Housing Act of 1937 (“the Housing Act”) (42 U.S.C. 1437f) for purposes of determining whether a family is a lower income family within the meaning of the ~~Section~~ § 8(f)(1) of the Housing Act.

"Tenant Services" means social services, including child care, transportation, and basic adult education, that are provided to individuals residing in low income housing under Title IV-A, Social Security Act (42 U.S.C. ~~Section~~ § 601 et seq.), and other similar services.

"Tenant Services Program Plan" means the plan, subject to approval by the Department, which describes the Tenant Services to be provided by the ~~Housing Sponsor~~ Development Owner in a Housing Development.

“Trustee” means a national banking association organized and existing under the laws of the United States, as trustee (together with its successors and assigns and any successor trustee).

"Unit" means any residential rental unit in a Housing Development consisting of an accommodation, including a single room used as an accommodation on a non-transient basis, that contains complete physical facilities and fixtures for living, sleeping, eating, cooking and sanitation.

"Very Low Income" means the income received by an individual or family whose income does not exceed sixty percent (60%) of the area median income or applicable federal poverty line as determined under the Act.

§ 33.4. Policy Objectives & Eligible Housing Developments

The Department will issue Bonds to finance the preservation or construction of decent, safe and affordable housing throughout the State of Texas. Eligible Housing Developments may include those which are constructed, acquired, or rehabilitated and which provide housing for individuals and families of Low Income, Very Low Income, or Extremely Low Income, and Families of Moderate Income.

§ 33.5. Bond Rating and Investment Letter

(a) Bond Ratings. All publicly offered Bonds issued by the Department to finance Housing Developments shall have and be required to maintain a debt rating the equivalent of at least an "A" rating assigned to long-term obligations by Standard & Poor's Ratings Services, a division of The McGraw-Hill Companies, Inc. or Moody's Investors Service, Inc. If such rating is based upon credit enhancement provided by an institution other than the Applicant or ~~Housing Sponsor~~ Development Owner, the form and substance of such credit enhancement shall be subject to approval by the Board, which approval shall be evidenced by adoption by the Board of a resolution authorizing the issuance of the credit-enhanced Bonds. Remedies relating to failure to maintain appropriate credit ratings shall be provided in the financing documents relating to the Housing Development.

(b) Investment Letters. Bonds rated less than "A," or Bonds which are unrated must be placed with one or more Institutional Buyers and must be accompanied by an investment letter acceptable to the Department. Subsequent purchasers of such Bonds shall also be qualified as Institutional Buyers and shall sign and deliver to the Department an investment letter in a form acceptable to the Department. Bonds rated less than "A," and Bonds which are unrated shall be issued in physical form, in minimum denominations of one hundred thousand dollars (\$100,000), and shall carry a legend requiring any purchasers of the Bonds to sign and deliver to the Department an investment letter in a form acceptable to the Department.

§ 33.6. Application Procedures, Evaluation and Approval

(a) Application Costs, Costs of Issuance, Responsibility and Disclaimer. The Applicant shall pay all costs associated with the preparation and submission of the Application – including costs associated with the publication and posting of required public notices – and all costs and expenses associated with the issuance of the Bonds, regardless of whether the Application is ultimately approved or whether Bonds are ultimately issued. At any stage during the Application process, the Applicant is solely responsible for determining whether to proceed with the Application, and the Department disclaims any and all responsibility and liability in this regard.

(b) Pre-application. An Applicant who requests financing from the Department for a Housing Development shall submit a pre-application in a format prescribed by the Department. Within fourteen (14) days of the Department's receipt of the pre-application, the Department will be responsible for federal, state, and local community notifications of the proposed Housing Development. Upon review of the pre-application, if the Housing Development is determined to be ineligible for Bond financing by the Department, the Department will send a letter to the Applicant explaining the reason for the ineligibility. If the Housing Development is determined to be eligible for Bond financing by the Department, the Department will score and rank the pre-application based on the Private Activity Bond Program Scoring Criteria 10 TAC ~~Section~~ § 33.6(b), graphic 1 (see below). The Department will score and rank with higher scores ranking higher within each priority defined by ~~Section~~ § 1372.0321, Texas Government Code. All Priority 1 Applications will be ranked above all Priority 2 Application which will be ranked above all Priority 3 Applications, regardless of score. This ranking will be used throughout the calendar year. In the event two or more Applications receive the same score, the Department will use, as a tie-breaking mechanism, the number of points awarded for Quality and Amenities for the Housing Development. If a tie still exists, the Department will consider the number of net rentable square feet per bond amount requested. Pre-Applications must meet the threshold requirements as stated in The Private Activity Bond Program Threshold Requirements 10 TAC ~~Section~~ § 33.6(b), graphic 2 (see below). The Private Activity Bond Program Threshold Requirements ~~form~~ will be posted on the Department's website. After scoring, the Housing

Development and the proposed financing structure will ~~then~~ be presented to the Department's Board for consideration of a resolution declaring the Department's intent to issue Bonds (the "inducement resolution") with respect to the Housing Development. After Board approval of the inducement resolution, the scored and ranked Applications will be submitted to the Texas Bond Review Board for its lottery processing. The Texas Bond Review Board will draw the number of lottery numbers that equates to the number of eligible Applications submitted by the Department. The lottery numbers drawn will not equate to a specific Housing Development. The Texas Bond Review Board will thereafter assign the lowest lottery number drawn to the highest scored and ranked Application as previously submitted by the Department. The criteria by which a Housing Development may be deemed to be eligible or ineligible are explained below in paragraph (e), Evaluation Criteria. Private Activity Bond Program Scoring Criteria form will be posted on the Department's website. The pre-application shall consist of the following information:

- 1) Completed Uniform Application forms in the format required by the Department;
- 2) Texas Bond Review Board's Residential Rental Attachment;
- 3) Relevant Development Information (form on website);
- 4) Public Notification Information (form on website);
- ~~3~~5) _____ Certification and agreement to comply with the Department's rules;
- ~~4~~6) _____ Agreement of responsibility of all cost incurred;
- ~~5~~7) _____ An organizational chart showing the structure of the Applicant and the ownership structure of any principals of the Applicant;
- ~~6~~8) _____ Evidence that the Applicant and principals are registered with the Texas Secretary of State, or if the Applicant has not yet been formed, evidence that the name of the Applicant is reserved with the Secretary of State;
- ~~7~~9) _____ Organizational documents such as partnership agreements and articles of incorporation, as applicable, for the Applicant and its principals;
- ~~8~~10) _____ Documentation of non-profit status if applicable;
- ~~9~~11) _____ Evidence of good standing from the Comptroller of Public Accounts of the State of Texas for the Applicant and its principals;
- ~~10~~12) _____ Corporate resumes and individual resumes of the Applicant and any principals;
- ~~11~~13) _____ A copy of an executed earnest money contract between the ~~borrower~~ Applicant and the seller of the ~~Housing Development~~Property. This earnest money contract must be in effect at the time of submission of the application and expire no earlier than December 1 of the year preceding the applicable program year. The earnest money contract must stipulate and provide for the ~~borrower's~~ Applicant's option to extend the contract expiration date through March 1 of the program year, subject only to the seller's receipt of additional earnest money or extension fees, so that the ~~borrower~~ Applicant will have site control at the time a reservation is granted. If the ~~borrower~~ Applicant owns the ~~p~~Property, a copy of the recorded warranty deed is required;
- ~~12~~14) _____ Evidence of zoning appropriate for the proposed use or application for the appropriate zoning or statement that no zoning is required-;
- ~~13~~15) _____ A local map showing the location of the ~~p~~Property;
- ~~14~~16) _____ A boundary survey or subdivision plat which clearly identifies the location and boundaries of the subject ~~p~~Property;
- ~~15~~17) _____ Name, address and telephone number of the ~~current property owner~~ Seller of the ~~real~~ ~~p~~Property;

- ~~16)~~18) Construction draw and lease-up proforma for Housing Developments involving new construction;
- ~~17)~~19) Past two years' operating statements for existing Housing Developments;
- ~~18)~~20) Current market information which includes rental comparisons;
- ~~19)~~21) Documentation of local Section 8 utility allowances;
- ~~20)~~22) Verification/Evidence of delivery of federal, state, and local community notifications;
- ~~21)~~23) Self-Scoring Criteria
- ~~22)~~24) Such other items deemed necessary by the Department per individual application.

(c) Financing Commitments. After approval by the Board of the inducement resolution, and before submission of a final application, the Applicant will be solely responsible for making appropriate arrangements with financial institutions which are to be involved with the issuance of the Bonds or the financing of the Housing Development, and to begin the process of obtaining firm commitments for financing from each of the financial institutions involved.

(d) Final Application. An Applicant who elects to proceed with submitting a final ~~a~~Application to the Department must provide a final ~~a~~Application and such supporting material as is required by the Department at least sixty (60) days prior to the scheduled meeting of the Board at which the Housing Development and the Bond issuance are to be considered, unless the Department directs the Applicant otherwise in writing. The Department may determine that supporting materials listed in paragraphs (1) through (42) of this subsection shall be provided subsequent to ~~submission of the final a~~Application deadline in accordance with a schedule approved by the Department. Failure to provide any supporting materials in accordance with the approved schedule may be grounds for terminating the Application and returning the reservation to the Texas Bond Review Board. The final application and supporting material shall consist of the following information:

- 1) A Public Notification Sign shall be installed on the Housing Development site no later than fourteen (14) days after the submission of Volume I and II of the Tax Credit ~~a~~Application to the Department (pictures and invoice receipts must be submitted as evidence of installation within fourteen (14) days of the submission). For signage requirements and language, 10 TAC ~~Section~~§-33.6(d)(1), graphic 3 (see below); As an alternative to installing a Public Notification Sign and at the same required time, the Applicant may instead, at the Applicant's Option, mail written notification to all addresses located within 1,000 feet of any part of the proposed Development site. This written notification must include the information otherwise required for the sign, 10 TAC § 33.6(d)(1), graphic 3 below. If the Applicant chooses to provide this mailed notice in lieu of signage, the final Application must include a map of the proposed Development site and mark the 1,000 foot area showing street names and addresses; a list of all addresses the notice was mailed to; an exact copy of the notice that was mailed; and a certification that the notice was mailed through the U.S. Postal Service and stating the date of mailing.
- 2) Completed Uniform Application forms in the format required by the Department;
- 3) Certification of no changes from the pre-application to the final application. If there are changes to the Application that have an adverse affect on the score and ranking order and that would have resulted in the application being placed below another application in the ranking, the Department will terminate the Application

and return the reservation to the Texas Bond Review Board (with the exception of changes to deferred developer's fees and support or opposition points);

- 4) Certification and agreement to comply with the Department's rules;
- 5) A narrative description of the Housing Development;
- 6) A narrative description of the proposed financing;
- 7) Firm letters of commitment from any lenders, credit providers, and equity providers involved in the transaction;
- 8) Documentation of local Section 8 utility allowances;
- 9) Site plan;
- 10) Unit and building floor plans and elevations;
- 11) Complete construction plans and specifications;
- 12) General contractor's contract;
- 13) Completion schedule;
- 14) Copy of a recorded warranty deed if the Applicant already owns the pProperty, or a copy of an executed earnest money contract between the Applicant and the seller of the pProperty if the pProperty is to be purchased, or other form of site control acceptable to the Department;
- 15) A local map showing the location of the pProperty;
- 16) Photographs of the Site;
- 17) Survey with legal description;
- 18) Flood plain map;
- 19) Evidence of zoning appropriate for the proposed use from the appropriate local municipality that satisfies one of these clauses, (i) no later than fourteen (14) days before the Board meets to consider the transaction, the Applicant must submit to the Department written evidence that the local entity responsible for initial approval of zoning has approved the appropriate zoning and that they will recommend approval of the appropriate zoning to the entity responsible for final approval of zoning decisions: (ii) provide a letter the chief executive officer of the political subdivision or another local official with appropriate jurisdiction stating that the Development is located within the boundaries of a political subdivision which does not have a zoning ordinance; (iii) a letter from the chief executive officer of the political subdivision or another local official with appropriate jurisdiction stating the Development is permitted under the provision of the zoning ordinance that apply to the location of the Development or that there is not a zoning requirement.
- 20) Evidence of the availability of utilities;
- 21) Copies of any deed restrictions which may encumber the pProperty;
- 22) A Phase I Environmental Site Assessment performed in accordance with the Department's Environmental Site Assessment Rules and Guidelines (~~Section~~ § 1.35 of this title);
- 23) Title search or title commitment;
- 24) Current tax assessor's valuation or tax bill;
- 25) For existing Housing Developments, current insurance bills;
- 26) For existing Housing Developments, past two (2) fiscal year end development operating statements;
- 27) For existing Housing Developments, current rent rolls;
- 28) For existing Housing Developments, substantiation that income-based tenancy requirements will be met prior to closing;
- 29) Study performed in accordance with the Department's Market Analysis Rules and Guidelines (~~Section~~ § 1.33 of this title);

- 30) Appraisal of the existing or proposed Housing Development performed in accordance with the Department's Underwriting Rules and Guidelines (~~Section~~§ 1.32 of this title);
- 31) Statement that the ~~Housing Sponsor~~Development Owner will accept tenants with Section 8 or other government housing assistance;
- 32) An organizational chart showing the structure of the Applicant and the ownership structure of any principals of the Applicant;
- 33) Evidence that the Applicant and principals are registered with the Texas Secretary of State, as applicable;
- 34) Organizational documents such as partnership agreements and articles of incorporation, as applicable, for the Applicant and its principals;
- 35) Documentation of non-profit status if applicable;
- 36) Evidence of good standing from the Comptroller of Public Accounts of the State of Texas for the Applicant and its principals;
- 37) Corporate resumes and individual resumes of the Applicant and any principals;
- 38) Latest two (2) annual financial statements and current interim financial statement for the Applicant and its principals;
- 39) Latest income tax filings for the Applicant and its principals;
- 40) Resolutions or other documentation indicating that the transaction has been approved by ~~all parties involved~~the general partner;
- 41) Resumes of the general contractor's and the property manager's experience;
- 42) Such other items deemed necessary by the Department per individual application.

(e) Evaluation Criteria. The Department will evaluate the Housing Development for eligibility at the time of pre-application, and at the time of final ~~a~~Application. If there are changes to the Application that have an adverse affect on the score and ranking order and that would have resulted in the ~~a~~Application being placed below another ~~a~~Application in the ranking, the Department will terminate the Application and return the reservation to the Texas Bond Review Board. The Housing Development and the Applicant must satisfy the conditions set out in paragraphs (1) through (7) of this subsection in order for a Housing Development to be considered eligible:

- 1) The proposed Housing Development must further the public purposes of the Department as identified in the Act.
- 2) The proposed Housing Development and the Applicant and its principals must satisfy the Department's Underwriting Rules and Guidelines (~~Section~~§ 1.32 of this title). The pre-application must include sufficient information for the Department to establish that the Underwriting Guidelines can be satisfied. The final ~~a~~Application will be thoroughly underwritten according to the Underwriting Rules and Guidelines (~~Section~~§ 1.32 of this title).
- 3) The Housing Development must not be located on a site determined to be unacceptable for the intended use by the Department.
- 4) Any Housing Development in which the Applicant or principals of the Applicant have an ownership interest must be found not to be in Material Non-Compliance under the compliance rules in effect at the time of Application submission.
- 5) Neither the Applicant nor any principals of the Applicant ~~may have been previously is~~, at the time of Application (a) barred, suspended, or terminated from procurement in a state or federal program or listed in the List of Parties Excluded from Federal Procurement or Non-Procurement Programs; (b) or has been

convicted of; a state or federal crime involving fraud, bribery, theft, misrepresentation of material fact, misappropriation of funds, or other similar criminal offenses within fifteen (15) years; (c) or is subject to enforcement action under state or federal securities law, subject to a federal tax lien, or the subject of an enforcement proceeding with any governmental entity unless such action has been concluded and no adverse action, finding, or entry into a consent order has been taken with respect to such member; or (d) otherwise disqualified or debarred from participation in any of the Department's programs.

- 6) Neither the Applicant nor any of its principals may have provided any fraudulent information, knowingly false documentation or other ~~material-intentional or negligent~~ misrepresentation in the Application or other information submitted to the Department.

(f) Bond Documents. After receipt of the final ~~a~~Application, bond counsel for the Department shall draft Bond documents which conform to the state and federal laws and regulations which apply to the transaction.

(g) Public Hearings; Board Decisions. For every Bond issuance, the Department will hold a public hearing in accordance with ~~Section~~§ 2306.0661 of the ~~Act~~Texas Government Code and ~~Section~~§ 147(f) of the Code, in order to receive comments from the public pertaining to the Housing Development and the issuance of the Bonds. Publication of all notices required for the public hearing shall be at the sole expense of the Applicant. The Board's decisions on approvals of proposed Housing Developments will consider all relevant matters. Any topics or matters, alone or in combination, may or may not determine the Board's decision. The Department's Board will consider the following topics in relation to the approval of a proposed Housing Development:

- 1) The ~~Housing Sponsor~~Development Owner market study;
- 2) The location, including supporting broad geographic dispersion;
- 3) The compliance history of the ~~Housing Sponsor~~Development Owner;
- 4) The financial feasibility;
- 5) The ~~appropriateness of the~~ Housing Development's proposed size and configuration;
- 6) ~~in relation to t~~The housing needs of the community in which the Housing Development is located and the needs of the area, region and state;
- 67) The Housing Development's proximity to other low income Housing Developments including avoiding overconcentration;
- 78) The availability of adequate public facilities and services;
- 89) The anticipated impact on local school districts, giving due consideration to the authorized land use;
- 9) ~~Zoning and other land use considerations~~;
- 10) ~~Furthering f~~Fair ~~h~~Housing law;
- 11) Any matter considered by the Board to be relevant to the approval decision and in furtherance of the Department's purposes and the policies of Chapter 2306, Texas Government Code; and.
- 12) ~~Any other topic that the Board by rule determines to be appropriate.~~

(h) Approval of the Bonds. Subject to the timely receipt and approval of commitments for financing, an acceptable evaluation for eligibility, the satisfactory negotiation of Bond

documents, and the completion of a public hearing, the Board, upon presentation by the Department's staff, will consider the approval of the Bond issuance, final Bond documents and, in the instance of privately placed Bonds, the pricing of the Bonds. The process for appeals and grounds for appeals may be found under ~~Section~~§§ 1.7 and 1.8 of this title. The Department's conduit housing transactions, that have no impact to the state's general revenue, shall be exempt from approval by Texas Bond Review Board with the exception of ~~Community Housing Development Organization~~ applicants claiming a property tax exemption. The Bond issuance must receive an approving opinion from the Department's bond counsel with respect to the legality and validity of the Bonds and the security therefore, and in the case of tax-exempt Bonds, with respect to the excludability from gross income for federal income tax purposes of interest on the Bonds.

(i) Local Permits. Prior to the closing of the Bonds, all necessary approvals, including building permits, from local municipalities, counties, or other jurisdictions with authority over the Housing Development must have been obtained or evidence that the permits are obtainable subject only to payment of certain fees must be provided to the Department.

(j) Closing. Once all approvals have been obtained and Bond documents have been finalized to the respective parties' satisfaction, the Bond transaction will close. Upon satisfaction of all conditions precedent to closing, the Department will issue Bonds in exchange for payment therefor. The Department will then loan the proceeds of the Bonds to the Applicant and disbursements of the proceeds may begin.

§ 33.7. Regulatory and Land Use Restrictions

(a) Filing and Term of LURA. A Regulatory and Land Use Restriction Agreement or other similar instrument (the "LURA"), will be filed in the property records of the county in which the Housing Development is located for each Housing Development financed from the proceeds of Bonds issued by the Department. For Housing Developments involving new construction, the term of the LURA will be the longer of 30 years, or the period for which Bonds are outstanding. For the financing of an existing Housing Development, the term of the LURA will be the longer of the longest period which is economically feasible in accordance with the Act, or the period for which Bonds are outstanding.

(b) Housing Development Occupancy. The LURA will specify occupancy restrictions for each Housing Development based on the income of its tenants, and will restrict the rents that may be charged for Units occupied by tenants who satisfy the specified income requirements. Pursuant to ~~Section~~§ 2306.269 of the Act, the LURA will prohibit a ~~Housing Sponsor~~Development Owner from excluding an individual or family from admission to the Housing Development because the individual or family participates in the housing choice voucher program under Section 8, United States Housing Act of 1937 (the "Housing Act"), and from using a financial or minimum income standard for an individual or family participating in the voucher program that requires the individual or family to have a monthly income of more than two and one half (2.5) times the individual's or family's share of the total monthly rent payable to the ~~Housing Sponsor~~Development Owner of the Housing Development. Housing Development occupancy requirements must be met on or prior to the date on which Bonds are issued unless the Housing Development is under construction. Adequate substantiation that the occupancy requirements have been met, in the sole discretion of the Department, must be provided prior to closing. Occupancy requirements exclude units for managers and maintenance personnel that are reasonably required by the Housing Development.

(c) Set-Asides. Housing Developments which are financed from the proceeds of Private Activity Bonds or from the proceeds of Qualified 501(c)(3) Bonds must be restricted under one of the following two set-asides: (i) at least twenty percent (20%) of the Units within the Housing Development that are available for occupancy shall be occupied or held vacant and available for occupancy at all times by persons or families whose income does not exceed fifty percent (50%) of the area median income, or (ii) at least forty percent (40%) of the Units within the Housing Development that are available for occupancy shall be occupied or held vacant and available for occupancy at all times by persons or families whose income does not exceed sixty percent (60%) of the area median income. The ~~Housing Sponsor~~Development Owner must designate at the time of ~~a~~Application which of the two set-asides will apply to the Housing Development and must also designate the selected priority for the Housing Development in accordance with ~~Section~~§ 1372.0321, Texas Government Code. Units intended to satisfy set-aside requirements must be distributed evenly throughout the Housing Development, and must include a reasonably proportionate amount of each type of unit available in the Housing Development. No tenant qualifying under either of the set-asides shall be denied continued occupancy of a Unit in the Housing Development because, after commencement of such occupancy, such tenant's income increases to exceed the qualifying limit; provided, however, that, should a tenant's income, as of the most recent determination thereof, exceed 140% of the then applicable income limit and such tenant constitutes a portion of the set-aside requirement of this section, then such tenant shall only continue to qualify for so long as no Unit of comparable or smaller size is rented to a tenant that does not qualify as a Low-Income Tenant. (These are the federal set-aside requirements)

(d) Global Income Requirement. All of the Units that are available for occupancy in Housing Developments financed from the proceeds of Private Activity Bonds or from the proceeds of Qualified 501(c)(3) Bonds shall be occupied or held vacant (in the case of new construction) and available for occupancy at all times by persons or families whose income does not exceed one hundred and forty percent (140%) of the area median income for a four-person household.

(e) Qualified 501(c)(3) Bonds. Housing Developments which are financed from the proceeds of Qualified 501(c)(3) Bonds are further subject to the restriction that at least seventy-five percent (75%) of the Units within the Housing Development that are available for occupancy shall be occupied (or, in the case of new construction, held vacant and available for occupancy until such time as initial lease-up is complete) at all times by individuals and families of Low Income.

(f) Taxable Bonds. The requirements for Housing Developments financed from the issuance of taxable Bonds will be negotiated and considered on a case by case basis.

(g) Special Needs. At least five percent (5%) of the Units within each Housing Development must be designed to be accessible to Persons with Special Needs and hardware and cabinetry must be stored on site or provided to be installed on an as needed basis in such Units. The ~~Housing Sponsor~~Development Owner will use its best efforts (including giving preference to Persons with Special Needs) to: (i) make at least five percent (5%) of the Units within the Housing Development available for occupancy by Persons with Special Needs, (ii) make reasonable accommodations for such persons, and (iii) allow reasonable modifications at the tenant's sole expense pursuant to the Housing Act. During the term of the LURA, the ~~Housing Sponsor~~Development Owner shall maintain written policies regarding the ~~Housing Sponsor~~Development Owner's outreach and marketing program to Persons with Special Needs.

(h) Fair Housing. All Housing Developments financed by the Department must comply with the Fair Housing Act which prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, national origin, familial status, and disability. The Fair Housing Act also mandates specific design and construction requirements for multifamily housing built for first occupancy after March 13, 1991, in order to provide accessible housing for individuals with disabilities.

(i) Tenant Services. The LURA will require that the ~~Housing Sponsor~~Development Owner offer a variety of services for residents of the Housing Development through a Tenant Services Program Plan which is subject to annual approval by the Department.

(j) The LURA will require the ~~Housing Sponsor~~Development Owner:

- 1) To obtain, complete and maintain on file Tenant Income Certifications from each Eligible Tenant, including (i) a Tenant Income Certification dated immediately prior to the initial occupancy of each new Eligible Tenant in the Housing Development and (ii) thereafter, annual Tenant Income Certifications which must be obtained on or before the anniversary of such Eligible Tenant's occupancy of the Unit, and in no event less than once in every 12-month period following each Eligible Tenant's occupancy of a Unit in the Housing Development. For administrative convenience, the ~~Housing Sponsor~~Development Owner may establish the first date that a Tenant Income Certification for the Housing Development is received as the annual recertification date for all tenants. The ~~Housing Sponsor~~Development Owner will obtain such additional information as may be required in the future by ~~Section~~§ 142(d) of the Code, as the same may be amended from time to time, or in such other form and manner as may be required by applicable rules, rulings, policies, procedures, Regulations or other official statements now or hereafter promulgated, proposed or made by the Department of the Treasury or the Internal Revenue Service with respect to obligations which are tax-exempt private activity bonds described in ~~Section~~§ 142(d) of the Code. The ~~Housing Sponsor~~Development Owner shall make a diligent and good-faith effort to determine that the income information provided by an applicant in a Tenant Income Certification is accurate by taking steps required under ~~Section~~§ 142(d) of the Code pursuant to provisions of the Housing Act. As part of the verification, such steps may include the following, provided such action meets the requirements of ~~Section~~§ 142(d): (1) obtain pay stubs for the most recent one-month period; (2) obtain income tax returns for the most recent two tax years; (3) conduct a consumer credit search; (4) obtain an income verification from the applicant's current employer; (5) obtain an income verification from the Social Security Administration, or (6) if the applicant is self-employed, unemployed, does not have income tax returns or is otherwise not reasonably able to provide other forms of verification as required above, obtain another form of independent verification as would, in the ~~Housing Sponsor~~Development Owner's reasonable commercial judgment, enable the ~~Housing Sponsor~~Development Owner to determine the accuracy of the applicant's income information. The ~~Housing Sponsor~~Development Owner shall retain all Tenant Income Certifications obtained in compliance with this subsection (b) until the date that is six years after the last Bond is retired;
- 2) To obtain from each tenant in the Housing Development, at the time of execution of the lease pertaining to the Unit occupied by such tenant, a written certification, acknowledgment and acceptance in such form as provided by the Department to the ~~Housing Sponsor~~Development Owner from time to time that (A) such lease is

subordinate to the Mortgage and the LURA, (B) all statements made in the Tenant Income Certification submitted by such tenant are accurate, (C) the family income and eligibility requirements of the LURA and the Loan Agreement are substantial and material obligations of tenancy in the Housing Development, (D) such tenant will comply promptly with all requests for information with respect to such requirements from the ~~Housing Sponsor~~Development Owner, the Trustee and the Department, and (E) failure to provide accurate information in the Tenant Income Certification or refusal to comply with a request for information with respect thereto will constitute a violation of a substantial obligation of the tenancy of such tenant in the Housing Development;

- 3) To maintain complete and accurate records pertaining to the Low-Income Units and to permit, at all reasonable times during normal business hours and upon reasonable notice, any duly authorized representative of the Department, the Trustee, the Department of the Treasury or the Internal Revenue Service to enter upon the Housing Development Site to examine and inspect the Housing Development and to inspect the books and records of the ~~Housing Sponsor~~Development Owner pertaining to the Housing Development, including those records pertaining to the occupancy of the Low-Income Units;
- 4) On or before each February 15 during the qualified development period, to submit to the Department (to the attention of the Portfolio Management and Compliance Division) a draft of the completed Internal Revenue Service Form 8703 or such other annual certification required by the Code to be submitted to the Secretary of the Treasury as to whether the Housing Development continues to meet the requirements of ~~Section~~§ 142(d) of the Code and on or before each March 31 during the qualified development period, to submit such completed form to the Secretary of the Treasury and the Department;
- 5) To prepare and submit the compliance monitoring report. To cause to be prepared and submitted to the Department and the Trustee on the first day of the state restrictive period, and thereafter by the tenth calendar day of each March, June, September, and December, or other quarterly schedule as determined by the Department with written notice to the ~~Housing Sponsor~~Development Owner, a certified compliance monitoring report and ~~Housing Sponsor~~Development Owner's certification in such form as provided by the Department to the ~~Housing Sponsor~~Development Owner from time to time; and
- 6) To provide regular maintenance to keep the Housing Development sanitary, decent and safe.
- 7) To establish a reserve account consistent with the requirements of ~~Section~~§ 2306.186, Texas Government Code.

§ 33.8. Fees

(a) Application and Issuance Fees. The Department shall set fees to be paid by the Applicant in order to cover the costs of pre-application review, a~~n~~Application and ~~d~~Development review, the Department's expenses in connection with providing financing for a Housing Development, and as required by law. See Chapter 1372.006(a), Texas Government Code.

(b) Administration and Portfolio Management and Compliance Fees. The Department shall set ongoing fees to be paid by ~~Housing Sponsor~~Development Owners to cover the Department's costs of administering the Bonds and portfolio management and compliance with the program requirements applicable to each Housing Development.

§ 33.9. Waiver of Rules

Provided all requirements of the Act, the Code, and any other applicable law are met, the Board may waive any one or more of the rules set forth in §§ 33.3 through 33.8 of this ~~title~~ Chapter relating to the Multifamily Housing Revenue Bond Program in order to further the purposes and the policies of Chapter 2306, Texas Government Code; ~~or~~ to encourage the acquisition, construction, reconstruction, or rehabilitation of a Housing Development that would provide decent, safe, and sanitary housing, including, but not limited to, providing such housing in economically depressed or blighted areas, or providing housing designed and equipped for Persons with Special Needs; or for other good cause, as determined by the Board.

§ 33.10. No Discrimination

The Department and its staff or agents, Applicants, ~~Housing Sponsor~~ Development Owners, and any participants in the Program shall not discriminate under this Program against any person or family on the basis of race, creed, national origin, age, religion, handicap, family status, or sex, or against persons or families on the basis of their having minor children, except that nothing herein shall be deemed to preclude a ~~Housing Sponsor~~ Development Owner from selecting tenants with Special Needs, or to preclude a ~~Housing Sponsor~~ Development Owner from selecting tenants based on income in renting Units to comply with the set asides under the provisions of this Chapter.

Private Activity Bond Program Scoring Criteria

Initial Development Feasibility (based on Department review)

Deferred Fees

≤ 50%	<u>10pts</u>
≤ 70%	<u>5pts</u>
≤ 80%	<u>1pts</u>

Construction Cost Per Unit (includes: site work, contractor profit, overhead, general requirements and contingency. Calculation will be hard costs per square foot of net rentable area. ≤ \$60 per sq ft) 1pts

Size of Units (average size of all units combined in the development ≥ 1000- 950 sq ft/family and ≥ 750 sq ft/elderly) 5pts

Quality and Amenities (maximum 38 points)

- Washer/Dryer Connections 1pts
- Microwave Ovens (in each unit) 1pts
- Storage Room (outside the unit) 1pts
- Covered Parking (at least one per unit) 23pts
- Garages (equal to 50% of units) 35pts
- Ceiling Fans (living room and bedrooms) 1pts
- Ceramic Tile Flooring (entry way and bathroom) 2pts
- 75% or Greater Masonry (includes rock, stone, brick, stucco and cementious board product; excludes efis) 5pts
- ~~Energy Efficient Materials~~ 5pts
- Playground and Equipment 3pts
- ~~Picnic Area with~~ BBQ Grills and Tables 3pts
(one each per 50 units)
- Full Perimeter Fencing and Gated 3pts
- Computers with internet access / Business Facilities 2pts
(8 hour availability)
- ~~Internet Connections (24 hour availability)~~ 2pts
- Game Room 2pts
- Workout Facilities (~~24 hour availability~~) 2pts

Tenant Services (per unit / above line on expenses)

\$10.00 / unit / annually <u>monthly</u>	<u>10pts</u>
\$7.00 / unit / annually <u>monthly</u>	<u>5pts</u>
\$4.00 / unit / annually <u>monthly</u>	<u>3pts</u>

Zoning appropriate for the proposed use or a statement of no zoning required (appropriate zoning _____) 5pts

For the intended use must be in place at the time of application
Submission date, September 2, 2003, in order to receive points)

Proper Site Control (fully executed and escrow received control Through 12/01/03 with option to extend through 03/01/04 and all information correct at the time of application submission date, September 2, 2003, in order to receive points) 5pts

Development Support / Opposition (maximum net points of +12 to -12. Each letter will receive a maximum of +1.5 to -1.5. All letters received by October 24, 2003 will be used in scoring) **Max**

- Texas State Senator and Texas State Representative +3 to -3 pts
- Presiding officer of the governing body of any municipality containing the Development and the elected district member of the governing body of the municipality containing the Development +3 to -3 pts
- Presiding officer of the governing body of the county containing the Development and the elected district member of the governing body of the county containing the Development (if the site is not in a municipality, these points will be doubled) +3 to -3 pts
- Local School District Superintendent and Presiding Officer of the Board of Trustees for the school district containing the Development +3 to -3 pts

Penalties for Missed Deadlines in the Previous Year's Bond and/or Tax Credit program year. This includes approved and used extensions. -(maximum 3 point deduction) application 3 point deduction) -1 per program

Local Development Funding Commitment (CDBG, HOME or ~~Other Local Funds~~ funds through local political subdivisions) (Must be 2% of the bond amount requested) 2pts

Proximity to Community Services / Amenities (Community services / amenities within ~~one (1)~~ three (3) miles of the site. Map must be included with the ~~a~~ Application showing a ~~one (1)~~ three (3) mile radius notating where the services / amenities are located. Maximum 12 points)

- Grocery Store 1pts
- Pharmacy 1pts
- Convenience store 1pts
- Retail Facilities (Target, Wal-mart, Home Depot, etc...) 1pts
- Bank / Financial Institutions 1pts
- Restaurants 1pts
- Public Recreation Facilities (park, civic center, YMCA) 1pts
- Fire / Police Station 1pts
- Medical Facilities (hospitals, minor emergency, etc...) 1pts
- Public Library 1pts

- Public Transportation (1/2 mile from site) 1pts
- Public Schools (only one school required for point) 1pts

Proximity to Negative Features (Within 300 feet of any part of the Development site boundaries. Map must be included with the Application showing where feature is located. Developer must provide a letter stating there are none of the negative features listed below within the stated area if that is correct. Maximum -5-20 points)

- Junkyards ±5pts
- Active Railways (excluding light rail) ±5pts
- Interstate Highways / Service Roads ±5pts
- Solid Waste / Sanitary Landfills ±5pts
- High Voltage Transmission Towers ±5pts

Private Activity Bond Program Threshold Requirements

1. Prequalification Assumptions

a. Development Feasibility

Debt Coverage	≥ <u> </u> 1.10	
Annual Expenses	\$3800 per unit or \$3.75 per sq ft	
Deferred Developer Fees	≤ <u> </u> 80%	
Contractor Fee	≤ <u> </u> 6%	
Overhead	≤ <u> </u> 2%	
General Requirements	≤ <u> </u> 6%	
Developer Fees	≤ <u> </u> 15%	

b. Construction Costs Per Unit Assumption Acceptable range \$47 – \$61 per unit

c. Interest Rate Assumption	6.00%	30 year
	6.75%	40 year

c. Size of Units

1 Bed	≥ <u> </u> 650 Family	≥ <u> </u> <u> </u>
550 Senior		
2 Bed	≥ <u> </u> 900 Family	≥ <u> </u> <u> </u>
750 Senior		
3 Bed	≥ <u> </u> 1000 Family	

2. Appropriate Zoning - Evidence of appropriate zoning for the proposed use or evidence of application made and pending decision thereof.

3. Executed Site Control

Properly executed and escrow receipted site control through 12/1/03 with option to extend through 3/1/04

4. Previous Participation and Authorization to Release Credit Information

(forms in Uniform Application)

5. Current Market Information (Must support affordable rents)

6. **Completed** TDHCA Uniform Application and application exhibits
7. **Completed** Multifamily Rental Worksheets
8. **Public Notification Information** (see application package)
9. **Relevant Developer Information** (see application package)
10. **Completed** 2004 ~~BRB~~Bond Review Board Residential Rental Attachment
11. **Signed Letter of Responsibility for All Costs Incurred**
12. **Signed MRB Program Certification Letter**
13. **Evidence of paid Application Fees** (\$1000 TDHCA, \$1500 ~~V&E~~Vinson and Elkins, \$5000 ~~BRB~~Bond Review Board)
14. **Boundary Survey or Plat**
15. **Local Area map showing the location of the Property and Community Services/Amenities within a ~~one (1)~~three (3) miles radius**
16. **Utility Allowance from Appropriate Local Housing Authority**
17. **Organization Chart with evidence of Entity Registration or Reservation with ~~SOS~~Secretary of State**
- ~~18. Organization Chart with evidence of Entity Registration or Reservation with SOS~~

19.18. Required Notification. Evidence of notifications shall include a copy of the exact letter and other materials that were sent to the individual or entity and proof of delivery in the form of a signed certified mail receipt, signed overnight mail receipt, or confirmation letter from ~~said~~each official. Each ~~such~~ notice must include the information required for “Community Notification” within the Application Package. Notification must be sent to all the following individuals and entities:

- i. State Senator and Representative that represents the community containing the development;
- ii. Presiding Officer of the governing body of any municipality containing the development and **all** elected members of that body (Mayor, City Council members)
- iii. Presiding Officer of the governing body of the county containing the development and **all** elected members of that body (County Judge and/or Commissioners)
- iv. School District Superintendent of the school district containing the development
- v. Presiding Officer of the School Board of Trustees of the school district containing the development

- vi. City and County Clerks (Evidence must be provided that a letter, meeting the requirements of the “Clerk Notification” letter in the application materials, was sent to the city clerk and county clerk. A copy of the return letter from the city and county clerks must be provided)
- vii. Neighborhood Organizations on record with the state or county whose boundaries contain the development (All entities identified in the letters from the city and county clerks must be provided with written notification and evidence of that notification must be provided. If the Applicant can provide evidence that the proposed Development is not located within the boundaries of an entity on a list from the clerk(s), then such evidence in lieu of notification ~~is~~ may be acceptable. If no letter is received from the city or county clerk by seven (7) days prior to the date of Application submission, the Applicant must submit a statement attesting to the fact that no return letter was received. If the Applicant has knowledge of neighborhood organizations on record with the state or county within whose boundaries the development is located, written notification must be provided to them. If the Applicant has no knowledge of such neighborhood organizations within whose boundaries the Development is located, they must submit a statement to that effect with the Application).

NOTICE TO PUBLIC

(5 inch lettering above)

PROPOSED MULTIFAMILY RESIDENTIAL RENTAL COMMUNITY

(4 inch lettering above)

(2 inch lettering below)

[Applicant Name] has made application to the Texas Department of Housing and Community Affairs for the issuance of Private Activity Tax-Exempt Bonds and Tax Credits for the development of a proposed multifamily residential rental community [Development Name] to be located at [Street Address], [City], [County], [State] [Zip]. This development community will be comprised of [Total # of] units on [# acres].

There will be a public hearing to receive public comments on the proposed development.

Date: _____, Time: _____

Location: _____

[Applicant Contact Name] with [Developer Name] located at [Address], [City], [State] [Zip] and telephone number is [Telephone Number]

For additional information contact Robbye Meyer with the Texas Department of Housing and Community Affairs, 507 Sabine, Suite #700, Austin, Texas 78701 or by telephone at (512) 475-2213 or by email at rmeyer@tdhca.state.tx.us

Sign must be at least 4 feet by 8 feet in size and located within twenty feet of the main roadway.

Board Action Request

August 14, 2003

Action Item

Draft 2004 Underwriting, Market Analysis, Appraisal, Environmental Site Assessment and Property Condition Assessment Rules and Guidelines.

Required Action

The Board approve for publication the Draft 2004 Underwriting, Market Analysis, Appraisal, Environmental Site Assessment and Property Condition Assessment Rules and Guidelines and authorize the distribution and public hearing on the draft rules concurrent with the Department's uniform hearing schedule. These rules are codified in 10TAC §1.31- 1.36

Background

The Department conducted workshops and held hearings on a major overhaul of the underwriting rules last year and removed them from the QAP. The purpose of the removal from the QAP was to facilitate the application of these rules with all of the Department's multifamily programs. The draft rules being presented today, by contrast, include only a few changes resulting from three main sources of input: legislative changes, public input at two roundtable meetings and eleven open forums and staff input. The two legislative changes are summarized as follows:

Underwriting Section	Subject	Legislation	Texas Government Code 2306
1.32(e)(4)(A), 1.33(d)(15)(G)	Limit on developments in 1 mile radius	SB 264, Section 18	2306.673 (a)(3)
1.32(g)(2)	Construction costs determined by cost certification	SB 264, Section 22	2306.6710 (d)

- In addition the new legislation refers to the need for the Department to require and receive physical needs assessments at the end of the first ten years of affordability to ensure sufficient replacement reserves have been funded by the development SB 263 Section 13, Texas Government Code 2306.186 (e). These draft rules provide for a uniform standard for such assessments and for assessments required for acquisition/rehabilitation developments. This draft new rule is at **§1.36** and called the **Property Condition Assessment Rules and Guidelines**. A review of such a report has also been added and a requirement of the underwriting report in **§1.32 (a)(18)**

Other substantive changes included in this draft based on public and internal comment are as follows:

- Inclusion of a definition and additional underwriting criteria for transitional housing developments (**§1.31 (b)(23)**, **§ 13(g)(2)**);
- Inclusion in the underwriting report of a review of any appraisal provided in the application (**§1.32 (a)(17)**);

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- An upward adjustment to the minimum underwritten insurance expense rate, \$0.25 per foot, and a reduction in the tolerance level to 30% to account for its larger role in the operating expenses of a development (**§1.32 (d)(5)(G)**);
- Clarification of holding costs for identity of interest transactions (**§1.32 (e)(1)(B)(iv)**); and
- Cleanup of the Environmental Site Assessment rules to conform more closely with the form of the Market Analysis Rules and Guidelines and include recommendations on the need for further study with regard to asbestos containing materials and lead based paint (**§1.35**).

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and Property Condition Assessment Rules and Guidelines



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2003-2004 Underwriting, Market Analysis, Appraisal, ~~and~~ Environmental Site
Assessment and Property Condition Assessment Rules and Guidelines

TITLE 10

PART 1

CHAPTER 1

SUBCHAPTER B UNDERWRITING, MARKET ANALYSIS, APPRAISAL, ~~AND~~ ENVIRONMENTAL
SITE ASSESSMENT AND PROPERTY CONDITION ASSESSMENT RULES AND GUIDELINES

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§1.31 General Provisions.

(a) Purpose. The Rules in this subchapter apply to the underwriting, market analysis, appraisal, and environmental site assessment standards employed by the Texas Department of Housing and Community Affairs (the “Department” or “TDHCA”). This chapter provides rules for the underwriting review of an affordable housing development’s financial feasibility and economic viability. In addition, this chapter guides the underwriting staff in making recommendations to the Executive Award and Review Advisory Committee (“the Committee”), Executive Director, and TDHCA Governing Board (“the Board”) to help ensure procedural consistency in the award determination process. Due to the unique characteristics of each development the interpretation of the rules and guidelines described in subchapter B of this chapter is subject to the discretion of the Department and final determination by the Board.

(b) Definitions. Many of the terms used in this subchapter are defined in 10TAC §§49 and 50 of this title (the Department’s Low Income Housing Tax Credit Program Qualified Allocation Plan and Rules, known as the “QAP”). Those terms that are not defined in the QAP or which may have another meaning when used in subchapter B of this title, shall have the meanings set forth in this subsection unless the context clearly indicates otherwise.

(1) Affordable Housing—Housing that has been funded through one or more of the Department’s programs or other local, state or federal programs or has at least one unit that is restricted in the rent that can be charged either by a Land Use Restriction Agreement or other form of Deed Restriction or by natural market forces at the equivalent of 30% of 100% of an area’s median income as determined by the United States Department of Housing and Urban development (“HUD”).

(2) Affordability Analysis—An analysis of the ability of a prospective buyer or renter at a specified income level to buy or rent a housing unit at specified price or rent.

(3) Cash Flow--The funds available from operations after all expenses and debt service required to be paid has been considered.

(4) Credit Underwriting Analysis Report—Sometimes referred to as the “Report.” A decision making tool used by the Department and Board, described more fully in §1.32(a) and (b) of this subchapter.

(5) Comparable Unit—A unit of housing that is of similar type, age, size, location and other discernable characteristics that can be used to compare and contrast from a proposed or existing unit.

(6) DCR--Debt Coverage Ratio. Sometimes referred to as the “Debt Coverage” or “Debt Service Coverage.” A measure of the number of times loan principal and interest are covered by net after tax income.

(7) Development—Proposed multi-unit residential housing that meets the affordability requirements for and requests funds from one or more of the Department’s sources of funds.

(8) EGI--Effective Gross Income. The sum total of all sources of anticipated or actual income for a rental Development less vacancy and collection loss, leasing concessions, and rental income from employee-occupied units that is not anticipated to be charged or collected.

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(9) Gross Program Rent—Sometimes called the “Program Rents.” Maximum Rent Limits based upon the tables promulgated by the Department’s division responsible for compliance by program and by county or Metropolitan Statistical Area (“MSA”) or Primary Metropolitan Statistical Area (“PMSA”).

(10) HUD--The United States Department of Housing and Urban Development. The department of the US Government responsible for major housing and urban Development programs, including programs that are redistributed through the State such as HOME and CDBG.

(11) Local Amenities--Include, but are not limited to police and fire protection, transportation, healthcare, retail, grocers, educational institutions, employment centers, parks, public libraries, entertainment centers, etc.

(12) Low Income Housing Tax Credit(s)--Sometimes referred to as “LIHTC” or “Tax Credit(s).” A financing source allocated by the Department as determined by the QAP. The Tax Credits are typically sold through syndicators to raise equity for the Development.

(13) Market Analysis—Sometimes referred to as a Market Study. An evaluation of the economic conditions of supply, demand and pricing conducted in accordance with the Department’s Market Analysis Rules and Guidelines in §1.33 of this subchapter as it relates to a specific Development

(14) Market Analyst—An individual or firm providing market information for use by the Department.

(15) Market Rent—The unrestricted rent concluded by the Market Analyst for a particular unit type and size after adjustments are made to Comparable Units.

(16) NOI--Net Operating Income. The income remaining after all operating expenses, including replacement reserves and taxes have been paid.

(17) Primary Market—Sometimes referred to as “Primary Market Area” or “Submarket.” The area defined from which political/geographical boundaries that a proposed or existing Development is most likely to draw the bulk of its prospective tenants or homebuyers.

(18) PCA--Property Condition Assessment— Sometimes referred to as a Physical Needs Assessment, Project Capital Needs Assessments, Property Condition Report or Property Work Write-up. An evaluation of the physical condition of the existing property and evaluation of the cost of rehabilitation conducted in accordance with the Department’s Property Condition Assessment Rules and Guidelines in §1.36 of this subchapter as it relates to a specific Development

~~(1819)~~ Rent Over-Burdened Households-- Non-elderly households paying more than 35% of gross income towards total housing expenses (unit rent plus utilities) and elderly households paying more than 40% of gross income towards total housing expenses.

~~(1920)~~ Sustaining Occupancy--The occupancy level at which rental income plus secondary income is equal to all operating expenses and mandatory debt service requirements for a Development.

~~(2021)~~ TDHCA Operating Expense Database—Sometimes called the TDHCA Database. This is a consolidation of recent actual operating expense information collected through the Department’s Annual Owner Financial Certification process and published on the Department’s web site.

~~(2122)~~ Third Party--A Third Party is a Person which is not an Affiliate, Related Party, or Beneficial Owner of the Applicant, General Partner(s), Developer, or Person receiving any portion of the developer fee or contractor fee.

(223) Transitional Housing— Rental housing intended solely for short term occupancy by individuals or households transitioning from homelessness or abusive situations to permanent housing and typically consisting primarily of efficiency units.

~~(22243)~~ Underwriter—the author(s), as evidenced by signature, of the Credit Underwriting Analysis Report.

~~(23254)~~ Unstabilized Development— A Development that has not maintained a 90% occupancy level for at least 12 consecutive months.

~~(24265)~~ Utility Allowance(s)—The estimate of tenant-paid utilities, based either on the most current HUD Form 52667, “Section 8, Existing Housing Allowance for Tenant-Furnished Utilities and Other Services”, provided by the local Public Housing Authority with most direct jurisdiction over the majority of the buildings existing or a documented estimate from the utility provider proposed in the Application. Documentation from the local utility provider to support an alternative calculation can be used to justify alternative Utility Allowance conclusions but must be specific to the subject Development and consistent with the building plans provided.

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§1.32. Underwriting Rules and Guidelines.

(a) General Provisions. The Department, through the division responsible for underwriting, produces or causes to be produced a Credit Underwriting Analysis Report (the "Report") for every Development recommended for funding through the Department. The primary function of the Report is to provide the Committee, Executive Director, the Board, applicants, and the public a comprehensive analytical report and recommendations necessary to make well informed decisions in the allocation or award of the State's limited resources. The Report in no way guarantees or purports to warrant the actual performance, feasibility, or viability of the Development by the Department.

(b) Report Contents. The Report provides an organized and consistent synopsis and reconciliation of the application information submitted by the Applicant. At a minimum, the Report includes:

- (1) Identification of the Applicant and any principals of the Applicant;
- (2) Identification of the funding type and amount requested by the Applicant;
- (3) The Underwriter's funding recommendations and any conditions of such recommendations;
- (4) Evaluation of the affordability of the proposed housing units to prospective residents;
- (5) Review and analysis of the Applicant's operating proforma as compared to industry information, similar Developments previously funded by the Department, and the Department guidelines described in this section;
- (6) Analysis of the Development's debt service capacity;
- (7) Review and analysis of the Applicant's Development budget as compared to the estimate prepared by the Underwriter under the guidelines in this section;
- (8) Evaluation of the commitment for additional sources of financing for the Development;
- (9) Review of the experience of the Development team members;
- (10) Identification of related interests among the members of the Development team, Third Party service providers and/or the seller of the property;
- (11) Analysis of the Applicant's and principals' financial statements and creditworthiness including a review of the credit report for each of the principals in for-profit Developments subject to the Texas Public Information Act;
- (12) Review of the proposed Development plan and evaluation of the proposed improvements and architectural design;
- (13) Review of the Applicant's evidence of site control and any potential title issues that may affect site control;
- (14) Identification and analysis of the site which includes review of the independent site inspection report prepared by a TDHCA staff member;
- (15) Review of the Phase I Environmental Site Assessment in conformance with the Department's Environmental Site Assessment Rules and Guidelines in §1.35 of this subchapter or soils and hazardous material reports as required; and,
- (16) Review of market data and market study information and any valuation information available for the property in conformance with the Department's Market Analysis Rules and Guidelines in §1.33 of this subchapter.

(17) Review of the appraisal, if required, for conformance with the Department's Appraisal Rules and Guidelines in §1.34 of this subchapter.

(18) Review of the Property Condition Assessment, if required, for conformance with the Department's Property Condition Assessment Rules and Guidelines in §1.36 of this subchapter.

(c) Recommendations in the Report. The conclusion of the Report includes a recommended award of funds or allocation of Tax Credits based on the lesser amount calculated by the eligible basis method (if applicable), equity gap method, or the amount requested by the Applicant as further described in paragraphs (1) through (3) of this subsection.

(1) Eligible Basis Method. This method is only used for Developments requesting Low Income Housing Tax Credits. This method is based upon calculation of eligible basis after applying all cost verification measures and limits on profit, overhead, general requirements, and developer fees as described in this section. The Applicable Percentage used in the Eligible Basis Method is as defined in the QAP.

(2) Equity Gap Method. This method evaluates the amount of funds needed to fill the gap created by total Development cost less total non-Department-sourced funds. In making this determination, the Underwriter resizes any anticipated deferred developer fee down to zero before reducing the amount of Department funds. In the case of Low Income Housing Tax Credits, the syndication proceeds are divided by the syndication rate to determine the amount of Tax Credits. In making this determination, the

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Department adjusts the permanent loan amount and/or any Department-sourced loans, as necessary, such that it conforms to the NOI and DCR standards described in this section.

(3) The Amount Requested. This is the amount of funds that is requested by the Applicant as reflected in the application documentation.

(d) Operating Feasibility. The operating financial feasibility of every Development funded by the Department is tested by adding total income sources and subtracting vacancy and collection losses and operating expenses to determine net operating income. This net operating income is divided by the annual debt service to determine the debt coverage ratio. The Underwriter characterizes a Development as infeasible from an operational standpoint when the debt coverage ratio does not meet the minimum standard set forth in paragraph (6) of this subsection. The Underwriter may choose to make adjustments to the financing structure, such as lowering the debt and increasing the deferred developer fee that could result in a re-characterization of the Development as feasible based upon specific conditions set forth in the Report.

(1) Rental Income. The Program Rent less Utility Allowances and/or Market Rent (if the project is not 100% affordable) is utilized by the Underwriter in calculating the rental income for comparison to the Applicant's estimate in the application. Where multiple programs are funding the same units, the lowest Program Rents for those units is used. If the Market Rents, as determined by the Market Analysis, are lower than the net program rents, then the Market Rents for those units are utilized.

(A) Market Rents. The Underwriter reviews the Attribute Adjustment Matrix of Market Rent comparables by unit size provided by the Market Analyst and determines if the adjustments and conclusions made are reasoned and well documented. The Underwriter uses the Market Analyst's conclusion of adjusted Market Rent by unit, as long as the proposed Market Rent is reasonably justified and does not exceed the highest existing unadjusted market comparable rent. Random checks of the validity of the Market Rents may include direct contact with the comparable properties. The Market Analyst's Attribute Adjustment Matrix should include, at a minimum, adjustments for location, size, amenities, and concessions as more fully described in §1.33 of this subchapter, the Department's Market Analysis Rules and Guidelines.

(B) Program Rents. The Underwriter reviews the Applicant's proposed rent schedule and determines if it is consistent with the representations made in the remainder of the application. The Underwriter uses the Program Rents as promulgated by the Department's Compliance Division for the year that is most current at the time the underwriting begins. When underwriting for a simultaneously funded competitive round, all of the applications are underwritten with the rents promulgated for the same year. Program Rents are reduced by the Utility Allowance. The Utility Allowance figures used are determined based upon what is identified in the application by the Applicant as being a utility cost paid by the tenant and upon other consistent documentation provided in the application. Water and sewer can only be a tenant-paid utility if the units will be individually metered for such services. Gas utilities are verified on the building plans and elsewhere in the application when applicable. Trash allowances paid by the tenant are rare and only considered when the building plans allow for individual exterior receptacles. Refrigerator and range allowances are not considered part of the tenant-paid utilities unless the tenant is expected to provide their own appliances, and no eligible appliance costs are included in the Development cost breakdown.

(2) Miscellaneous Income. All ancillary fees and miscellaneous secondary income, including but not limited to late fees, storage fees, laundry income, interest on deposits, carport rent, washer and dryer rent, telecommunications fees, and other miscellaneous income, are anticipated to be included in a \$5 to \$15 per unit per month range. Any estimates for secondary income above or below this amount are only considered if they are well documented by the financial statements of comparable properties as being achievable in the proposed market area as determined by the Underwriter. Exceptions may be made for special uses, such as garages, congregate care/assisted living/elderly facilities, and child care facilities. Exceptions must be justified by operating history of existing comparable properties and should also be documented as being achievable in the submitted market study. The Applicant must show that the tenant will not be required to pay the additional fee or charge as a condition of renting an apartment unit and must show that the tenant has a reasonable alternative. Collection rates of these exceptional fee items will generally be heavily discounted. If the total secondary income is over the maximum per unit per month limit, any cost associated with the construction, acquisition, or Development of the hard assets needed to produce an additional fee may also need to be reduced from eligible basis for Tax Credit Developments as they may, in that case, be considered to be a commercial cost rather than an incidental to the housing cost

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of the Development. The use of any secondary income over the maximum per unit per month limit that is based on the factors described in this paragraph is subject to the determination by the Underwriter that the factors being used are well documented.

(3) Vacancy and Collection Loss. The Underwriter uses a vacancy rate of 7.5% (5% vacancy plus 2.5% for collection loss) unless the Market Analysis reflects a higher or lower established vacancy rate for the area. Elderly and 100% project-based rental subsidy Developments and other well documented cases may be underwritten at a combined 5% at the discretion of the Underwriter if the historical performance reflected in the Market Analysis is consistently higher than a 95% occupancy rate.

(4) Effective Gross Income (“EGI”). The Underwriter independently calculates EGI. If the EGI figure provided by the Applicant is within five percent of the EGI figure calculated by the Underwriter, the Applicant’s figure is characterized as acceptable or reasonable in the Report, however, for purposes of calculating DCR the Underwriter will maintain and use its independent calculation of EGI regardless of the characterization of the Applicant’s figure.

(5) Expenses. The Underwriter evaluates the reasonableness of the Applicant’s expense estimate based upon line item comparisons with specific data sources available. Evaluating the relative weight or importance of the expense data points is one of the most subjective elements of underwriting. Historical stabilized certified or audited financial statements of the property will reflect the strongest data points to predict future performance. The Department also maintains a database of performance of other similar sized and type properties across the State. In the case of a new Development, the Department’s database of property in the same location or region as the proposed Development provides the most heavily relied upon data points. The Department also uses data from the Institute of Real Estate Management’s (IREM) most recent *Conventional Apartments-Income/Expense Analysis* book for the proposed Development’s property type and specific location or region. In some cases local or project-specific data such as Public Housing Authority (“PHA”) Utility Allowances and property tax rates are also given significant weight in determining the appropriate line item expense estimate. Finally, well documented information provided in the Market Analysis, the application, and other well documented sources may be considered. In most cases, the data points used from a particular source are an average of the per unit and per square foot expense for that item. The Underwriter considers the specifics of each transaction, including the type of Development, the size of the units, and the Applicant’s expectations as reflected in the proforma to determine which data points are most relevant. The Underwriter will determine the appropriateness of each data point being considered and must use their reasonable judgment as to which one fits each situation. The Department will create and utilize a feedback mechanism to communicate and allow for clarification by the Applicant when the overall expense estimate is over five percent greater or less than the Underwriter’s estimate or when specific line items are inconsistent with the Underwriter’s expectation based upon the tolerance levels set forth for each line item expense in subparagraphs (A) through (J) of this paragraph. If an acceptable rationale for the individual or total difference is not provided, the discrepancy is documented in the Report and the justification provided by the Applicant and the countervailing evidence supporting the Underwriter’s determination is noted. If the Applicant’s total expense estimate is within five percent of the final total expense figure calculated by the Underwriter, the Applicant’s figure is characterized as acceptable or reasonable in the Report, however, for purposes of calculating DCR the Underwriter will maintain and use its independent calculation of expenses regardless of the characterization of the Applicant’s figure.

(A) General and Administrative Expense. General and Administrative Expense includes all accounting fees, legal fees, advertising and marketing expenses, office operation, supplies, and equipment expenses. Historically, the TDHCA Database average has been used as the Department’s strongest initial data point as it has generally been consistent with IREM regional and local figures. The underwriting tolerance level for this line item is 20%.

(B) Management Fee. Management Fee is paid to the property management company to oversee the effective operation of the property and is most often based upon a percentage of Effective Gross Income as documented in the management agreement contract. Typically, five percent of the effective gross income is used, though higher percentages for rural transactions that are consistent with the TDHCA Database can be concluded. Percentages as low as three percent may be utilized if documented with a Third Party management contract agreement with an acceptable management company. The Underwriter will require documentation for any percentage difference from the 5% of the Effective Gross Income standard.

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(C) Payroll and Payroll Expense. Payroll and Payroll Expense includes all direct staff payroll, insurance benefits, and payroll taxes including payroll expenses for repairs and maintenance typical of a conventional Development. It does not, however, include direct security payroll or additional supportive services payroll. In urban areas, the local IREM per unit figure has historically held considerable weight as the Department's strongest initial data point. In rural areas, however, the TDHCA Database is often considered more reliable. The underwriting tolerance level for this line item is 10%.

(D) Repairs and Maintenance Expense. Repairs and Maintenance Expense includes all repairs and maintenance contracts and supplies. It should not include extraordinary capitalized expenses that would result from major renovations. Direct payroll for repairs and maintenance activities are included in payroll expense. Historically, the TDHCA Database average has been used as the Department's strongest data point as it has generally been consistent with IREM regional and local figures. The underwriting tolerance level for this line item is 20%.

(E) Utilities Expense (Gas & Electric). Utilities Expense includes all gas and electric energy expenses paid by the owner. It includes any pass-through energy expense that is reflected in the unit rents. Historically, the lower of an estimate based on 25.5% of the PHA local Utility Allowance or the TDHCA Database or local IREM averages have been used as the most significant data point. The higher amount may be used, however, if the current typical higher efficiency standard utility equipment is not projected to be included in the Development upon completion or if the higher estimate is more consistent with the Applicant's projected estimate. Also a lower or higher percentage of the PHA allowance may be used, depending on the amount of common area, and adjustments will be made for utilities typically paid by tenants that in the subject are owner-paid as determined by the Underwriter. The underwriting tolerance level for this line item is 30%.

(F) Water, Sewer and Trash Expense. Water, Sewer and Trash Expense includes all water, sewer and trash expenses paid by the owner. It would also include any pass-through water, sewer and trash expense that is reflected in the unit rents. Historically, the lower of the PHA allowance or the TDHCA Database average has been used. The underwriting tolerance level for this line item is 30%.

(G) Insurance Expense. Insurance Expense includes any insurance for the buildings, contents, and liability but not health or workman's compensation insurance. ~~Historically, the~~ The TDHCA Database is used with a minimum ~~\$0.46-25~~ per net rentable square foot. Additional weight is given to a Third Party bid or insurance cost estimate provided in the application reflecting a higher amount for the proposed Development. The underwriting tolerance level for this line item is ~~53~~ 30%.

(H) Property Tax. Property Tax includes all real and personal property taxes but not payroll taxes. The TDHCA Database is used to interpret a per unit assessed value average for similar properties which is applied to the actual current tax rate. The per unit assessed value is most often contained within a range of \$15,000 to \$35,000 but may be higher or lower based upon documentation from the local tax assessor. Location, size of the units, and comparable assessed values also play a major role in evaluating this line item expense. Property tax exemptions or proposed payment in lieu of taxes (PILOT) must be documented as being reasonably achievable if they are to be considered by the Underwriter. For Community Housing Development Organization ("CHDO") owned or controlled properties, this documentation includes, at a minimum, evidence of the CHDO designation from the State or local participating jurisdiction and a letter from the local taxing authority recognizing that the Applicant is or will be considered eligible for the property exemption. The underwriting tolerance level for this line item is 10%.

(I) Reserves. Reserves include annual reserve for replacements of future capitalizable expenses as well as any ongoing additional operating reserve requirements. The Underwriter includes reserves of \$200 per unit for new construction and \$300 per unit for rehabilitation Developments. Higher levels of reserves may be used if they are documented in the financing commitment letters. The Underwriter will require documentation for any difference from the \$200 new construction and \$300 rehabilitation standard.

(J) Other Expenses. The Underwriter will include other reasonable and documented expenses, other than depreciation, interest expense, lender or syndicator's asset management fees, or other ongoing partnership fees. Lender or syndicator's asset management fees or other ongoing partnership fees are not considered in the Department's calculation of debt coverage in any way. The most common other expenses are described in more detail in clauses (i) through (iii) of this subparagraph.

(i) Supportive Services Expense. Supportive Services Expense includes the cost to the owner of any non-traditional tenant benefit such as payroll for instruction or activities personnel.

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Documented contract costs will be reflected in Other Expenses. Any selection points for this item will be evaluated prior to underwriting. The Underwriter's verification will be limited to assuring any documented costs are included. For all transactions supportive services expenses are considered part of Other Expenses and are considered part of the debt coverage ratio.

(ii) Security Expense. Security Expense includes contract or direct payroll expense for policing the premises of the Development and is included as part of Other Expenses. The Applicant's amount is moved to Other Expenses and typically accepted as provided. The Underwriter will require documentation of the need for security expenses that exceed 50% of the anticipated payroll and payroll expenses estimate discussed in subsection (d)(4)(C) of this section.

(iii) Compliance Fees. Compliance fees include only compliance fees charged by TDHCA. The Department's charge for a specific program may vary over time, however, the Underwriter uses the current charge per unit per year at the time of underwriting. For all transactions compliance fees are considered part of Other Expenses and are considered part of the debt coverage ratio.

(6) Net Operating Income and Debt Service. NOI is the difference between the EGI and total operating expenses. If the NOI figure provided by the Applicant is within five percent of the NOI figure calculated by the Underwriter, the Applicant's figure is characterized as acceptable or reasonable in the Report, however, for purposes of calculating the DCR the Underwriter will maintain and use its independent calculation of NOI regardless of the characterization of the Applicant's figure. Only if the Applicant's EGI, total expenses, and NOI are each within five percent of the Underwriter's estimates and characterized as acceptable or reasonable in the Report will the Applicant's estimate of NOI be used to determine the acceptable debt service amount. In all other cases the Underwriter's estimates are used. In addition to the NOI, the interest rate, term, and debt coverage ratio range affect the determination of the acceptable debt service amount.

(A) Interest Rate. The interest rate used should be the rate documented in the commitment letter. The maximum rate that will be allowed for a competitive application cycle is evaluated by the Director of Credit Underwriting and posted to the Department's web site prior to the close of the application acceptance period. Historically this maximum acceptable rate has been at or below the average rate for 30-year U.S. Treasury Bonds plus 400 basis points.

(B) Term. The primary debt loan term is reflected in the commitment letter. The Department generally requires an amortization of not less than 30 years and not more than 50 years or an adjustment to the amortization structure is evaluated and recommended. In non-Tax Credit transactions a lesser amortization term may be used if the Department's funds are fully amortized over the same period.

(C) Acceptable Debt Coverage Ratio Range. The initial acceptable DCR range for all priority or foreclosable lien financing plus the Department's proposed financing falls between a minimum of 1.10 to a maximum of 1.30. In rare instances, such as for HOPE VI and USDA Rural Development transactions, the minimum DCR may be less than 1.10 based upon documentation of acceptance of such an acceptable DCR from the lender. If the DCR is less than the minimum, a reduction in the debt service amount is recommended based upon the rates and terms in the permanent loan commitment letter as long as they are within the ranges in subparagraphs (A) and (B) of this paragraph. If the DCR is greater than the maximum, an increase in the debt service amount is recommended based upon the rates and terms in the permanent loan commitment letter as long as they are within the ranges in subparagraphs (A) and (B) of this paragraph, and the funding gap is reviewed to determine the continued need for Department financing. When the funding gap is reduced no adjustments are made to the level of Department financing unless there is an excess of financing, after the need for deferral of any developer fee is eliminated. If the increase in debt capacity provides excess sources of funds, the Underwriter adjusts any Department grant funds to a loan, if possible, and/or adjusts the interest rate of any Department loans upward until the DCR does not exceed the maximum or up to the prevailing current market rate for similar conventional funding, whichever occurs first. Where no Department grant or loan exists or the full market interest rate for the Department's loan has been accomplished, the Underwriter increases the conventional debt amount until the DCR is reduced to the maximum allowable. Any adjustments in debt service will become a condition of the Report, however, future changes in income, expenses, rates, and terms could allow additional adjustments to the final debt amount to be acceptable. In a Tax Credit transaction, an excessive DCR could negatively affect the amount of recommended tax credit, if based upon the Gap Method, more funds are available than are necessary after all deferral of developer fee is reduced to zero.

(7) Long Term Feasibility. The Underwriter will evaluate the long term feasibility of the Development by creating a 30-year operating proforma. A three percent annual growth factor is utilized for

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income and a four percent annual growth factor is utilized for expenses. The base year projection utilized is the Underwriter's EGI, expenses, and NOI unless the Applicant's EGI, total expenses, and NOI are each within five percent of the Underwriter's estimates and characterized as acceptable or reasonable in the Report. The DCR should remain above a 1.10 and a continued positive Cash Flow should be projected for the initial 30-year period in order for the Development to be characterized as feasible for the long term. Any Development where the amount of cumulative Cash Flow over the first fifteen years is insufficient to pay the projected amount of deferred developer fee amortized in irregular payments at zero percent interest is characterized as infeasible and will not be recommended for funding unless the Underwriter can determine a plausible alternative feasible financing structure and conditions the recommendation(s) in the Report accordingly.

(e) Development Costs. The Department's estimate of the Development's cost will be based on the Applicant's project cost schedule to the extent that it can be verified to a reasonable degree of certainty with documentation from the Applicant and tools available to the Underwriter. For new construction Developments, the Applicant's total cost estimate will be compared to the Underwriter's total cost estimate and where the difference in cost exceeds five percent of the Underwriter's estimate, the Underwriter shall substitute their own estimate for the Total Housing Development Cost to determine the Equity Gap Method and Eligible Basis Method where applicable. In the case of a rehabilitation Development, the Underwriter may use a lower tolerance level due to the reliance upon the Applicant's authorized Third Party cost assessment. Where the Applicant's costs are inconsistent with documentation provided in the Application, the Underwriter may adjust the Applicant's total cost estimate. The Department will create and utilize a feedback mechanism to communicate and allow for clarification by the Applicant before the Underwriter's total cost estimate is substituted for the Applicant's estimate.

(1) Acquisition Costs. The proposed acquisition price is verified with the fully executed site control document(s) for the entirety of the site.

(A) Excess Land Acquisition. Where more land is being acquired than will be utilized for the site and the remaining acreage is not being utilized as permanent green space, the value ascribed to the proposed Development will be prorated from the total cost reflected in the site control document(s). An appraisal or tax assessment value may be tools that are used in making this determination; however, the Underwriter will not utilize a prorated value greater than the total amount in the site control document(s).

(B) Identity of Interest Acquisitions. Where the seller or any principals of the seller is an Affiliate, Beneficial Owner, or Related Party to the Applicant, Developer, General Contractor, Housing Consultant, or persons receiving any portion of the Contractor or Developer Fees, the sale of the property will be considered to be an Identity of Interest transfer. In all such transactions the Applicant is required to provide the additional documentation identified in clauses (i) through (iv) of this subparagraph to support the transfer price and this information will be used by the Underwriter to make a transfer price determination.

(i) Documentation of the original acquisition cost, such as the settlement statement.

(ii) An appraisal that meets the Department's Appraisal Rules and Guidelines as described in § 1.34 of this subchapter. In no instance will the acquisition value utilized by the Underwriter exceed the appraised value.

(iii) A copy of the current tax assessment value for the property.

(iv) Any other reasonably verifiable costs of owning, holding, or improving the property that when added to the value from clause (i) of this subparagraph justifies the Applicant's proposed acquisition amount. A reasonable return on the original owner equity, other than tax credit equity, contributed by the current seller at the time of original acquisition, and which did not take the form of a deferred fee or cost, calculated at a rate consistent with the historical returns of similar risks may be considered a holding cost.

(I) For land-only transactions, documentation of owning, holding or improving costs since the original acquisition date may include: property taxes; interest expense; a calculated return on equity at a rate consistent with the historical returns of similar risks; the cost of any physical improvements made to the property; the cost of rezoning, replatting, or developing the property; or any costs to provide or improve access to the property.

(II) For transactions which include existing buildings that will be rehabilitated or otherwise maintained as part of the property, documentation of owning, holding, or improving costs since the original acquisition date may include capitalized costs of improvements to the property and the cost of

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exit taxes not to exceed an amount necessary to allow the sellers to be indifferent to foreclosure or breakeven transfer.

(C) Non-Identity of Interest Acquisition of Buildings for Tax Credit Properties. In order to make a determination of the appropriate building acquisition value, the Applicant will provide and the Underwriter will utilize an appraisal that meets the Department's Appraisal Rules and Guidelines as described in §1.34 of this subchapter. The value of the improvements are the result of the difference between the as-is appraised value less the land value. Where the actual sales price is more than ten percent different than the appraised value, the Underwriter may alternatively prorate the actual sales price based upon the calculated improvement value over the as-is value provided in the appraisal, so long as the improved value utilized by the Underwriter does not exceed the total as-is appraised value of the entire property.

(2) Off-Site Costs. Off-Site costs are costs of Development up to the site itself such as the cost of roads, water, sewer and other utilities to provide the site with access. All off-site costs must be well documented and certified by a Third Party engineer as presented in the required application form to be included in the Underwriter's cost budget.

(3) Site Work Costs. If Project site work costs exceed \$7,500 per Unit, the Applicant must submit a detailed cost breakdown certified as being prepared by a Third Party engineer or architect, to be included in the Underwriter's cost budget. In addition, for applicants seeking Tax Credits, a letter from a certified public accountant properly allocating which portions of the engineer's or architect's site costs should be included in eligible basis and which ones are ineligible, in keeping with the holding of the Internal Revenue Service Technical Advice Memoranda, is required for such costs to be included in the Underwriter's cost budget.

(4) Direct Construction Costs. Direct construction costs are the costs of materials and labor required for the building or rehabilitation of a Development.

(A) New Construction. The Underwriter will use the "Average Quality" multiple or townhouse costs, as appropriate, from the *Marshall and Swift Residential Cost Handbook*, based upon the details provided in the application and particularly site and building plans and elevations. If the Development contains amenities not included in the Average Quality standard, the Department will take into account the costs of the amenities as designed in the Development. If the Development will contain single-family buildings, then the cost basis should be consistent with single-family Average Quality as defined by Marshall & Swift Residential Cost Handbook. Whenever the Applicant's estimate is more than five percent greater or less than the Underwriter's Marshall and Swift based estimate, the Underwriter will attempt to reconcile this concern and ultimately identify this as a cost concern in the Report. The Underwriter shall also evaluate the cost of the development based on acceptable cost parameters as adjusted for inflation and as established by historical final cost certifications of all previous housing tax credit allocations for:

(1) the county in which the development is to be located;

(2) if the certifications are unavailable under subdivision (1), and (2), the uniform state service region in which the development is to be located.

(B) Rehabilitation Costs. In the case where the Applicant has provided Third Party signed bids with a work write-up from contractors or estimates from certified or licensed professionals which are inconsistent with the Applicant's figures as proposed in the project cost schedule, the Underwriter utilizes the Third Party estimations in lieu of the Applicant's estimates even when the difference between the Underwriter's costs and the Applicant's costs is less than five percent. The underwriting staff will evaluate rehabilitation Developments for comprehensiveness of the Third Party work write-up and will determine if additional information is needed.

(5) Hard Cost Contingency. This is the only contingency figure considered by the Underwriter and is only considered in underwriting prior to final cost certification. Contingency is limited to a maximum of five percent (5%) of direct costs plus site work for new construction Developments and ten percent (10%) of direct costs plus site work for rehabilitation Developments. The Applicant's figure is used by the Underwriter if the figure is less than five percent (5%).

(6) Contractor Fee Limits. Contractor fees are limited to six percent (6%) for general requirements, two percent (2%) for contractor overhead, and six percent (6%) for contractor profit. These fees are based upon the direct costs plus site work costs. Minor reallocations to make these fees fit within these limits may be made at the discretion of the Underwriter. For Developments also receiving financing

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from TxRD-USDA, the combination of builder's general requirements, builder's overhead, and builder's profit should not exceed the lower of TDHCA or TxRD-USDA requirements.

(7) Developer Fee Limits. For Tax Credit Developments, the Development cost associated with developer's fees cannot exceed fifteen percent (15%) of the project's Total Eligible Basis, as defined in §§49 and 50 of this title (adjusted for the reduction of federal grants, below market rate loans, historic credits, etc.), not inclusive of the developer fees themselves. The fee can be divided between overhead and fee as desired but the sum of both items must not exceed the maximum limit. The Developer Fee may be earned on non-eligible basis activities, but only the maximum limit as a percentage of eligible basis items may be included in basis for the purpose of calculating a project's credit amount. Any non-eligible amount of developer fee claimed must be proportionate to the work for which it is earned. For non-Tax Credit Developments, the percentage remains the same but is based upon total Development costs less: the fee itself, land costs, the costs of permanent financing, excessive construction period financing described in paragraph (8) of this subsection, and reserves.

(8) Financing Costs. Eligible construction period financing is limited to not more than one year's worth of fully drawn construction loan funds at the construction loan interest rate indicated in the commitment. Any excess over this amount is removed to ineligible cost and will not be ~~considered~~considered in the determination of developer fee.

(9) Reserves. The Department will utilize the terms proposed by the syndicator or lender as described in the commitment letter(s) or the amount described in the Applicants project cost schedule if it is within the range of two to six months of stabilized operating expenses less management fees plus debt service.

(10) Other Soft Costs. For Tax Credit Developments all other soft costs are divided into eligible and ineligible costs. Eligible costs are defined by Internal Revenue Code but generally are costs that can be capitalized in the basis of the Development for tax purposes; whereas ineligible costs are those that tend to fund future operating activities. The Underwriter will evaluate and accept the allocation of these soft costs in accordance with the Department's prevailing interpretation of the Internal Revenue Code. If the Underwriter questions the eligibility of any soft costs, the Applicant is given an opportunity to clarify and address the concern prior to removal from basis.

(f) Developer Capacity. The Underwriter will evaluate the capacity of the Person(s) accountable for the role of the Developer to determine their ability to secure financing and successfully complete the Development. The Department will review certification of previous participation, financial statements, and personal credit reports for those individuals anticipated to guarantee the completion of the Development.

(1) Previous Experience. The Underwriter will characterize the Development as "high risk" if the Developer has no previous experience in completing construction and reaching stabilized occupancy in a previous Development.

(2) Credit Reports. The Underwriter will characterize the Development as "high risk" if the Developer or principals thereof have a credit score which reflects a 40% or higher potential default rate.

(3) Financial Statements of Principals. The Applicant, Developer, any principals of the Applicant, General Partner, and Developer and any Person who will be required to guarantee the Development will be required to provide a signed and dated financial statement and authorization to release credit information. The financial statement for individuals may be provided on the Personal Financial and Credit Statement form provided by the Department and must not be older than 90 days from the first day of the Application Acceptance Period. If submitting partnership and corporate financials in addition to the individual statements, the certified annual financial statement or audited statement, if available, should be for the most recent fiscal year not more than twelve months from first date of the Application Acceptance Period. This document is required for an entity even if the entity is wholly-owned by a person who has submitted this document as an individual. For entities being formed for the purposes of facilitating the contemplated transaction but who have no meaningful financial statements at the present time, a letter attesting to this condition will suffice.

(A) Financial statements must be provided to the Underwriting Division at least seven days prior to the close of the application acceptance period in order for an acknowledgment of receipt to be provided as a substitute for inclusion of the statements themselves in the application. The Underwriting Division will FAX, e-mail or send via regular mail an acknowledgment for each financial statement received. The acknowledgment will not constitute acceptance by the Department that financial statements provided are acceptable in any manner but only acknowledge their receipt. Where time permits, the

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acknowledgement may identify the date of the statement and whether it will meet the time constraints under the QAP.

(B) The Underwriter will evaluate and discuss individual financial statements in a confidential portion of the Report. Where the financial statement indicates a limited net worth and/ or lack of significant liquidity and the Development is characterized as a high risk for either of the reasons described in paragraphs (1) and (2) of this subsection, the Underwriter must condition any potential award upon the identification and inclusion of additional Development partners who can meet the criteria described in this subsection.

(g) Other Underwriting Considerations. The Underwriter will evaluate numerous additional elements as described in subsection (b) of this section and those that require further elaboration are identified in this subsection.

(1) Floodplains. The Underwriter evaluates the site plan and floodplain map and information provided to determine if any of the buildings, drives, or parking areas reside within the 100-year floodplain. If such a determination is made by the Underwriter the Report will include a condition that the Applicant must pursue and receive a Letter of Map Amendment (LOMA) or Letter of Map Revision (LOMR-F) or require the Applicant to identify the cost of flood insurance for the buildings and for the tenant's contents for buildings within the 100-year floodplain.

(2) Inclusive Capture Rate. The Underwriter will not recommend the approval of funds to new Developments requesting funds where the anticipated inclusive capture rate is in excess of 25% for the Primary Market unless the market is a rural market or the units are targeted toward the elderly. In rural markets and for Developments that are strictly targeted to the elderly, the Underwriter will not recommend the approval of funds to new housing Developments requesting funds from the Department where the anticipated capture rate is in excess of 100% of the qualified demand. Affordable Housing which replaces previously existing substandard Affordable Housing within the same Submarket on a Unit for Unit basis, and which gives the displaced tenants of the previously existing Affordable Housing a leasing preference, is exempted from these inclusive capture rate restrictions. The inclusive capture rate for the Development is defined as the sum of the proposed units for a given project plus any previously approved but not yet stabilized new Comparable Units in the Submarket divided by the total income-eligible targeted renter demand identified in the Market Analysis for a specific Development's Primary Market. The Department defines Comparable Units, in this instance, as units that are dedicated to the same household type as the proposed subject property using the classifications of family, elderly or transitional as housing types. The Department defines a stabilized project as one that has maintained a 90% occupancy level for at least 12 consecutive months. The Department will independently verify the number of affordable units included in the market study and may substitute the Underwriter's independent calculation based on the data provided in the Market Analysis or obtained through the Market Analysis performed for other developments or other independently verified data obtained by the Underwriter regarding the market area. This may include revising the definitional boundaries of the Primary Market Area defined by the Market Analyst. The Underwriter will ensure that all projects previously allocated funds through the Department are included in the final analysis. The documentation requirements needed to support decisions relating to this item are identified in §1.33 of this subchapter.

The Underwriter will verify that no other developments of the same type within one linear mile have been funded by the Department in the three years prior to the application as provided in Section 2306.6703, Texas Government Code. The Underwriter will identify in the report any other developments funded or known and anticipated to be eligible for funding within one linear mile of the subject.

(3) Transitional Housing. The unique development and operating characteristics of transitional housing developments may require special consideration be given the following areas when underwriting these developments:

(A) Operating Income: The extremely-low-income tenant population typically targeted with a Transitional Housing Development may include deep-skewing of rents to well below the 50% AMI level or other maximum rent limits established by the Department. The Underwriter should utilize the Applicant's proposed rents in the Report as long as such rents are at or below and maximum rent limit rent proposed for the units and equal to any project based rental subsidy rent to be utilized for the development. The initial rents should be structured, however, such that they satisfy the anticipated operating expenses by some margin. The use of project based rental or ongoing operating subsidies and/or supplemental fundraising to offset operating expenses is often critical for a Transitional Housing Development.

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(B) Operating Expenses: A Transitional Housing Development may have significantly higher expenses for payroll, security, resident support services, or other items than typical affordable housing developments. The Underwriter will rely heavily upon the historical operating expenses of other Transitional Housing developments provided the Applicant or otherwise available to the Underwriter. The Applicant should provide substantiation from existing Transitional Housing developments that they operate in the form of several years of historical operating expenses with sufficient detail for individual expense line items as identified in the current proforma operating expense form promulgated by the Department. Applicant's with no historical experience of their own are encouraged to provide evidence of historical operating information from comparable properties, estimates or quotes from third party service providers (e.g., insurance, tenant services), or other pertinent information.

(C) DCR and Long Term Feasibility: Transitional housing developments may be exempted from the DCR requirements of Section 1.32.(d)(6)(C) above if the development is anticipated to operate without conventional debt. Applicants must provide evidence of sufficient financial resources to offset any projected 30-year cumulative negative cash flows. Such evidence will be evaluated by the Underwriter on a case-by-case basis to satisfy the Department's long term feasibility requirements and may take the form of one or a combination of the following: executed subsidy commitment(s), set-aside of Applicant's financial resources, to be substantiated by an audited financial statement evidencing sufficient resources, and/or proof of annual fundraising success sufficient to fill anticipated operating losses. Where either a set aside of financial resources or annual fundraising are used to evidence the long term feasibility of a Transitional Housing Development, a resolution from the Applicant's governing board should be provided confirming their irrevocable commitment to the provision of these funds and activities.

(D) Development Costs: For Transitional housing that is styled as efficiency the Underwriter may use "Average Quality" dormitory costs from the *Marshall & Swift Valuation Service*, with adjustments for amenities and/or quality as evidenced in the application, as a base cost in evaluating the reasonableness of the Applicant's direct construction cost estimate for new construction developments.

§1.33. Market Analysis Rules and Guidelines.

(a) General Provision. A Market Analysis prepared for the Department must evaluate the need for decent, safe, and sanitary housing at rental rates or sales prices that eligible tenants can afford. The analysis must determine the feasibility of the subject property rental rates or sales price and state conclusions as to the impact of the property with respect to the determined housing needs. Furthermore, the Market Analyst shall certify that they are a Third Party and are not being compensated for the assignment based upon a predetermined outcome.

(b) Self-Contained. A Market Analysis prepared for the Department must contain sufficient data and analysis to allow the reader to understand the market data presented, the analysis of the data, and the conclusion(s) derived from such data and its relationship to the subject property. The complexity of this requirement will vary in direct proportion with the complexity of the real estate and the real estate market being analyzed. The analysis must clearly lead the reader to the same or similar conclusion(s) reached by the Market Analyst.

(c) Market Analyst Qualifications. A Market Analysis submitted to the Department must be prepared and certified by an approved Market Analyst. The Department will maintain an approved market analyst list based on the guidelines set forth in paragraphs (1) through (3) of this subsection.

(1) Market analysts must submit subparagraphs (A) through (F) of this paragraph for review by the Department.

(A) A current organization chart or list reflecting all members of the firm who may author or sign the Market Analysis.

(B) General information regarding the firm's experience including references, the number of previous similar assignments and time frames in which previous assignments were completed.

(C) Resumes for all members of the firm who may author or sign the Market Analysis.

(D) Certification from an authorized representative of the firm that the services to be provided will conform to the Department's Market Analysis Rules and Guidelines described in this section.

(E) A sample Market Analysis that conforms to the Department's Market Analysis Rules and Guidelines described in this section.

(F) Documentation of organization and good standing in the State of Texas.

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(2) During the underwriting process each Market Analysis will be reviewed and any discrepancies with the rules and guidelines set forth in this section may be identified and require timely correction. Subsequent to the completion of the funding cycle and as time permits, staff and/or a review appraiser will re-review a sample set of submitted market analyses to ensure that the Department's Market Analysis Rules and Guidelines are met. If it is found that a Market Analyst has not conformed to the Department's Market Analysis Rules and Guidelines, as certified to, the Market Analyst will be notified of the discrepancies in the Market Analysis and will be removed from the approved market analyst list.

(A) Removal from the list of approved Market Analysts will not, in and of itself, invalidate a Market Analysis that has already been commissioned not more than 90 days before the Department's due date for submission as of the date the change in status of the Market Analyst is posted to the web.

(B) To be reinstated as an approved Market Analyst, the Market Analyst must submit a new sample Market Analysis that conforms to the Department's Market Analysis Rules and Guidelines. This new study will then be reviewed for conformance with the rules of this section and if found to be in compliance, the Market Analyst will be reinstated.

(3) The list of approved Market Analysts is posted on the Department's web site and updated within 72 hours of a change in the status of a Market Analyst.

(d) Market Analysis Contents. A Market Analysis for a multifamily Development prepared for the Department must be organized in a format that follows a logical progression and must include, at minimum, items addressed in paragraphs (1) through (17) of this subsection.

(1) Title Page. Include property address and/or location, housing type, TDHCA addressed as client, effective date of analysis, date of report, name and address of person authorizing report, and name and address of Market Analyst.

(2) Letter of Transmittal. Include date of letter, property address and/or location, description of property type, statement as to purpose of analysis, reference to accompanying Market Analysis, reference to all person(s) providing significant assistance in the preparation of analysis, statement from Market Analyst indicating any and all relationships to any member of the Development team and/or owner of the subject property, date of analysis, effective date of analysis, date of property inspection, name of person(s) inspecting subject property, and signatures of all Market Analysts authorized to work on the assignment.

(3) Table of Contents. Number the exhibits included with the report for easy reference.

(4) Summary Form. Complete and include the TDHCA Primary Market Area Analysis Summary form. An electronic version of the form and instructions are available on the Department's website at <http://www.tdhca.state.tx.us/underwrite.html>.

(5) Assumptions and Limiting Conditions. Include a summary of all assumptions, both general and specific, made by the Market Analyst concerning the property.

(6) Disclosure of Competency. Include the Market Analyst's qualifications, detailing education and experience of all Market Analysts authorized to work on the assignment.

(7) Identification of the Property. Provide a statement to acquaint the reader with the Development. Such information includes street address, tax assessor's parcel number(s), and Development characteristics.

(8) Statement of Ownership for the Subject Property. Disclose the current owners of record and provide a three year history of ownership.

(9) Purpose of the Market Analysis. Provide a brief comment stating the purpose of the analysis.

(10) Scope of the Market Analysis. Address and summarize the sources used in the Market Analysis. Describe the process of collecting, confirming, and reporting the data used in the Market Analysis.

(11) Secondary Market Information. Include a general description of the geographic location and demographic data and analysis of the secondary market area if applicable. The secondary market area will be defined on a case-by-case basis by the Market Analyst engaged to provide the Market Analysis. Additional demand factors and comparable property information from the secondary market may be addressed. However, use of such information in conclusions regarding the subject property must be well-reasoned and documented. A map of the secondary market area with the subject property clearly identified should be provided. In a Market Analysis for a Development targeting families, the demand and supply effects from the secondary market are not significant. For a Development that targets smaller subgroups such as elderly households, the demand and supply effects may be more relevant.

(12) Primary Market Information. Include a specific description of the subject's geographical location, specific demographic data, and an analysis of the Primary Market Area. The Primary Market

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Area will be defined on a case-by-case basis by the Market Analyst engaged to provide the Market Analysis. The Department encourages a conservative Primary Market Area delineation with use of natural political/geographical boundaries whenever possible. Furthermore, the Primary Market for a Development chosen by the Market Analyst will generally be most informative if it contains no more than 250,000 persons, though a Primary Market with more residents may be indicated by the Market Analyst, where political/geographic boundaries indicate doing so, with additional supportive narrative. A summary of the neighborhood trends, future Development, and economic viability of the specific area must be addressed with particular emphasis given to Affordable Housing. A map of the Primary Market with the subject property clearly identified must be provided. A separate scaled distance map of the Primary Market that clearly identifies the subject and the [location and distances of all Local Amenities described in 10TAC §50.9\(g\)\(4\) of this title](#) must also be included.

(13) Comparable Property Analysis. Provide a comprehensive evaluation of the existing supply of comparable properties in the Primary Market Area defined by the Market Analyst. The analysis should include census data documenting the amount and condition of local housing stock as well as information on building permits since the census data was collected. The analysis must separately evaluate existing market rate housing and existing subsidized housing to include local housing authority units and any and all other rent- or income-restricted units with respect to items discussed in subparagraphs (A) through (F) of this paragraph.

(A) Analyze comparable property rental rates. Include a separate attribute adjustment matrix for the most comparable market rate and subsidized units to the units proposed in the subject, a minimum of three Developments each. The Department recommends use of HUD Form 922273. Analysis of the Market Rents must be sufficiently detailed to permit the reader to understand the Market Analyst's logic and rationale. Total adjustments made to the Comparable Units in excess of 15% suggest a weak comparable. Total adjustments in excess of 15% must be supported with additional narrative. The Department also encourages close examination of the overall use of concessions in the Primary Market Area and the effect on effective Market Rents.

(B) Provide an Affordability Analysis of the comparable unrestricted units.

(C) Analyze occupancy rates of each of the comparable properties and occupancy trends by property class. Physical occupancy should be compared to economic occupancy.

(D) Provide annual turnover rates of each of the comparable properties and turnover trends by property class.

(E) Provide absorption rates for each of the comparable properties and absorption trends by property class.

(F) The comparable Developments must indicate current research for the proposed property type. The rental data must be confirmed with the landlord, tenant or agent and individual data sheets must be included. The minimum content of the individual data sheets include: property address, lease terms, occupancy, turnover, Development characteristics, current physical condition of the property, etc. A scaled distance map of the Primary Market that clearly identifies the subject Development and existing comparable market rate Developments and all existing/proposed subsidized Developments must be provided.

(14) Demand Analysis. Provide a comprehensive evaluation of the demand for the proposed housing. The analysis must include an analysis of the need for market rate and Affordable Housing within the subject Development's Primary Market Area using the most current census and demographic data available. The demand for housing must be quantified, well reasoned, and segmented to include only relevant income- and age-eligible targets of the subject Development. Each demand segment should be addressed independently and overlapping segments should be minimized and clearly identified when required. In instances where more than 20% of the proposed units are comprised of three- and four-bedroom units, the analysis should be refined by factoring in the number of large households to avoid overestimating demand. The final quantified demand calculation may include demand due to items in subparagraphs (A) through (C) of this paragraph.

(A) Quantify new household demand due to documented population and household growth trends for targeted income-eligible rental households OR confirmed targeted income-eligible rental household growth due to new employment growth.

(B) Quantify existing household demand due to documented turnover of existing targeted income-eligible rental households OR documented rent over-burdened targeted income-eligible rental

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households that would not be rent over-burdened in the proposed Development and documented targeted income-eligible rental households living in substandard housing.

(C) Include other well reasoned and documented sources of demand determined by the Market Analyst.

(15) Conclusions. Include a comprehensive evaluation of the subject property, separately addressing each housing type and specific population to be served by the Development in terms of items in subparagraphs (A) through (F) of this paragraph.

(A) Provide a separate market and subsidized rental rate conclusion for each proposed unit type and rental restriction category. Conclusions of rental rates below the maximum net rent limit rents must be well reasoned, documented, consistent with the market data, and address any inconsistencies with the conclusions of the demand for the subject units.

(B) Provide rental income, secondary income, and vacancy and collection loss projections for the subject derived independent of the applicant's estimates, but based on historic and/or well established data sources of comparable properties.

(C) Correlate and quantify secondary market and Primary Market demographics of housing demand to the current and proposed supply of housing and the need for each proposed unit type and the subject Development as a whole. The subject Development specific demand calculation may consider total demand from the date of application to the proposed place in service date.

(D) Calculate an inclusive capture rate for the subject Development defined as the sum of the proposed subject units plus any previously approved but unstabilized new Comparable Units in the Primary Market divided by the total income-eligible targeted renter demand identified by the Market Analysis for the subject Development's Primary Market Area. The Market Analyst should calculate a separate capture rate for the subject Development's proposed affordable units and market rate units as well as the subject Development as a whole.

(E) Project an absorption period and rate for the subject until a Sustaining Occupancy level has been achieved. If absorption projections for the subject differ significantly from historic data, an explanation of such should be included.

(F) Analyze the effects of the subject Development on the Primary Market occupancy rates and provide sufficient support documentation.

(G) Identify any other developments located within one linear mile of the proposed site and awarded funds by the Department in the three years prior to the Application Acceptance Period.

(16) Photographs. Include good quality color photographs of the subject property (front, rear and side elevations, on-site amenities, interior of typical units if available). Photographs should be properly labeled. Photographs of the neighborhood, street scenes, and comparables should also be included. An aerial photograph is desirable but not mandatory.

(17) Appendices. Any Third Party reports relied upon by the Market Analyst must be provided in appendix form and verified directly by the Market Analyst as to its validity.

(e) Single Family Developments.

(1) Market studies for single-family Developments proposed as rental Developments must contain the elements set forth in subsections (d)(1) through (17) of this section. Market analyses for Developments proposed for single-family home ownership must contain the elements set forth in subsections (d)(1) through (17) of this section as they would apply to home ownership in addition to paragraphs (2) through (4) of this subsection.

(2) Include no less than three actual market transactions to inform the reader of current market conditions for the sale of each unit type in the price range contemplated for homes in the proposed Development. The comparables must rely on current research for this specific property type. The sales prices must be confirmed with the buyer, seller, or real estate agent and individual data sheets must be included. The minimum content of the individual data sheets should include property address, Development characteristics, purchase price and terms, description of any federal, state, or local affordability subsidy associated with the transaction, date of sale, and length of time on the market.

(3) Analysis of the comparable sales should be sufficiently detailed to permit the reader to understand the Market Analyst's logic and rationale. The evaluation should address the appropriateness of the living area, room count, market demand for Affordable Housing, targeted sales price range, demand for interior and/or exterior amenities, etc. A scaled distance map of the Primary Market that clearly identifies the subject Development and existing comparable single family homes must be provided.

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(4) A written statement is required stating if the projected sales prices for homes in the proposed Development are, or are not, below the range for comparable homes within the Primary Market Area. Sufficient documentation should be included to support the Market Analyst's conclusion with regard to the Development's absorption.

(f) The Department reserves the right to require the Market Analyst to address such other issues as may be relevant to the Department's evaluation of the need for the subject property and the provisions of the particular program guidelines.

(g) All applicants shall acknowledge, by virtue of filing an application, that the Department shall not be bound by any such opinion or Market Analysis, and may substitute its own analysis and underwriting conclusions for those submitted by the Market Analyst

§1.34. Appraisal Rules and Guidelines.

(a) General Provisions. Appraisals prepared for the Department must conform to the Uniform Standards of Professional Appraisal Practice (USPAP) as adopted by the Appraisal Standards Board of the Appraisal Foundation. Self-contained reports must describe sufficient and adequate data and analyses to support the final opinion of value. The final value(s) must be reasonable, based on the information included. Any Third Party reports relied upon by the appraiser must be verified by the appraiser as to the validity of the data and the conclusions. The report must contain sufficient data, included in the appendix when possible, and analysis to allow the reader to understand the property being appraised, the market data presented, analysis of the data, and the appraiser's value conclusion. The complexity of this requirement will vary in direct proportion with the complexity of the real estate and real estate interest being appraised. The report should lead the reader to the same or similar conclusion(s) reached by the appraiser.

(b) Value Estimates. All appraisals shall contain a separate estimate of land value, based upon sales comparables. Appraisal assignments for new construction, which are required to provide a future value of to be completed structures, shall provide an "as restricted with favorable financing" value as well as an "unrestricted market" value. Properties to be rehabilitated shall address the "as restricted with favorable financing" value as well as both an "as is" value and an "as completed" value. Include a separate assessment of personal property, furniture, fixtures, and equipment (FF&E) and/or intangible items because their economic life may be shorter than the real estate improvements and may require different lending or underwriting considerations. If personal property, FF&E, or intangible items are not part of the transaction or value estimate, a statement to such effect should be included.

(c) Date of Appraisal. The appraisal report must be dated and signed by the appraiser who inspected the property. The date of the valuation, except in the case of proposed construction or extensive rehabilitation, must be a current date. The date of valuation should not be more than six months prior to the date of the application to the Department.

(d) Appraiser Qualifications. The qualifications of each appraiser are determined and approved on a case-by-case basis by the Director of Credit Underwriting and/or review appraiser, based upon the quality of the report itself and the experience and educational background of the appraiser, as set forth in the Statement of Qualifications appended to the appraisal. At minimum, a qualified appraiser will be certified or licensed by the Texas Appraiser Licensing and Certification Board.

(e) Appraisal Contents. An appraisal of a Development prepared for the Department must be organized in a format that follows a logical progression and must include, at minimum, items addressed in paragraphs (1) through (18) of this subsection.

(1) Title Page. Include identification as to appraisal (e.g., type of process - complete or limited, type of report - self-contained, summary or restricted), property address and/or location, housing type, the Department addressed as the client, effective date of value estimate(s), date of report, name and address of person authorizing report, and name and address of appraiser(s).

(2) Letter of Transmittal. Include date of letter, property address and/or location, description of property type, extraordinary/special assumptions or limiting conditions that were approved by person authorizing the assignment, statement as to function of the report, statement of property interest being appraised, statement as to appraisal process (complete or limited), statement as to reporting option (self-contained, summary or restricted), reference to accompanying appraisal report, reference to all person(s) that provided significant assistance in the preparation of the report, date of report, effective date of appraisal, date of property inspection, name of person(s) inspecting the property, identification of type(s) of

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value(s) estimated (e.g., market value, leased fee value, as-financed value, etc.), estimate of marketing period, signatures of all appraisers authorized to work on the assignment.

(3) Table of Contents. Number the exhibits included with the report for easy reference.

(4) Assumptions and Limiting Conditions. Include a summary of all assumptions, both general and specific, made by the appraiser(s) concerning the property being appraised. Statements may be similar to those recommended by the Appraisal Institute.

(5) Certificate of Value. This section may be combined with the letter of transmittal and/or final value estimate. Include statements similar to those contained in Standard Rule 2-3 of USPAP.

(6) Disclosure of Competency. Include appraiser's qualifications, detailing education and experience, as discussed in subsection (c) of this section.

(7) Identification of the Property. Provide a statement to acquaint the reader with the property. Real estate being appraised must be fully identified and described by street address, tax assessor's parcel number(s), and Development characteristics. Include a full, complete, legible, and concise legal description.

(8) Statement of Ownership of the Subject Property. Discuss all prior sales of the subject property which occurred within the past three years. Any pending agreements of sale, options to buy, or listing of the subject property must be disclosed in the appraisal report.

(9) Purpose and Function of the Appraisal. Provide a brief comment stating the purpose of the appraisal and a statement citing the function of the report.

(A) Property Rights Appraised. Include a statement as to the property rights (e.g., fee simple interest, leased fee interest, leasehold, etc.) being considered. The appropriate interest must be defined in terms of current appraisal terminology with the source cited.

(B) Definition of Value Premise. One or more types of value (e.g., "as is", "as if", "prospective market value") may be required. Definitions corresponding to the appropriate value must be included with the source cited.

(10) Scope of the Appraisal. Address and summarize the methods and sources used in the valuation process. Describes the process of collecting, confirming, and reporting the data used in the assignment.

(11) Regional Area Data. Provide a general description of the geographic location and demographic data and analysis of the regional area. A map of the regional area with the subject identified is requested, but not required.

(12) Neighborhood Data. Provide a specific description of the subject's geographical location and specific demographic data and an analysis of the neighborhood. A summary of the neighborhood trends, future Development, and economic viability of the specific area should be addressed. A map with the neighborhood boundaries and the subject identified must be included.

(13) Site/Improvement Description. Discuss the site characteristics including subparagraphs (A) through (F) of this paragraph.

(A) Physical Site Characteristics. Describe dimensions, size (square footage, acreage, etc.), shape, topography, corner influence, frontage, access, ingress-egress, etc. associated with the site. Include a plat map and/or survey.

(B) Floodplain. Discuss floodplain (including flood map panel number) and include a floodplain map with the subject clearly identified.

(C) Zoning. Report the current zoning and description of the zoning restrictions and/or deed restrictions, where applicable, and type of Development permitted. Any probability of change in zoning should be discussed. A statement as to whether or not the improvements conform to the current zoning should be included. A statement addressing whether or not the improvements could be rebuilt if damaged or destroyed, should be included. If current zoning is not consistent with the Highest and Best Use, and zoning changes are reasonable to expect, time and expense associated with the proposed zoning change should be considered and documented. A zoning map should be included.

(D) Description of Improvements. Provide a thorough description and analysis of the improvement including size (net rentable area, gross building area, etc.), number of stories, number of buildings, type/quality of construction, condition, actual age, effective age, exterior and interior amenities, items of deferred maintenance, etc. All applicable forms of depreciation should be addressed along with the remaining economic life.

(E) Fair Housing. It is recognized appraisers are not an expert in such matters and the impact of such deficiencies may not be quantified; however, the report should disclose any potential violations of

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the Fair Housing Act of 1988, Section 504 of the Rehabilitation Act of 1973, and the Americans with Disabilities Act of 1990 and/or report any accommodations (e.g., wheelchair ramps, handicap parking spaces, etc.) which have been performed to the property or may need to be performed.

(F) Environmental Hazards. It is recognized appraisers are not an expert in such matters and the impact of such deficiencies may not be quantified; however, the report should disclose any potential environmental hazards (e.g., discolored vegetation, oil residue, asbestos-containing materials, lead-based paint etc.) noted during the inspection.

(14) Highest and Best Use. Market Analysis and feasibility study is required as part of the highest and best use. The highest and best use analysis should consider subsection (d)(13)(A) through (F) of this section as well as a supply and demand analysis.

(A) The appraisal must inform the reader of any positive or negative market trends which could influence the value of the appraised property. Detailed data must be included to support the appraiser's estimate of stabilized income, absorption, and occupancy.

(B) The highest and best use section must contain a separate analysis "as if vacant" and "as improved" (or "as proposed to be improved/renovated"). All four elements in appropriate order as outlined in the Appraisal of Real Estate (legally permissible, physically possible, feasible, and maximally productive) must be sequentially considered.

(15) Appraisal Process. The Cost Approach, Sales Comparison Approach and Income Approach are three recognized appraisal approaches to valuing most properties. It is mandatory that all three approaches are considered in valuing the property unless specifically instructed by the Department to ignore one or more of the approaches; or unless reasonable appraisers would agree that use of an approach is not applicable. If an approach is not applicable to a particular property, then omission of such approach must be fully and adequately explained.

(A) Cost Approach. This approach should give a clear and concise estimate of the cost to construct the subject improvements. The type of cost (reproduction or replacement) and source(s) of the cost data should be reported.

(i) Cost comparables are desirable; however, alternative cost information may be obtained from Marshall & Swift Valuation Service or similar publications. The section, class, page, etc. should be referenced. All soft costs and entrepreneurial profit must be addressed and documented.

(ii) All applicable forms of depreciation must be discussed and analyzed. Such discussion must be consistent with the description of the improvements analysis.

(iii) The land value estimate should include a sufficient number of sales which are current, comparable, and similar to the subject in terms of highest and best use. Comparable sales information should include address, legal description, tax assessor's parcel number(s), sales price, date of sale, grantor, grantee, three year sales history, and adequate description of property transferred. The final value estimate should fall within the adjusted and unadjusted value ranges. Consideration and appropriate cash equivalent adjustments to the comparable sales price for subclauses (I) through (VII) of this clause should be made when applicable.

(I) Property rights conveyed.

(II) Financing terms.

(III) Conditions of sale.

(IV) Location.

(V) Highest and best use.

(VI) Physical characteristics (e.g., topography, size, shape, etc.).

(VII) Other characteristics (e.g., existing/proposed entitlements, special assessments, etc.).

(B) Sales Comparison Approach. This section should contain an adequate number of sales to provide the reader with the current market conditions concerning this property type. Sales data should be recent and specific for the property type being appraised. The sales must be confirmed with buyer, seller, or an individual knowledgeable of the transaction.

(i) Minimum content of the sales should include address, legal description, tax assessor's parcel number(s), sale price, financing considerations, and adjustment for cash equivalency, date of sale, recordation of the instrument, parties to the transaction, three year sale history, complete description of the property and property rights conveyed, and discussion of marketing time. A scaled distance map clearly identifying the subject and the comparable sales must be included.

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(ii) Several methods may be utilized in the Sale Comparison Approach. The method(s) used must be reflective of actual market activity and market participants.

(I) Sale Price/Unit of Comparison. The analysis of the sale comparables must identify, relate and evaluate the individual adjustments applicable for property rights, terms of sale, conditions of sale, market conditions and physical features. Sufficient narrative analysis must be included to permit the reader to understand the direction and magnitude of the individual adjustments, as well as a unit of comparison value indicator for each comparable. The appraiser(s) reasoning and thought process must be explained.

(II) Potential Gross Income/Effective Gross Income Analysis. If used in the report, this method of analysis must clearly indicate the income statistics for the comparables. Consistency in the method for which such economically statistical data was derived should be applied throughout the analysis. At least one other method should accompany this method of analysis.

(III) NOI/Unit of Comparison. If used in the report, the net income statistics for the comparables must be calculated in the same manner and disclosed as such. It should be disclosed if reserves for replacement have been included in this method of analysis. At least one other method should accompany this method of analysis.

(C) Income Approach. This section is to contain an analysis of both the actual historical and projected income and expense aspects of the subject property.

(i) Market Rent Estimate/Comparable Rental Analysis. This section of the report should include an adequate number of actual market transactions to inform the reader of current market conditions concerning rental units. The comparables must indicate current research for this specific property type. The rental comparables must be confirmed with the landlord, tenant or agent and individual data sheets must be included. The minimum content of the individual data sheets should include property address, lease terms, description of the property (e.g., unit type, unit size, unit mix, interior amenities, exterior amenities, etc.), physical characteristics of the property, and location of the comparables. Analysis of the Market Rents should be sufficiently detailed to permit the reader to understand the appraiser's logic and rationale. Adjustment for lease rights, condition of the lease, location, physical characteristics of the property, etc. must be considered.

(ii) Comparison of Market Rent to Contract Rent. Actual income for the subject along with the owner's current budget projections must be reported, summarized and analyzed. If such data is unavailable, a statement to this effect is required and appropriate assumptions and limiting conditions should be made. The contract rents should be compared to the market-derived rents. A determination should be made as to whether the contract rents are below, equal to, or in excess of market rates. If there is a difference, its impact on value must be qualified.

(iii) Vacancy/Collection Loss. Historical occupancy data for the subject should be reported and compared to occupancy data from the rental comparable and overall occupancy data for the subject's market area.

(iv) Expense Analysis. Actual expenses for the subject, along with the owner's projected budget, must be reported, summarized, and analyzed. If such data is unavailable, a statement to this effect is required and appropriate assumptions and limiting conditions should be made. Historical expenses should be compared to comparables expenses of similar property types or published survey data (e.g., IREM, BOMA, etc.). Any expense differences should be reconciled. Historical data regarding the subject's assessment and tax rates should be included. A statement as to whether or not any delinquent taxes exist should be included.

(v) Capitalization. Several capitalization methods may be utilized in the Income Approach. The appraiser should present the method(s) reflective of the subject market and explain the omission of any method not considered in the report.

(I) Direct Capitalization. The primary method of deriving an overall rate (OAR) is through market extraction. If a band of investment or mortgage equity technique is utilized, the assumptions must be fully disclosed and discussed.

(II) Yield Capitalization (Discounted Cash Flow Analysis). This method of analysis should include a detailed and supportive discussion of the projected holding/investment period, income and income growth projections, occupancy projections, expense and expense growth projections, reversionary value and support for the discount rate.

(16) Reconciliation and Final Value Estimate. This section of the report should summarize the approaches and values that were utilized in the appraisal. An explanation should be included for any

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approach which was not included. Such explanations should lead the reader to the same or similar conclusion of value. Although the values for each approach may not "agree", the differences in values should be analyzed and discussed. Other values or interests appraised should be clearly labeled and segregated. Such values may include FF&E, leasehold interest, excess land, etc. In addition, rent restrictions, subsidies and incentives should be explained in the appraisal report and their impact, if any, needs to be reported in conformity with the Comment section of USPAP Standards Rule 1-2(e), which states, "Separation of such items is required when they are significant to the overall value." In the appraisal of subsidized housing, value conclusions that include the intangibles arising from the programs will also have to be analyzed under a scenario without the intangibles in order to measure their influence on value.

(17) Marketing Period. Given property characteristics and current market conditions, the appraiser(s) should employ a reasonable marketing period. The report should detail existing market conditions and assumptions considered relevant.

(18) Photographs. Provide good quality color photographs of the subject property (front, rear, and side elevations, on-site amenities, interior of typical units if available). Photographs should be properly labeled. Photographs of the neighborhood, street scenes, and comparables should be included. An aerial photograph is desirable but not mandatory.

(f) Additional Appraisal Concerns. The appraiser(s) must recognize and be aware of the particular TDHCA program rules and guidelines and their relationship to the subject's value. Due to the various programs offered by the Department, various conditions may be placed on the subject which would impact value. Furthermore, each program may require that the appraiser apply a different set of specific definitions for the conclusions of value to be provided. Consequently, as a result of such criteria, the appraiser(s) should be aware of such conditions and definitions and clearly identify them in the report.

§1.35. Environmental Site Assessment Rules and Guidelines

~~(a) Environmental Site Assessment Guidelines~~General Provisions. The Environmental Site Assessments (ESA) required under Section 50.7(e) of this title prepared for the Department should be conducted and reported in conformity with the standards of the American Society for Testing and Materials. The initial report should conform with the Standard Practice For Environmental Site Assessments: Phase I Assessment Process (ASTM) Standard Designation: E 1527). Any subsequent reports should also conform to ASTM standards and such other recognized industry standards as a reasonable person would deem relevant in view of the Property's anticipated use for human habitation. The environmental assessment shall be conducted by a Third Party ~~an~~ environmental ~~or~~ professional ~~engineer~~ and be prepared at the expense of the Development Owner/Applicant, and addressed to TDHCA as the client. Copies of reports provided to TDHCA which were commissioned by other financial institutions should address TDHCA as a co-recipient of the report, or letters from both the provider and the recipient of the report should be submitted extending reliance on the report to TDHCA. The ESA report should also include a statement that the person or company preparing the PCA report will not materially benefit from the Development in any other way than receiving a fee for performing the Environmental Site Assessment.

~~(b)~~ The report must include, but is not limited to:

~~(A1)~~ A review of records, interviews with people knowledgeable about the property;

~~(B2)~~ A certification that the environmental engineer has conducted an inspection of the property, the building(s), and adjoining properties, as well as any other industry standards concerning the preparation of this type of environmental assessment;

~~(C3)~~ A noise study is recommended for property located adjacent to or in close proximity to industrial zones, major highways, active rail lines, and civil and military airfields;

~~(D4)~~ A copy of a current survey, if available, or other drawing of the site reflecting the boundaries and adjacent streets, all improvements on the site, and any items of concern described in the body of the environmental site assessment or identified during the physical inspection;

~~(E5)~~ A copy of the current FEMA Flood Insurance Rate Map showing the panel number and encompassing the site with the site boundaries precisely identified and superimposed on the map. A determination of the flood risk for the proposed Development described in the narrative of the report includes a discussion of the impact of the 100-year floodplain on the proposed Development based upon a review of the current site plan;

~~(F6) The report should include a statement that clearly states that the person or company preparing the environmental assessment will not materially benefit from the Development in any other way than receiving a fee for the environmental assessment; and An assessment of the potential threat for~~

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asbestos containing materials (ACMs) to be present on the property, and a recommendation as to whether specific testing for ACMs would be necessary as required by state law;

(7) An assessment of the potential presence of Lead Based Paint on the property, and a recommendation as to whether specific testing in accordance with any state and federal laws would be necessary;

(8) An assessment of the potential presence of Radon on the property, and a recommendation as to whether specific testing would be necessary.

(2c) If the report recommends further studies or establishes that environmental hazards currently exist on the Property, or are originating off-site but would nonetheless affect the Property, the Development Owner must act on such a recommendation or provide a plan for either the abatement or elimination of the hazard. Evidence of action or a plan for the abatement or elimination of the hazard must be presented upon Application submittal.

(3d) For Developments which have had a Phase II Environmental Assessment performed and hazards identified, the Development Owner is required to maintain a copy of said assessment on site available for review by all persons which either occupy the Development or are applying for tenancy.

(e4) For Developments in programs that allow a waiver of the Phase I ESA whose funds have been obligated by such as a TxRD funded development will not be required to supply this information; however, the Development Owners of such Developments are hereby notified that it is their responsibility to ensure that the Development is maintained in compliance with all state and federal environmental hazard requirements.

(f5) Those Developments which have or are to receive first lien financing from HUD may submit HUD's environmental assessment report, provided that it conforms with the requirements of this subsection.

§1.36 Property Condition Assessment Guidelines

(a) General Provisions. The objective of the Property Condition Assessment (the PCA) is to provide cost estimates for repairs and replacements which are necessary immediately, and for repairs and replacements which are expected to be required throughout the term of the regulatory period. The PCA prepared for the Department should be conducted and reported in conformity with the American Society for Testing and Materials "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process (ASTM Standard Designation: E 2018)" except as provided for in (b) and (c) of this Section. The PCA must include discussion and analysis of the following:

(1) Useful Life Estimates: For each system and component of the property the PCA should assess the condition of the system or component, and estimate its remaining useful life, citing the basis or the source from which such estimate is derived;

(2) Code Compliance: The PCA should review and document any known violations of any applicable federal, state, or local codes. In developing the cost estimates specified herein, it is the responsibility of the Housing Sponsor or Applicant to ensure that the PCA adequately considers any and all applicable federal, state, and local laws and regulations which may govern any work performed to the subject property;

(3) Program Rules: The PCA should assess the extent to which any systems or components must be modified, repaired, or replaced in order to comply with any specific requirements of the housing program under which the Development is proposed to be financed, particular consideration being given to accessibility requirements, the Department's Housing Quality Standards, and any scoring criteria for which the Applicant may claim points;

(4) Immediate Repairs: Systems or components which are expected to have a remaining useful life of less than one year, which are found to be in violation of any applicable codes, which must be modified, repaired or replaced in order to satisfy program rules, or which are otherwise in a state of deferred maintenance or pose health and safety hazards should be considered necessary immediate repairs. The PCA should estimate the costs associated with the repair, replacement, or maintenance of each system or component which is identified as being an immediate need, citing the basis or the source from which such cost estimate is derived;

(5) Expected Repairs Over Time: Based on the estimated remaining useful life of each system or component, the PCA should estimate the periodic costs which would be expected to arise during the regulatory period for repairing or replacing such system or component. The PCA should include a table of the estimated long term costs which identifies in each line the individual component of the property being

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examined, and in each column the year in the regulatory period during which the costs are estimated to be incurred. The estimated costs for future years should be given in present dollar values; and

(6) Obsolescence: If the development plan calls for additional modification or replacement of certain systems, components, or other aspects of the property strictly due to functional obsolescence or external market obsolescence, such items should be identified and the nature or source of the obsolescence discussed. The associated costs may be included either with immediate repairs or with expected repairs over time as appropriate.

(b) The Department will also accept copies of reports commissioned or required by the primary lender for a proposed transaction, which have been prepared in accordance with:

(1) Fannie Mae's criteria for Physical Needs Assessments,

(2) Federal Housing Administration's criteria for Project Capital Needs Assessments,

(3) Freddie Mac's guidelines for Engineering and Property Condition Reports, or

(4) Standard and Poor's Property Condition Assessment Criteria: Guidelines for Conducting Property Condition Assessments, Multifamily Buildings.

(c) The Department may consider for acceptance reports prepared according to other standards which are not specifically named above in paragraph (b), if a copy of such standards or a sample report have been provided for the Department's review, if such standards are widely used, and if all other criteria and requirements described in this section are satisfied.

(d) The PCA shall be conducted by a Third Party at the expense of the Applicant, and addressed to TDHCA as the client. Copies of reports provided to TDHCA which were commissioned by other financial institutions should address TDHCA as a co-recipient of the report, or letters from both the provider and the recipient of the report should be submitted extending reliance on the report to TDHCA. The PCA report should also include a statement that the person or company preparing the PCA report will not materially benefit from the Development in any other way than receiving a fee for performing the PCA. The PCA should be signed and dated by the Third Party report provider not more than six months prior to the date of the application. However, an original report may be accepted up to 24 months old if a review inspection and update letter dated less than six months from the date of the application is signed by the original report provider, and that such letter identifies specific details of necessary amendments to the original report or specifies that no such amendments are necessary.

SINGLE FAMILY FINANCE PRODUCTION DIVISION

BOARD ACTION REQUEST AUGUST 14, 2003

Action Items

Request approval of two (2) appeals from the 2002-2003 Single Family Home Investment Partnerships (HOME) Program funding cycle, for total awards in the amount of \$428,480.

Required Action

Approval of HOME Program Award Recommendations

Breakdown and Recommendations

Summary

Two applications submitted from the City of San Benito and Middle Rio Grande Futuro Communities, Inc. are being recommended for funding consideration based on recent appeals.

The City of San Benito appealed staff's determination of their expenditure rate calculation on a previous HOME contract. An applicant is required to have expended 50% of funds awarded for previous contracts under the HOME Program by the application deadline due date. Based on a secondary review by program staff, it was determined that the City did meet the necessary requirement to be considered for a funding recommendation. Therefore, staff is recommending that the City of San Benito in Uniform State Service Region 11 be awarded funding in the amount of \$300,000 for Homebuyer Assistance funds. Since Region 11 had a remaining balance of \$1,054,987 after funding recommendations were made in July, staff is recommending that the award amount be subtracted from the balance.

Middle Rio Grande Futuro Communities, Inc. is also being recommended for funding consideration based on their appeal. Middle Rio Grande Futuro Communities, Inc. appealed staff's decision of their score calculation for the lender products and homebuyer counseling scoring categories. After a secondary review and clarification from the applicant, it was determined that staff had previously misinterpreted a lender letter during the initial review process. Also, after getting additional clarification from the applicant regarding their agreement with Neighborhood Housing Services, Inc. staff was able to award additional points to the applicant. Based on these determinations, staff is requesting that Middle Rio Grande Futuro Communities, Inc. in Uniform State Service Region 11 be awarded funding in the amount of \$112,000 for Homebuyer Assistance funds. If approved, staff is recommending that the award amount be subtracted from the regional balance.

Recommendation

Staff requests approval of the two appeals from the 2002-2003 HOME Program application cycle. Staff also recommends and requests approval of 4% administrative funds for both applicants, based on the amount of project dollars recommended.

Award Summary

Application Number:	2003-0026		
Name of Organization:	City of San Benito		
Location of Project:	San Benito	Number of units to be served: 30	
Project Funds Requested:	\$300,000.00	Administrative Funds Requested	\$12,000.00
Application Status	Funding recommended by staff .		
Describe the Program Design: the City of San Benito will provide homebuyer assistance to 30 families.			
Reason for decision:			
<ul style="list-style-type: none"> • Score of 87 (out of possible 130 points) 			

Application Number:	2003-0332		
Name of Organization:	Middle Rio Grande Futuro Communities, Inc.		
Location of Project:	Uvalde County	Number of units to be served: 10	
Project Funds Requested:	\$112,000.00	Administrative Funds Requested	\$4,480.00
Application Status	Funding recommended by staff .		
Describe the Program Design: Middle Reo Grande Futuro Communities, Inc. will provide homebuyer assistance to 10 families.			
Reason for decision:			
<ul style="list-style-type: none"> • Score of 78 (out of possible 130 points) 			

MULTIFAMILY FINANCE PRODUCTION DIVISION

BOARD ACTION REQUEST

July 30, 2003

Action Item

Appeal of 2003 HOME Community Housing Development Organization (CHDO) Application Cottage Community, TDHCA # 20030116.

Requested Action

Issue a determination on the appeal.

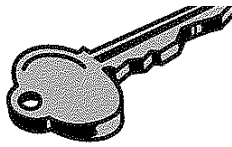
Background and Recommendations

This Applicant originally filed an appeal for this issue on June 14, 2003, to Edwina Carrington appealing the Final Score of 70 points and the subsequent termination of the Application (because a minimum threshold of 78 points is required for eligibility). The appeal was partially approved by the Executive Director on July 28, 2003, bringing the final score up to 80 and the Application was reinstated. On August 4, 2003, they submitted a subsequent appeal to the Board requesting the award of the additional 10 points.

Application Information:

Applicant:	Community Partnership for the Homeless
City/County:	Austin / Travis
HOME Set-Aside:	CHDO Development
Region:	7
Type of Development:	New Construction
Units:	30
Staff Recommendation:	The Executive Director did not approve the 10 points in question in the original appeal. That recommendation has not changed.

Copy of Appeal to Board



COMMUNITY
PARTNERSHIP
FOR THE HOMELESS

RECEIVED

AUG 4 2003

EXECUTIVE

August 4, 2003

Delores Groneck, Board Secretary
Texas Department of Housing and Community Affairs
PO Box 13941
Austin, Texas 78711-3941

RE: *Cottage Community / HOME Application 2003 - # 20030116*

TDHCA Board of Directors:

Community Partnership for the Homeless is hereby appealing to the TDHCA's Board of Directors to reverse a staff decision to only partially approve the Community Partnership's previous appeal. This issue relates to the above-referenced HOME Program application under the CHDO set-aside.

To recap the situation . . . under Section II Site in the HOME submission, TDHCA awarded no points to Community Partnership for the Homeless for evidence of utilities, Tab 22. According to TDHCA, their staff could not find a letter evidencing trash service. This news surprised and confused CPH staff, as a signed document from Texas Disposal Systems dated March 23, 2003 was included in all application copies retained by Community Partnership.

When Community Partnership appealed this finding to the TDHCA staff on July 14th, we included the Texas Disposal System letter. Word came back from Edwina Carrington on July 28th stating because the letter was not included with the initial submission, the application would not be granted the 10 points eligible in this category.


This situation concerns Community Partnership greatly for the following reasons:

- 1) The letter is clearly dated March 25th and so was evidently obtained prior to the TDHCA submission date;
- 2) Our agency cannot in good faith take responsibility for its omission in the TDHCA copy, as the letter is included in all copies of the application retained by Community Partnership;
- 3) If the point of having the letter is to assure TDHCA of the availability of trash service to the Cottage Community; then clearly TDHCA is reasonably assured that criteria is met by now; and
- 4) For over 30 families to lose the opportunity to live in the Cottage Community, a banner affordable housing development, because of the unexplained (and temporary) absence of a single sheet of paper, seems no less than a shame.

So, Community Partnership is genuinely confused as to why TDHCA will not allow the letter and grant the corresponding 10 points, bringing the application score to 90. We respectfully ask that this application be granted the requested points and, subsequently, an award under the CHDO- set-aside for HOME Program funds.

Thank you very much for your consideration of this issue. Please contact me at 469-9130, x1 should you have any questions. I look forward to hearing from you soon.

Kindest regards,


Alison Schmidt
Executive Director

HUMAN RESOURCE OFFICE



TEXAS DISPOSAL SYSTEMS

TEXAS DISPOSAL SYSTEMS, INC. • TEXAS DISPOSAL SYSTEMS LANDFILL, INC.

P.O. BOX 17126
AUSTIN, TEXAS 78760-7126
512-421-1300
512-243-4123 (FAX)
www.texasdisposal.com

March 23, 2003

Community Partnership for the Homeless
P.O. Box 685065
Austin, TX 78768

Re: Property located on Dessau Rd., Austin, TX 78754

This letter is to confirm that Texas Disposal Service can provide waste disposal services for the above referenced site. Should you have any questions please call me at (512) 421-1334.

Thank you,

Troy Penry
Commercial Sales
Texas Disposal Systems

Executive Director Appeal Response



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Rick Perry
GOVERNOR

Edwina P. Carrington
EXECUTIVE DIRECTOR

BOARD MEMBERS
Michael E. Jones, *Chair*
Elizabeth Anderson
Shadrick Bogany
C. Kent Conine
Vidal Gonzalez
Norberto Salinas

July 28, 2003

Alison Schmidt
Community Partnership for the Homeless
P.O. Box 685065
Austin, TX, 78768
(512) 469-9130
(512) 469-0724

Re: Cottage Community, TDHCA# 20030116

Dear Ms. Schmidt:

I am writing in response to the appeal we received on July 14, 2003 regarding the above-referenced HOME Application.

Appeal Review

I have carefully reviewed the circumstances under which your application was terminated, as well as your appeal.

Section 1. Need (0 Points Awarded in Staff Review, 10 Points Awarded in Appeal): The Department concurs that the proposed Development is not within a Participating Jurisdiction (PJ).

Section 2. Program Design Site Utilities (0 Points Awarded in Staff Review, 0 Points Awarded in Appeal): To be eligible for the 10 points for this item, all required documentation must have been submitted by the April 1, 2003 Application Submission Deadline. Although the required utility letter was submitted with your appeal, it was not submitted in the original Application prior to April 1, and therefore, can not be considered.

Appeal Determination

Based on the aforementioned reasons, your appeal is partially approved. Ten points will be reinstated, bringing your final score to 80. Pursuant to the 2003 HOME Rental Housing Development Application, a threshold score of at least 78 points is required for a recommendation for a HOME Program award. Therefore, the Application will be reinstated. The

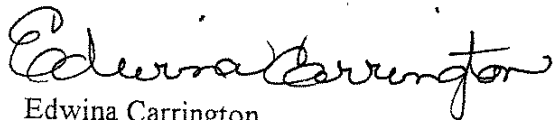
Ms. Schmidt
July 28, 2003
Page 2 of 2

Department will be taking the HOME CHDO Rental award recommendations to the Board on September 11, 2003.

Please be aware that an Appeals Process exists for the Texas Department of Housing and Community Affairs. Pursuant to §1.7 of Title 10 of the Texas Administrative Code, if you are not satisfied with the Executive Director's response to this Appeal, you may appeal in writing to the Board within 7 days of the date of this letter. Therefore, to have an appeal considered by the Board, the appeal must be received by Delores Groneck, Board Secretary, no later than August 4, 2003.

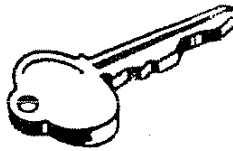
If you have questions or comments, please call (512) 475-3995.

Sincerely,



Edwina Carrington
Executive Director

**Copy of Appeal to
Executive Director**



COMMUNITY
PARTNERSHIP
FOR THE HOMELESS

July 14, 2003

Edwina Carrington, Executive Director
Texas Department of Housing and Community Affairs
PO Box 13941
Austin, Texas 78711-3941

RE: *Cottage Community*
HOME Application 2003- # 20030116

Community Partnership for the Homeless wishes to submit an appeal of TDHCA's decision to deny the above-referenced application for HOME Program funds under the CHDO set-aside, as determined in your letter dated July 11, 2003.

Community Housing Development Organization (CHDO) Certification

The letter dated July 11, 2003 stated that Community Partnership for the Homeless did not meet the requirements under the HOME Program Rule concerning CHDO Certification. On July 11, 2003 CPH spoke to Denise Sockwell and was told that the letter was incorrect and Community Partnership for the Homeless does meet the requirements for CHDO certification.

Scoring

The letter dated July 11, 2003 stated that the CPH application received a score of 70, which does not meet the threshold score of at least 78 points. On July 11, 2003 CPH spoke to Denise Sockwell regarding TDHCA's scoring of the application and would like to make the following appeals.

1. Section I - Need

Under this section, TDHCA awarded no points to CPH's application because it was noted by TDHCA that the application is located in the City of Austin which is a Participating Jurisdiction. Prior to submitting this application, CPH contacted TDHCA asking for a ruling on the location of the Cottage Community project for the specific purpose of applying for funding under the HOME program as a CHDO with a project located in a non-participating jurisdiction. The site is located in Travis County along the borders of the City of Austin, but has not been annexed by the City of Austin. Technically, the site is in a limited purpose district, therefore is subject to zoning under the City of Austin. In an email dated March 14, 2003 from Keith Hoffpauir, Multifamily Division, it states "I have reviewed your request and have confirmed with Skip Beard that your proposed development is not located within a Participating Jurisdiction." Based on this review, CPH moved forward in preparing an application for submittal under the HOME Program.

The project is closest to either Manor or Pflugerville and as stated on page 17 of 24 of Appendix 2 - HOME Program Affordable Housing Need, the application should receive 10 points under the need section.

2. Section II Site

Under this section TDHCA awarded no points to CPH's application for evidence of utilities, Tab 22, due to the lack of a letter evidencing trash service. CPH did obtain a letter from the Texas Disposal System evidencing trash service and the letter was included in the sponsor's copy of the application. Evidence of this letter is provided with this appeal. With this letter the application should be eligible for 10 additional points under Section II.

Based on both the 10 additional points under Section II evidence of utilities and the 10 additional points on the for Section I - Need, CPH's application should have a score of 90 points and therefore rank above the threshold score of 78.

We respectfully ask that this application be re-instated and eligible for an ward the CHDO-set-aside for HOME Program funds.

Sincerely,

Alison Schmidt
Alison Schmidt
Executive Director

Virginia Collier

- Don't pay taxes
- ① City limited purpose jurisdiction zoning
- County services apply Sheriff, Fire
- Under certain city regulations
- Surrounded by the city but not annexed

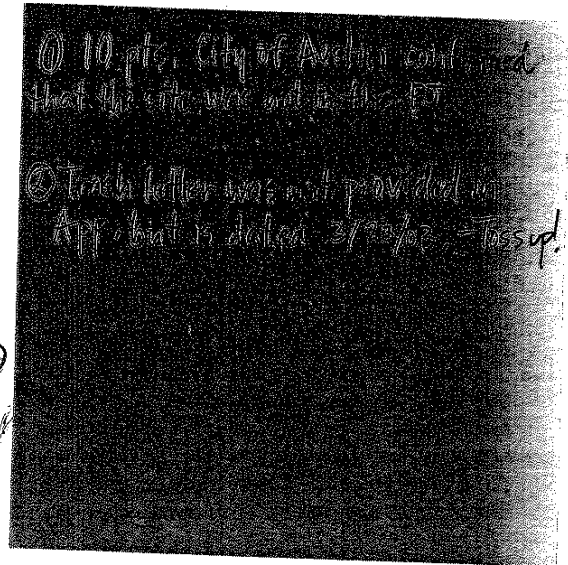
② Austin → site

- ② I checked Tab 22 again
- The letter evidencing trash service was not provided, Not sure who the sponsor is.
- The letter is dated March 23, 2003.

Planning Dept
City of Austin

The question is whether based on the address/street name (Dessau Rd) if based on this site the applicant could have applied to the city of Austin for HOME funds. I think the answer is YES, which means they would be considered in the Austin PJ. I also think Legal should provide an opinion based on the definition of PJ and where this site is located since there is ocumentation from TDHCA staff that says the ite is not in the PJ.

- Spoke to





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512-243-4129 (FAX)
www.texasdisposal.com

March 23, 2003

Community Partnership for the Homeless
P.O. Box 685065
Austin, TX 78768

Re: Property located on Dessau Rd., Austin, TX 78754

This letter is to confirm that Texas Disposal Service can provide waste disposal services for the above referenced site. Should you have any questions please call me at (512) 421-1334.

Thank you,

Troy Perry
Commercial Sales
Texas Disposal Systems

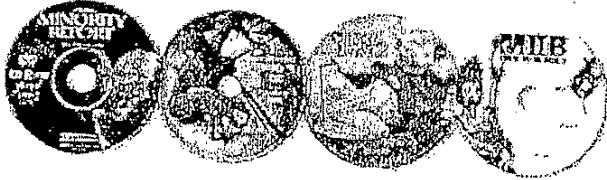
Yahoo! Mail - becca_bruce@yahoo.com

Page 1 of 4

TDHCA - okay
for non-participating

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From: "Keith Hoffpaur" <JHOFFPAU@tdhca.state.tx.us> | This is Spam | Add to Address Book

To: "becca_bruce@yahoo.com" <becca_bruce@yahoo.com>

CC: "Brooke Boston" <bboston@tdhca.state.tx.us>, "Denise Sockwell" <DSOCKWEL@tdhca.state.tx.us>

Subject: RE: Cottage Community

Date: Fri, 14 Mar 2003 10:17:04 -0600

Good Morning Ms. Bruce,

I have reviewed your request and have confirmed with Skip Beaird that your proposed development is not located within a Participating Jurisdiction. Please contact me if you have other questions regarding your HOME multifamily proposal. My phone number is 512-475-3986.

Keith Hoffpaur
Multifamily Division

-----Original Message-----

From: Brooke Boston
Sent: Friday, March 14, 2003 9:27 AM
To: Keith Hoffpaur
Cc: Denise Sockwell; Robert Onlon
Subject: FW: Cottage Community

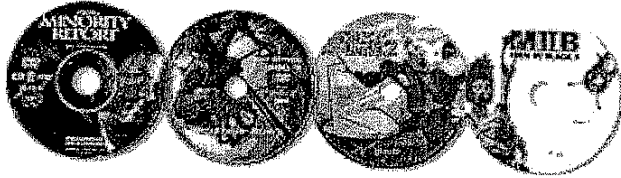
Can you check into this real quickly this AM and get a response to Ms. Bruce?

Brooke Boston
Director of Multifamily Finance Production

TDHCA - okay
for non-participating

YAHOO! Mail

Yahoo! - My Yahoo! - Help



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From: "Keith Hoffpaur" <JHOFFPAU@tdhca.state.tx.us> | **This is Spam** | [Add to Address Book](#)
To: "becca_bruce@yahoo.com" <becca_bruce@yahoo.com>
CC: "Brooke Boston" <bboston@tdhca.state.tx.us>, "Denise Sockwell" <DSOCKWEL@tdhca.state.tx.us>
Subject: RE: Cottage Community
Date: Fri, 14 Mar 2003 10:17:04 -0600

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Multifamily Division

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To: Keith Hoffpaur
Cc: Denise Sockwell; Robert Onion
Subject: FW: Cottage Community

Can you check into this real quickly this AM and get a response to Ms. Bruce?

Brooke Boston
Director of Multifamily Finance Production

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Texas Department of Housing and Community Affairs
Community Housing Development Organization (CHDO)
Certification

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LIHTC

Affidavit of Standards for Financial Management Systems

Date: September 19, 2002

Affiant: Jon Hall - President

Recipient: Center For Housing & Economic Opportunities Corporation

Affiant on oath swears that the following statements are true and are within the personal knowledge of Affiant:

1. Affiant is the President of the Recipient and is authorized to make this affidavit on behalf of Recipient.
2. Recipients' financial management systems conform to the financial accountability standards set forth in 24 CFR 84.21, by providing for and incorporating the following:
 - a. Accurate, current, and complete disclosure of the financial results of each federally-sponsored project;
 - b. Records which identify the source and application of funds for federally-sponsored activities. These records contain information pertaining to Federal awards, authorizations, obligations, unobligated balances, assets, outlays, income, and interest;
 - c. Control over and accountability for all funds, property and other assets; adequate safeguards of all such assets are adopted to assure that all assets are used solely for authorized purposes;
 - d. Comparison of outlays with budget amounts for each award;
 - e. Written procedures to minimize the time elapsing between the receipt of funds and the issuance or redemption of checks for program purposes by the recipient;
 - f. Written procedures for determining the reasonableness, allocability, and allowability of costs in accordance with the provisions of Federal cost principles [Circular A-122] and the terms and conditions of the award.
 - g. Accounting records, including cost-accounting records, that are supported by source documentation.

Affiant:

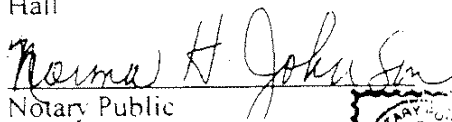


Jon Hall, CPA

Title:

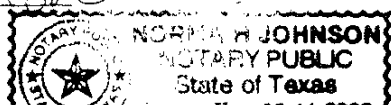
President

Subscribed and sworn before me on the 20th day of September, 2002 on behalf of Jon R. Hall



Notary Public

My commission expires: 05-11-2003



MULTIFAMILY FINANCE PRODUCTION DIVISION

BOARD ACTION REQUEST

July 30, 2003

Action Item

Appeal of 2003 HOME Community Housing Development Organization (CHDO) Application for Caspita Apartments, TDHCA # 20030314.

Requested Action

Issue a determination on the appeal.

Background and Recommendations

This Applicant originally filed an appeal for this issue on June 16, 2003, to Edwina Carrington appealing the CHDO certification denial and subsequent termination of the Application. The appeal was denied by the Executive Director on July 28, 2003, because MAEDC does not have at least one year of service in Williamson County, which is a requirement for CHDO certification. On July 31, 2003 the Applicant submitted a subsequent appeal to the Board for an appeal of the CHDO status and requests that the Application be reinstated.

Application Information:

Applicant:	Maple Avenue Economic Development Corporation (MAEDC)
City/County:	Cedar Park / Williamson
HOME Set-Aside:	CHDO Development
Region:	7
Type of Development:	New Construction
Units:	236
Staff Recommendation:	The Executive Director denied the original appeal. That recommendation has not changed.

Copy of Appeal to
Board

RECEIVED
MULTIFAMILY FINANCE
PRODUCTION DIVISION

03 JUL 31 AM 7:26

EATON, DEAGUERO & BISHOP

Attorneys and Counselors

A Partnership Including Professional Corporations

1111 West Mockingbird Lane

Suite 1150

Dallas, Texas 75247

(214) 638-0020

Telecopier (214) 638-0025

July 30, 2003

Texas Department of Housing
and Community Affairs
Attention: Delores Groneck
Board Secretary
P.O. Box 13941
Austin, Texas 78711-3941

**VIA FAX (512) 475-0764
AND EXPRESS MAIL**

Re: HOME Application of Caspita Apartments
TDHCA #20030314

Dear Ms. Groneck:

Please be advised that I represent Maple Avenue Economic Development Corporation of Dallas ("MAEDC") in connection with the above-referenced application which previously filed with the Texas Department of Housing and Community Affairs ("TDHCA"). I am in receipt of Edwina Carrinton's letter advising my client that their appeal has been denied and their application has been terminated based upon the failure of MAEDC's application for certification as a Community Housing Development Organization ("CHDO") in connection with this project.

Pursuant to the rights granted to my client by Title 10, Section 1.7 of the Texas Administrative Code, please accept this correspondence as my client's appeal to the Agency Board of such finding. Specifically, the finding that MAEDC is not eligible for certification as a CHDO is based upon a "Procedural Error", as that term is defined in Title 10, Section 1.7(b)(3), and is thus clearly erroneous, and requires a reversal of position by TDHCA.

The specific basis for the appeal is set forth herein. MAEDC's application for certification as a CHDO for purposes of this project was denied on the basis that MAEDC, although previously certified and recertified as a multi-jurisdictional CHDO by TDHCA, did not meet the one year local experience requirement for certification as a CHDO in Williamson County. In reviewing the CHDO Application Summary promulgated and published by TDHCA as an accompaniment to the application form, one will quickly note the language expressly included on page 45, under the heading "II. Capacity...C.", which states,

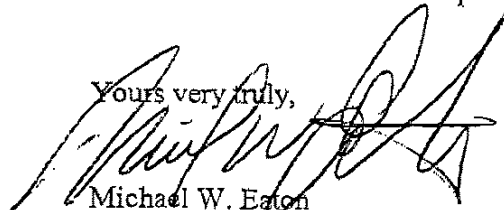
TDHCA
July 30, 2003
Page 2

An organization or its parent company must show at least one year of serving the community where it will develop affordable housing (Sample 3). *The year of service does not have to be directly related to housing. If an organization or its parent company does not have one year of serving the community but has staff or board members who have served the community for at least a year, the organization may use this individual experience to meet the requirement. (Emphasis mine)*

The attached information regarding MAEDC Board Member Walt Fleming clearly indicates more than one year of service to the community of Williamson County. No staff member of TDHCA ever gave my client the opportunity to clarify this issue by requesting additional information or documentation regarding the applicant's experience in the service area, nor did they ask for any information about the experience of any organization staff or board members, despite the fact that such information is publicly declared by TDHCA as a valid proxy for local organizational experience. This failure to fully investigate and consider the application of MAEDC constitutes a procedural error, in that TDHCA failed to follow its own rules and guidelines for consideration of this application.

On my client's behalf, I respectfully request that this matter be fully considered by the staff and referred to the Board for review and for reversal and reinstatement of the HOME application of MAEDC. If you have any questions, please do not hesitate to contact my office at your convenience. Thanking you in advance for your immediate attention to this most important business matter, I remain,

Yours very truly,



Michael W. Eaton

MWE/tg
Enclosure
cc: Monique S. Allen
Edwina Carrington
Mac Jones

Walt Fleming, A.I.A.

**Board Member Representing Williamson County, Texas
Maple Avenue Economic Development Corporation
Of Dallas**

Walt Fleming has been employed as an architect, restaurant concept designer, and construction manager for Schlotzsky's, Inc., for over ten years. In addition to his corporate job responsibilities during his tenure with Schlotzsky's, Mr. Fleming has taken a lead role with the company's public service efforts. Those service efforts include, but are certainly not limited to the following:

Annual Donation Benefit for Sunshine Camps

The Sunshine Camps are run as a non-profit organization, and they are funded partially by annual proceeds from the Schlotzsky's Bun Run. The Sunshine Camps operate summer camps for disabled children who reside in the multi-county area including Williamson, Travis, and Hays Counties. For the past 8 years, Mr. Fleming has led the organizational effort as Schlotzsky's hosts this annual benefit for Sunshine Camps, and annually dedicates many volunteer hours to this cause.

Blue Santa Benefit for Underprivileged Children

For many years, Blue Santa has raised money during the Christmas season to purchase toys for many underprivileged children from the Williamson and Travis County area. For the past eight years, Mr. Fleming has represented Schlotzsky's as a corporate participant in the Blue Santa fund drive, collecting donations form within as well as outside of the Schlotzsky's organization. Mr. Fleming annually dedicates many volunteer hours to this cause.

Annual Charity Efforts and Benefits

Each year, Mr. Fleming is called upon to represent Schlotzsky's in various charitable events and fund drives benefiting area children and others, usually through non-profit sponsored activities. All of Mr. Fleming's charitable activities during the past eight years have directly benefited the community of Williamson County, including the specific community of Cedar Park.

BEFORE THE

TEXAS DEPARTMENT OF HOUSING

AND COMMUNITY AFFAIRS

§
§
§
§
§

TDHCA #20030314

**MEMORANDUM BRIEF IN SUPPORT OF THE APPEAL OF THE
TERMINATION OF THE HOME APPLICATION
OF CASPITA APARTMENTS**

TO THE EXECUTIVE DIRECTOR OF THE AGENCY:

COMES NOW, MAPLE AVENUE ECONOMIC DEVELOPMENT CORPORATION OF DALLAS, (hereinafter "MAEDC") a Texas Non-Profit Corporation and Applicant herein for HOME Funds, and presents this, its Memorandum Brief in Support of Its Appeal, and in support whereof would show the following:

I.

On July 11, 2003, a letter was sent to MAEDC informing it that its application for HOME funds had been terminated based upon the Agency's denial of MAEDC's application for certification as a Community Housing Development Organization ("CHDO") in connection with this project. In particular, MAEDC's application for certification as a CHDO for purposes of this project was denied on the basis that MAEDC, although previously certified and recertified as a multi-jurisdictional CHDO by TDHCA, did not meet the one year local experience requirement for certification as a CHDO in Williamson County. Such position is neither supported by the facts nor the law, and its use as a basis for denial of Applicant's application is contrary to both state and federal law, but is directly contrary to the very rules promulgated by and published by the Agency as an aid in completion of the Uniform Application for HOME Funds.

II.

The Agency's attorney, in direct conversations with authorized representatives of the Applicant, disavowed knowledge of the provisions of the CHDO Application Summary promulgated and published by TDHCA as an accompaniment to the Uniform Application form, included on page 45, under the heading "II. Capacity...C.", which states,

An organization or its parent company must show at least one year of serving the community where it will develop affordable housing (Sample 3). The year of service does not have to be directly related to housing. If an organization or its parent company does not have one year of serving the community but has staff or board members who have served the community for at least a year, the organization may use this individual experience to meet the requirement.(Emphasis mine)

Further, said attorney for the Agency stated that the very position, taken by the Agency in its summary and instruction materials, and quoted above herein, may be in contravention of federal law. In order to frame the issue most clearly for the Agency's review, Applicant would suggest that if this set of instructions to applicants were, in fact, in contravention of federal law, then the Agency would have distributed literally millions of dollars in unlawful funds set aside for distribution only for CHDO's. This could result in the Agency's obligation to repay to the federal government millions of dollars in previously granted HOME funds.

III.

Of course, the position that TDHCA, as an Agency, has traditionally taken, for years, is legally correct, and is completely consistent with the guidelines published by the Agency and quoted herein. The position taken by the Agency attorney is absolutely

legally incorrect. When analyzing the issue, the first place to look is the very provision of the HOME Regulations that set forth the criteria for CHDO status, which is separate from the definitional provision for CHDO's included at 42 U.S.C. 12704. Focusing on the experience requirement for CHDO's listed in 24 C.F.R. Part 92, the regulations state that a CHDO:

Has a history of serving the community within which housing to be assisted with HOME funds is to be located. In general, an organization must be able to show one year of serving the community before HOME funds are reserved for the organization.

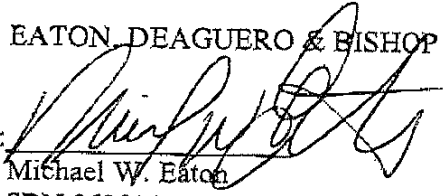
The regulations go on to specifically describe how the experience of a parent organization can also be utilized as a proxy for organizational service. Five things are extremely important to take note of in this regard: 1) The federal HOME regulations use the phrase "In general" when addressing the issue of demonstrating local service to the community. In terms of common usage in English, the term "in general" means that exceptions obviously exist, and nowhere in the regulations does it limit the service requirement to actual experience of a particular member of the organization, or to a parent organization. In other words, it does not say that the organization must *either* have direct organizational service to the community of at least one year *or* that its parent organization must have had such experience. Quite the contrary, the regulations simply state that, in general, this service requirement should be shown, clearly leaving open the availability of the status to other entities. 2) The term "community" is nowhere defined in the HOME regulations, thus leaving the question as to how large an area constitutes a "community" one of local interpretation. 3) Because an organization is not a person, it, in and of itself, cannot have "service" or "experience", as those are characteristics

peculiar and exclusive to animate individuals. Only the collective experience of any of its members, directors, or staff can ever qualify as "service" or "experience", so it is both logical and practical that the service or experience of staff or directors be considered as "organizational;" for purposes of evaluating the application. 4) The Applicant has, in the past, been certified and re-certified as a multi-jurisdictional CHDO by the Agency, and if the application happened to have been made prior to the expiration of its most recent re-certification, then this whole question may well be moot. 5) Finally, and most importantly, beyond the legalistic arguments, which should clearly prevail, which the undersigned sets forth herein, the plain fact is that the Agency has published a set of guidelines and instructions for the Application and its process, and as such, the Agency, by all rules of equity, as well as those of common sense, fair play, and decency, cannot now disregard those rules to the detriment of this Applicant.

We believe that the score supports an award of funds, which are desperately needed to close this project and begin construction of much needed affordable housing in Williamson County. The Applicant respectfully requests immediate consideration of its appeal, reinstatement of its application, and placement of its application on the agenda of the July meeting of the Board, and for such other relief as to which it may show itself justly entitled. The Applicant stands ready, by and through its counsel, to answer any questions or concerns of the Agency to aid it in reaching the proper resolution of this most important issue.

Respectfully submitted,

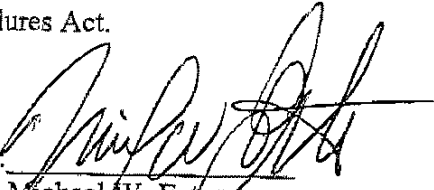
EATON, DEAGUERO & BISHOP

By: 

Michael W. Eaton
SBN 06383800
1111 West Mockingbird Lane
Suite 1150
Dallas, Texas 75247
(214) 638-0020
(214) 638-0025 FAX

CERTIFICATE OF SERVICE

A true and correct copy of the foregoing document was served upon the Agency on the 30th day of July, 2003, in accordance with the provisions of the Texas Administrative Code and the Administrative Procedures Act.

By: 
Michael W. Eaton

Executive Director Appeal Response



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Rick Perry
GOVERNOR

Edwina P. Carrington
EXECUTIVE DIRECTOR

BOARD MEMBERS
Michael E. Jones, *Chair*
Elizabeth Anderson
Shadrick Bogany
C. Kent Conine
Vidal Gonzalez
Norberto Salinas

July 28, 2003

Monique S. Allen
Maple Avenue Economic Development Corporation
7017 Chipperton
Dallas, TX, 75225
(214) 236-3701
(214) 431-0007

Re: Caspita Apartments, TDHCA# 20030314

Dear Ms. Allen:

I am writing in response to the appeal we received on July 16, 2003 regarding the above-referenced HOME Application.

Appeal Review

I have carefully reviewed the circumstances under which your application was terminated, as well as your appeal.

The Department has determined that, pursuant to 10 TAC §53.63, concerning Community Housing Development Organization (CHDO) Certification, the Application for CHDO certification is denied because MAEDC does not have at least one year of service in Williamson County.

Appeal Determination:

For the reason above, the appeal is denied and the Application will not be reinstated.

Please be aware that an Appeals Process exists for the Texas Department of Housing and Community Affairs. Pursuant to §1.7 of Title 10 of the Texas Administrative Code, if you are not satisfied with the Executive Director's response to this Appeal, you may appeal in writing to the Board within 7 days of the date of this letter. Therefore, to have an appeal considered by the Board, the appeal must be received by Delores Groneck, Board Secretary, no later than August 4, 2003.

Ms. Allen
July 28, 2003
Page 2 of 2

If you have questions or comments, please call (512) 475-3995.

Sincerely,

A handwritten signature in cursive script that reads "Edwina Carrington". The signature is fluid and connected, with a large initial "E" and a long, sweeping tail on the "n".

Edwina Carrington
Executive Director

**Copy of Appeal to
Executive Director**

MEMORANDUM

TO: Edwina Carrington, Brooke Boston, Denise Sockwell
FROM: Paul A. Smith
DATE: 7-22-2003
SUBJECT: MAEDC CHDO Appeal Issues

This one is slightly thorny. MAEDC is a Dallas area CHDO who is proposing a HOME project in Williamson county. Attorney Michael Eaton has appealed based on an inaccurate paraphrase of a federal rule that found its way onto the HOME application page on our website on page 45. By attaching the experience of a board member with lots of public service in Williamson County, MAEDC asserts that it has satisfied the local experience requirement.

To me, the federal regulation is pretty clear:

24 CFR 92.2(10) A *Community Housing Development Organization* . . . has a history of serving the community within which housing to be assisted with HOME funds is to be located. In general, an organization must be able to show one year of serving the community before HOME funds are reserved for the organization. However, a newly created organization formed by local churches, service organizations or neighborhood organizations may meet this requirement by demonstrating that its parent organization has at least a year of serving the community.

To summarize, whether this is good or bad for the overall production of affordable housing, a CHDO is only a CHDO in its service area. (MAEDC hasn't explicitly stated theirs, but the bulk of their ties are to Dallas.) There are some additional flaws in MAEDC's case that it is local. On its original application Walt Fleming was not listed as a board member with the organization. The original application stated flat out that MAEDC had no experience in Williamson County—they apparently did not understand that it was a requirement. On May 5th, Jorge sent a letter noting the lack of a local experience and the board member then appeared in a new list of board members submitted after the original application. The resume only appeared at the appeal stage.

Seem clear? Our problem is that the Language on page 45 of the CHDO application is not consistent with the federal regulation that I was applying when I denied their CHDO certification.

An organization or its parent company must show at least one year of serving the community where it will develop affordable housing. The year of service does not have to be directly related to housing. If an organization or its parent company does not have one year of serving the community but has staff or board members who have served the community for at least a year, the organization may use this individual experience to meet the requirement.

As you can see our application language is much broader—it doesn't specify that the exception is only granted to church organizations and the implication that the experience of the board member by itself is not enough; it must be the organization's experience. Despite our error, the fact that the board member seems to have been added after the fact expressly for purposes of the funding cycle makes MAEDC less sympathetic. I have some materials from Rick Cohen of the Enterprise Foundation which say that HUD is looking for "authentic, community based non-profits." Again, MAEDC has not declared a service area (another CHDO requirement under our certification process.) It seems their service area is wherever they want to build and add a board member.

In spite of this, the charge that TDHCA did not process the application according to the procedures seems dead-on. Although I think that under the federal regulations, this organization should not be certified for that area, Mr. Eaton is right that we are not processing the applications according to the application. The fact that Jorge sent them a letter telling them about this sort of implies a right for them to fix the situation.

In my opinion, the safest decision in terms of further risk to the Department would be to grant the appeal. The decision in terms of fulfilling the intent of the CHDO legislation would be to deny the appeal. While I think we could defend the charge that our decision was "arbitrary and capricious"—the standard for abuse of discretion by administrative agencies (we have an earlier statement from MAEDC that they have no experience in the Williamson county,) the waters are somewhat muddy. What is clear, I think, is that the Language on the HOME application needs to be reviewed.



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Rick Perry
GOVERNOR

Edwina P. Carrington
EXECUTIVE DIRECTOR

5/5/2003

BOARD MEMBERS
Michael E. Jones, *Chair*
Elizabeth Anderson
Shadrick Bogany
C. Kent Conine
Vidal Gonzalez
Norberto Salinas

Maple Avenue Economic Development Corp. of Dallas
Ms. Monique Allen
7017 Chipperton
Dallas, TX 75225

RE: Texas Department of Housing and Community Affairs (TDHCA) Community Housing Development Organization (CHDO) Certification

Dear Ms. Allen:

A review of documentation submitted with your application for Texas CHDO certification has been conducted. The following discrepancies were identified.

- * A provision stating that the organization will provide affordable housing to low and moderate income people must be included in the By-laws or Articles of Incorporation.
- * The Articles of Incorporation and the By-laws must state that at least one-third of its governing board's membership must be made up of low-income residents or representatives.
- * The Board of Director's roster indicates that only three of the eleven members are low-income residents and, thus, does not meet the one-third low-income board representation requirement.
- * Since a project is being developed in Williamson County MAEDC must elect a Board member from the Williamson County area.
- * MAEDC must have at least one year of service in Williamson County.

The discrepancies must be addressed and the corrections submitted to this office by no later than Friday, May 16, 2003. Failure to respond to this request by the deadline will disqualify your current CHDO set-aside funding application. Please note, however, that the discrepancies apply only to the CHDO certification section of the funding application and that additional discrepancies may be found in the funding application.

Thank you for your time and effort in creating affordable housing opportunities for your target population. For assistance, please contact me at (512) 475-4577 or email me at jreyes@tdhca.state.tx.us.

Sincerely,

Jorge Reyes
Information Specialist, Housing Resource Center

Cc: file

MAEDC

18 July 2003

Maple Avenue Economic
Development Corporation

by Quintanilla, Jr
John Yerskey
James E. Kunda
John Ryan
Joseph Guerra
Miguel Najera
Jose Pena
Esteban Sarriano

Michael Eaton
John Sanchez
Lisa Terri Boulton
Executive Office

Bank One NA
Bank of America NA
Washington Mutual
WFA Corporation
Wells Fargo NA
Morgan Chase Bank
Bank of Texas

Ernest Foundation
Funded by Mrs. W. W. Caruth Sr.
Hazelbe Foundation
Edwards Foundation
The Mae Foundation
Dalkes Foundation
The MOBE Foundation
& Christine Sturges Educational and
Charitable Trust
The Old Simmons Foundation
The Payne Foundation
The Hayes Foundation
The Families Foundation of
Dallas, Inc

Monique S. Allen
Executive Director
1000 Gate
9 Kings Road
Austin, Texas 75219
P.O. Box 35923
Austin, Texas 75235-0923
Phone: 214-336-3701
214-361-9602
214-431-0007
Email: msmaedc@juno.com

MAEDC is a member of:
The Texas Community Development Association
The Affordable Housing Coalition
The Association of Community Development Corporations
The Coalition of Affordable Housing Producers

Ms. Edwina Carrington
Executive Director
TDHCA
501 Sabine Street
Austin, Texas 78711

RE: HOME Applications for Caspita and Cedar Park Ranch Seniors

Dear Edwina,

Thank you for taking the time this morning from your busy schedule to talk with me. As you know, we were surprised by the response from the agency regarding these two projects because we followed the new agency requirements. I think Michael Eaton's letter details those.

One of our concerns is the resolution of this by July 24th because Jim Shaw will be meeting with his board. As you know, his piece of the financing is crucial to the projects.

MAEDC is eager to see these projects built because we believe they will set a standard for all our new projects. I don't normally say that since I always assume the next one will be better than the last one. The folks at D. J. Hammond have really done a great job.

Again, I look forward to hearing from you soon.

Best personal regards,

Monique

EATON, DEAGUERO & BISHOP

Attorneys and Counselors
A Partnership Including Professional Corporation
1111 West Mockingbird Lane
Suite 1150
Dallas, Texas 75247
(214) 638-0020
Telecopier (214) 638-0025

RECEIVED

JUL 18 2003

EXECUTIVE

July 16, 2003

Ms. Brooke Boston
Texas Department of Housing
and Community Affairs
Multifamily Finance Production
P.O. Box 13941
Austin, Texas 78711-3941

VIA FAX (512) 475-3746
AND EXPRESS MAIL

Re: HOME Application of Caspita Apartments
TDHCA #20030314

Dear Brooke,

Please be advised that I represent Maple Avenue Economic Development Corporation of Dallas ("MAEDC") in connection with the above-referenced application which previously filed with the Texas Department of Housing and Community Affairs ("TDHCA"). I am in receipt of your letter advising my client that their application has been terminated based upon your denial of MAEDC's application for certification as a Community Housing Development Organization ("CHDO") in connection with this project.

Pursuant to the rights granted to my client by Title 10, Section 1.7 of the Texas Administrative Code, please accept this correspondence as my client's appeal of your finding. Specifically, the finding that MAEDC is not eligible for certification as a CHDO is based upon a "Procedural Error", as that term is defined in Title 10, Section 1.7(b)(3), and is thus clearly erroneous, and requires a reversal of position by TDHCA.

The specific basis for the appeal is set forth herein. MAEDC's application for certification as a CHDO for purposes of this project was denied on the basis that MAEDC, although previously certified and recertified as a multi-jurisdictional CHDO by TDHCA, did not meet the one year local experience requirement for certification as a CHDO in Williamson County. In reviewing the CHDO Application Summary promulgated and published by TDHCA as an accompaniment to the application form, one will quickly note the language expressly included on page 45, under the heading "II. Capacity...C.", which states,

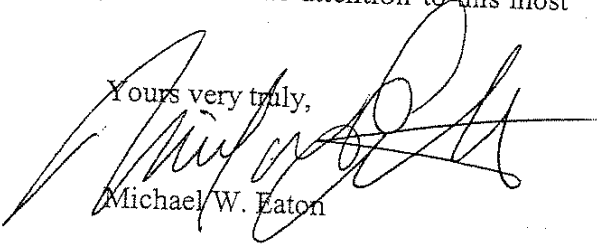
Ms. Brooke Boston
TDHCA
July 16, 2003
Page 2

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The attached information regarding MAEDC Board Member Walt Fleming clearly indicates more than one year of service to the community of Williamson County. No staff member of TDHCA ever gave my client the opportunity to clarify this issue by requesting additional information or documentation regarding the applicant's experience in the service area, nor did they ask for any information about the experience of any organization staff or board members, despite the fact that such information is publicly declared by TDHCA as a valid proxy for local organizational experience. This failure to fully investigate and consider the application of MAEDC constitutes a procedural error, in that TDHCA failed to follow its own rules and guidelines for consideration of this application.

On my client's behalf, I respectfully request that this matter be fully considered by the staff and referred to the Executive Director for review and for reversal and reinstatement of the HOME application of MAEDC. If you have any questions, please do not hesitate to contact my office at your convenience. Thanking you in advance for your immediate attention to this most important business matter, I remain,

Yours very truly,


Michael W. Eaton

MWE/tg
Enclosure
cc: Monique S. Allen
Edwina Carrington
Mac Jones

Walt Fleming, A.I.A.
Board Member Representing Williamson County, Texas
Maple Avenue Economic Development Corporation
Of Dallas

Walt Fleming has been employed as an architect, restaurant concept designer, and construction manager for Schlotzsky's, Inc., for over ten years. In addition to his corporate job responsibilities during his tenure with Schlotzsky's, Mr. Fleming has taken a lead role with the company's public service efforts. Those service efforts include, but are certainly not limited to the following:

Annual Donation Benefit for Sunshine Camps

The Sunshine Camps are run as a non-profit organization, and they are funded partially by annual proceeds from the Schlotzsky's Bun Run. The Sunshine Camps operate summer camps for disabled children who reside in the multi-county area including Williamson, Travis, and Hays Counties. For the past 8 years, Mr. Fleming has led the organizational effort as Schlotzsky's hosts this annual benefit for Sunshine Camps, and annually dedicates many volunteer hours to this cause.

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For many years, Blue Santa has raised money during the Christmas season to purchase toys for many underprivileged children from the Williamson and Travis County area. For the past eight years, Mr. Fleming has represented Schlotzsky's as a corporate participant in the Blue Santa fund drive, collecting donations form within as well as outside of the Schlotzsky's organization. Mr. Fleming annually dedicates many volunteer hours to this cause.

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Each year, Mr. Fleming is called upon to represent Schlotzsky's in various charitable events and fund drives benefiting area children and others, usually through non-profit sponsored activities. All of Mr. Fleming's charitable activities during the past eight years have directly benefited the community of Williamson County, including the specific community of Cedar Park.

Action Summary

Assigned by: Edwina Carrington, Executive Director

Date: 7-21-03

Assigned to: Brooke

CC TO:

- | | | | |
|-----------------|-----------------|-----------------|------------------|
| Anne Paddock | David Burrell | Homer Cabello | Robert Onion |
| Aurora Carvajal | David Aldrich | Jesse Mitchell | Ruth Cedillo |
| Bill Dally | David Gaines | JoAnn DePenning | Sarah Anderson |
| Bobbie Hill | Delores Groneck | John Gonzales | Suzanne Phillips |
| Brooke Boston | Donna Schielack | Keith Hoffpauir | Tom Gouris |
| Byron Johnson | Eddie Fariss | Michael Lyttle | Trisha Randow |
| Chris Wittmayer | Elena Peinado | Nidia Gaston | Willie Faye Hurd |
| Chris Wittmayer | Eric Pike | Paul Smith | _____ |
| Curtis Howe | Gina Esteves | Peggy Colvin | _____ |

RE: _____

ACTION TO BE TAKEN: _____ **DUE DATE:** _____

- | | | | |
|---------------------------|--------------------------|-------------------------|-------------------------------------|
| For you Information only | <input type="checkbox"/> | For your Approval | <input type="checkbox"/> |
| For your Signature | <input type="checkbox"/> | Please handle | <input checked="" type="checkbox"/> |
| Please see me | <input type="checkbox"/> | Provide suggestions | <input type="checkbox"/> |
| Prepare response & return | <input type="checkbox"/> | Respond with copy to me | <input type="checkbox"/> |

OTHER:

If follow-up is required, please fill out and return Action Taken to the Executive Office

ACTION TAKEN: _____ **TASKS** **FILE**

Please copy any follow-up correspondence to the Executive Office, attention Delores Groneck. TASKS will be kept OPEN until a copy is received.

MAEDC FAX

Maple Avenue Economic Development Corporation

Monique Allen

214.236.3701 Mobile – 214.373.3841 Personal Fax

214.431.0006 Office – 214.431.0007 Fax

msamaedc@juno.com

To: Ms. Edwina Carrington

Fax: 512.472.8526

Date: 18 July 03

MAEDC

18 July 2003

Ms. Edwina Carrington
Executive Director
TDHCA
501 Sabine Street
Austin, Texas 78711

RE: HOME Applications for Caspita and Cedar Park Ranch Seniors

Dear Edwina,

Thank you for taking the time this morning from your busy schedule to talk with me. As you know, we were surprised by the response from the agency regarding these two projects because we followed the new agency requirements. I think Michael Eaton's letter details those.

One of our concerns is the resolution of this by July 24th because Jim Shaw will be meeting with his board. As you know, his piece of the financing is crucial to the projects.

MAEDC is eager to see these projects built because we believe they will set a standard for all our new projects. I don't normally say that since I always assume the next one will be better than the last one. The folks at D. J. Hammond have really done a great job.

Again, I look forward to hearing from you soon.

Best personal regards,

Monique

Maple Avenue Economic
Development Corporation

Ray Quintanilla, Jr
Julia Yersky
James E. Kunde
Eric Ryan
Sophie Guerra
Sandra Najera
Rene Pena
Pastore Sarlana

Michael Eaton
Rudy Sanchez
Krisi Tami Baulom
Ex Officio

Bank One NA
Bank of America NA
Washington Mutual
FNMA Corporation
Wells Fargo NA
JP Morgan Chase Bank
Bank of Texas

Hilcrest Foundation,
founded by Mrs. W. W. Caruth Sr.
Hobbsville Foundation
Meadows Foundation
Fannie Mae Foundation
The Dallas Foundation
EcomMOBIL Foundation
Roy & Christine Sturges Educational and
Charitable Trust
Harold Simmons Foundation
Stemmons Foundation
Earl Hojjes Foundation
Communities Foundation of
Texas, Inc.

Monique S. Allen
President
KingsGate
2929 Kings Road
Dallas, Texas 75219
P.O. Box 35923
Dallas, Texas 75235-0923
Mobile 214-236-3701
214-361-9802
Fax 214-431-0007
E-mail: msamsedc@luno.com

Founding Member:
North Texas Community Development Association
Dallas Affordable Housing Coalition
Texas Association of Community Development Corporations
Texas Affiliation of Affordable Housing Producers

BEFORE THE

TEXAS DEPARTMENT OF HOUSING

AND COMMUNITY AFFAIRS

§
§
§
§
§

TDHCA #20030314

**MEMORANDUM BRIEF IN SUPPORT OF THE APPEAL OF THE
TERMINATION OF THE HOME APPLICATION
OF CASPITA APARTMENTS**

TO THE EXECUTIVE DIRECTOR OF THE AGENCY:

COMES NOW, MAPLE AVENUE ECONOMIC DEVELOPMENT CORPORATION OF DALLAS, (hereinafter "MAEDC") a Texas Non-Profit Corporation and Applicant herein for HOME Funds, and presents this, its Memorandum Brief in Support of Its Appeal, and in support whereof would show the following:

I.

On July 11, 2003, a letter was sent to MAEDC informing it that its application for HOME funds had been terminated based upon the Agency's denial of MAEDC's application for certification as a Community Housing Development Organization ("CHDO") in connection with this project. In particular, MAEDC's application for certification as a CHDO for purposes of this project was denied on the basis that MAEDC, although previously certified and recertified as a multi-jurisdictional CHDO by TDHCA, did not meet the one year local experience requirement for certification as a CHDO in Williamson County. Such position is neither supported by the facts nor the law, and its use as a basis for denial of Applicant's application is contrary to both state and federal law, but is directly contrary to the very rules promulgated by and published by the Agency as an aid in completion of the Uniform Application for HOME Funds.

II.

The Agency's attorney, in direct conversations with authorized representatives of the Applicant, disavowed knowledge of the provisions of the CHDO Application Summary promulgated and published by TDHCA as an accompaniment to the Uniform Application form, included on page 45, under the heading "II. Capacity...C.", which states,

An organization or its parent company must show at least one year of serving the community where it will develop affordable housing (Sample 3). The year of service does not have to be directly related to housing. If an organization or its parent company does not have one year of serving the community but has staff or board members who have served the community for at least a year, the organization may use this individual experience to meet the requirement. (Emphasis mine)

Further, said attorney for the Agency stated that the very position, taken by the Agency in its summary and instruction materials, and quoted above herein, may be in contravention of federal law. In order to frame the issue most clearly for the Agency's review, Applicant would suggest that if this set of instructions to applicants were, in fact, in contravention of federal law, then the Agency would have distributed literally millions of dollars in unlawful funds set aside for distribution only for CHDO's. This could result in the Agency's obligation to repay to the federal government millions of dollars in previously granted HOME funds.

III.

Of course, the position that TDHCA, as an Agency, has traditionally taken, for years, is legally correct, and is completely consistent with the guidelines published by the Agency and quoted herein. The position taken by the Agency attorney is absolutely

legally incorrect. When analyzing the issue, the first place to look is the very provision of the HOME Regulations that set forth the criteria for CHDO status, which is separate from the definitional provision for CHDO's included at 42 U.S.C. 12704. Focusing on the experience requirement for CHDO's listed in 24 C.F.R. Part 92, the regulations state that a CHDO:

Has a history of serving the community within which housing to be assisted with HOME funds is to be located. In general, an organization must be able to show one year of serving the community before HOME funds are reserved for the organization.

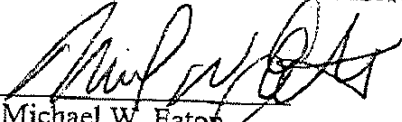
The regulations go on to specifically describe how the experience of a parent organization can also be utilized as a proxy for organizational service. Five things are extremely important to take note of in this regard: 1) The federal HOME regulations use the phrase "In general" when addressing the issue of demonstrating local service to the community. In terms of common usage in English, the term "in general" means that exceptions obviously exist, and nowhere in the regulations does it limit the service requirement to actual experience of a particular member of the organization, or to a parent organization. In other words, it does not say that the organization must *either* have direct organizational service to the community of at least one year *or* that its parent organization must have had such experience. Quite the contrary, the regulations simply state that, in general, this service requirement should be shown, clearly leaving open the availability of the status to other entities. 2) The term "community" is nowhere defined in the HOME regulations, thus leaving the question as to how large an area constitutes a "community" one of local interpretation. 3) Because an organization is not a person, it, in and of itself, cannot have "service" or "experience", as those are characteristics

peculiar and exclusive to animate individuals. Only the collective experience of any of its members, directors, or staff can ever qualify as "service" or "experience", so it is both logical and practical that the service or experience of staff or directors be considered as "organizational;" for purposes of evaluating the application. 4) The Applicant has, in the past, been certified and re-certified as a multi-jurisdictional CHDO by the Agency, and if the application happened to have been made prior to the expiration of its most recent re-certification, then this whole question may well be moot. 5) Finally, and most importantly, beyond the legalistic arguments, which should clearly prevail, which the undersigned sets forth herein, the plain fact is that the Agency has published a set of guidelines and instructions for the Application and its process, and as such, the Agency, by all rules of equity, as well as those of common sense, fair play, and decency, cannot now disregard those rules to the detriment of this Applicant.

We believe that the score supports an award of funds, which are desperately needed to close this project and begin construction of much needed affordable housing in Williamson County. The Applicant respectfully requests immediate consideration of its appeal, reinstatement of its application, and placement of its application on the agenda of the July meeting of the Board, and for such other relief as to which it may show itself justly entitled. The Applicant stands ready, by and through its counsel, to answer any questions or concerns of the Agency to aid it in reaching the proper resolution of this most important issue.

Respectfully submitted,

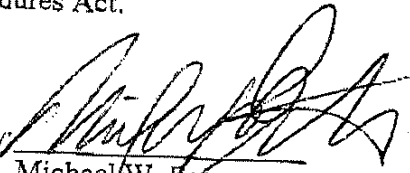
EATON, DEAGUERO & BISHOP

By: 

Michael W. Eaton
SBN 06383800
1111 West Mockingbird Lane
Suite 1150
Dallas, Texas 75247
(214) 638-0020
(214) 638-0025 FAX

CERTIFICATE OF SERVICE

A true and correct copy of the foregoing document was served upon the Agency on the 17th day of July, 2003, in accordance with the provisions of the Texas Administrative Code and the Administrative Procedures Act.

By: 
Michael W. Eaton

Action Summary

Assigned by: **Edwina Carrington, Executive Director**

Date: 7-21-03

Assigned to: Brooke

CC TO:

- | | | | |
|-----------------|-----------------|-----------------|------------------|
| Anne Paddock | David Burrell | Homer Cabello | Robert Onion |
| Aurora Carvajal | David Aldrich | Jesse Mitchell | Ruth Cedillo |
| Bill Dally | David Gaines | JoAnn DePenning | Sarah Anderson |
| Bobbie Hill | Delores Groneck | John Gonzales | Suzanne Phillips |
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| Chris Wittmayer | Elena Peinado | Nidia Gaston | Willie Faye Hurd |
| Chris Wittmayer | Eric Pike | Paul Smith | _____ |
| Curtis Howe | Gina Esteves | Peggy Colvin | _____ |

RE: _____

ACTION TO BE TAKEN:

DUE DATE: _____

- | | | | |
|---------------------------|--------------------------|-------------------------|-------------------------------------|
| For you Information only | <input type="checkbox"/> | For your Approval | <input type="checkbox"/> |
| For your Signature | <input type="checkbox"/> | Please handle | <input checked="" type="checkbox"/> |
| Please see me | <input type="checkbox"/> | Provide suggestions | <input type="checkbox"/> |
| Prepare response & return | <input type="checkbox"/> | Respond with copy to me | <input type="checkbox"/> |

OTHER:

If follow-up is required, please fill out and return Action Taken to the Executive Office

ACTION TAKEN: **TASKS** **FILE**

Please copy any follow-up correspondence to the Executive Office, attention Delores Groneck. TASKS will be kept OPEN until a copy is received.

22 - gave copy to Jorge Reyes - needs to respond by 7/23

EATON, DEAGUERO & BISHOP

Attorneys and Counselors
A Partnership Including Professional Corporations
1111 West Mockingbird Lane
Suite 1150
Dallas, Texas 75247
(214) 638-0020
Telecopier (214) 638-0025

RECEIVED

JUL 18 2003

EXECUTIVE

July 16, 2003

Ms. Brooke Boston
Texas Department of Housing
and Community Affairs
Multifamily Finance Production
P.O. Box 13941
Austin, Texas 78711-3941

VIA FAX (512) 475-3746
AND EXPRESS MAIL

Re: HOME Application of Cedar Park Ranch Apartments
TDHCA #20030319

Dear Brooke,

Please be advised that I represent Maple Avenue Economic Development Corporation of Dallas ("MAEDC") in connection with the above-referenced application which previously filed with the Texas Department of Housing and Community Affairs ("TDHCA"). I am in receipt of your letter advising my client that their application has been terminated based upon your denial of MAEDC's application for certification as a Community Housing Development Organization ("CHDO") in connection with this project.

Pursuant to the rights granted to my client by Title 10, Section 1.7 of the Texas Administrative Code, please accept this correspondence as my client's appeal of your finding. Specifically, the finding that MAEDC is not eligible for certification as a CHDO is based upon a "Procedural Error", as that term is defined in Title 10, Section 1.7(b)(3), and is thus clearly erroneous, and requires a reversal of position by TDHCA.

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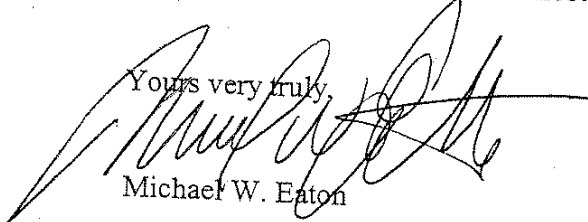
Ms. Brooke Boston
TDHCA
July 16, 2003
Page 2

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The attached information regarding MAEDC Board Member Walt Fleming clearly indicates more than one year of service to the community of Williamson County. No staff member of TDHCA ever gave my client the opportunity to clarify this issue by requesting additional information or documentation regarding the applicant's experience in the service area, nor did they ask for any information about the experience of any organization staff or board members, despite the fact that such information is publicly declared by TDHCA as a valid proxy for local organizational experience. This failure to fully investigate and consider the application of MAEDC constitutes a procedural error, in that TDHCA failed to follow its own rules and guidelines for consideration of this application.

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Yours very truly,


Michael W. Eaton

MWE/tg
Enclosure
cc: Monique S. Allen
Edwina Carrington
Mac Jones

Walt Fleming, A.I.A.
Board Member Representing Williamson County, Texas
Maple Avenue Economic Development Corporation
Of Dallas

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MULTIFAMILY FINANCE PRODUCTION DIVISION

BOARD ACTION REQUEST

July 30, 2003

Action Item

Appeal of 2003 HOME Community Housing Development Organization (CHDO) Application Cedar Park Ranch Apartments, TDHCA # 20030319.

Requested Action

Issue a determination on the appeal.

Background and Recommendations

This Applicant originally filed an appeal for this issue on June 16, 2003, to Edwina Carrington appealing the CHDO certification denial and subsequent termination of the Application. The appeal was denied by the Executive Director on July 28, 2003, because MAEDC does not have at least one year of service in Williamson County, which is a requirement for CHDO certification. On July 31, 2003 the Applicant submitted a subsequent appeal to the Board for an appeal of the CHDO status and requests that the Application be reinstated.

Application Information:

Applicant:	Maple Avenue Economic Development Corporation (MAEDC)
City/County:	Cedar Park / Williamson
HOME Set-Aside:	CHDO Development
Region:	7
Type of Development:	New Construction
Units:	180
Staff Recommendation:	The Executive Director denied the original appeal. That recommendation has not changed.

Copy of Appeal to Board

JUL-30-2003 11:01 FROM EATON DEAGUERO & BISHOP TO 201470101 11:00

EATON, DEAGUERO & BISHOP

*Attorneys and Counselors
A Partnership Including Professional Corporations*

1111 West Mockingbird Lane

Suite 1150

Dallas, Texas 75247

(214) 638-0020

Telecopier (214) 638-0025

July 30, 2003

Texas Department of Housing
and Community Affairs
Attention: Delores Groneck
Board Secretary
P.O. Box 13941
Austin, Texas 78711-3941

**VIA FAX (512) 475-0764
AND EXPRESS MAIL**

Re: HOME Application of Cedar Park Ranch Apartments
TDHCA #20030319

Dear Ms. Groneck:

Please be advised that I represent Maple Avenue Economic Development Corporation of Dallas ("MAEDC") in connection with the above-referenced application which previously filed with the Texas Department of Housing and Community Affairs ("TDHCA"). I am in receipt of Edwina Carrinton's letter advising my client that their appeal has been denied and their application has been terminated based upon the failure of MAEDC's application for certification as a Community Housing Development Organization ("CHDO") in connection with this project.

Pursuant to the rights granted to my client by Title 10, Section 1.7 of the Texas Administrative Code, please accept this correspondence as my client's appeal to the Agency Board of such finding. Specifically, the finding that MAEDC is not eligible for certification as a CHDO is based upon a "Procedural Error", as that term is defined in Title 10, Section 1.7(b)(3), and is thus clearly erroneous, and requires a reversal of position by TDHCA.

The specific basis for the appeal is set forth herein. MAEDC's application for certification as a CHDO for purposes of this project was denied on the basis that MAEDC, although previously certified and recertified as a multi-jurisdictional CHDO by TDHCA, did not meet the one year local experience requirement for certification as a CHDO in Williamson County. In reviewing the CHDO Application Summary promulgated and published by TDHCA as an accompaniment to the application form, one will quickly note the language expressly included on page 45, under the heading "II. Capacity...C.", which states,

JUL 30 2003 11:57 AM FROM: EATON, MICHAEL W. TO: 10127100107 1111

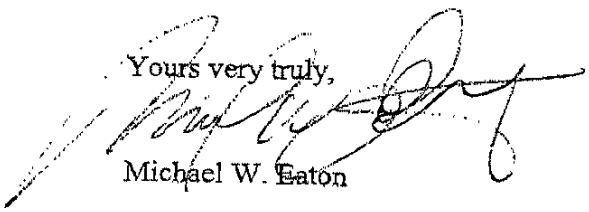
TDHCA
July 30, 2003
Page 2

An organization or its parent company must show at least one year of serving the community where it will develop affordable housing (Sample 3). *The year of service does not have to be directly related to housing. If an organization or its parent company does not have one year of serving the community but has staff or board members who have served the community for at least a year, the organization may use this individual experience to meet the requirement. (Emphasis mine)*

The attached information regarding MAEDC Board Member Walt Fleming clearly indicates more than one year of service to the community of Williamson County. No staff member of TDHCA ever gave my client the opportunity to clarify this issue by requesting additional information or documentation regarding the applicant's experience in the service area, nor did they ask for any information about the experience of any organization staff or board members, despite the fact that such information is publicly declared by TDHCA as a valid proxy for local organizational experience. This failure to fully investigate and consider the application of MAEDC constitutes a procedural error, in that TDHCA failed to follow its own rules and guidelines for consideration of this application.

On my client's behalf, I respectfully request that this matter be fully considered by the staff and referred to the Board for review and for reversal and reinstatement of the HOME application of MAEDC. If you have any questions, please do not hesitate to contact my office at your convenience. Thanking you in advance for your immediate attention to this most important business matter, I remain,

Yours very truly,



Michael W. Eaton

MWE/tg
Enclosure
cc: Monique S. Allen
Edwina Carrington
Mac Jones

Walt Fleming, A.I.A.

**Board Member Representing Williamson County, Texas
Maple Avenue Economic Development Corporation
Of Dallas**

Walt Fleming has been employed as an architect, restaurant concept designer, and construction manager for Schlotzsky's, Inc., for over ten years. In addition to his corporate job responsibilities during his tenure with Schlotzsky's, Mr. Fleming has taken a lead role with the company's public service efforts. Those service efforts include, but are certainly not limited to the following:

Annual Donation Benefit for Sunshine Camps

The Sunshine Camps are run as a non-profit organization, and they are funded partially by annual proceeds from the Schlotzsky's Bun Run. The Sunshine Camps operate summer camps for disabled children who reside in the multi-county area including Williamson, Travis, and Hays Counties. For the past 8 years, Mr. Fleming has led the organizational effort as Schlotzsky's hosts this annual benefit for Sunshine Camps, and annually dedicates many volunteer hours to this cause.

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For many years, Blue Santa has raised money during the Christmas season to purchase toys for many underprivileged children from the Williamson and Travis County area. For the past eight years, Mr. Fleming has represented Schlotzsky's as a corporate participant in the Blue Santa fund drive, collecting donations from within as well as outside of the Schlotzsky's organization. Mr. Fleming annually dedicates many volunteer hours to this cause.

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BEFORE THE §
§
TEXAS DEPARTMENT OF HOUSING § TDHCA #20030319
§
AND COMMUNITY AFFAIRS §

**MEMORANDUM BRIEF IN SUPPORT OF THE APPEAL OF THE
TERMINATION OF THE HOME APPLICATION
OF CEDAR PARK RANCH APARTMENTS**

TO THE EXECUTIVE DIRECTOR OF THE AGENCY:

COMES NOW, MAPLE AVENUE ECONOMIC DEVELOPMENT CORPORATION OF DALLAS, (hereinafter "MAEDC") a Texas Non-Profit Corporation and Applicant herein for HOME Funds, and presents this, its Memorandum Brief in Support of Its Appeal, and in support whereof would show the following:

I.

On July 11, 2003, a letter was sent to MAEDC informing it that its application for HOME funds had been terminated based upon the Agency's denial of MAEDC's application for certification as a Community Housing Development Organization ("CHDO") in connection with this project. In particular, MAEDC's application for certification as a CHDO for purposes of this project was denied on the basis that MAEDC, although previously certified and recertified as a multi-jurisdictional CHDO by TDHCA, did not meet the one year local experience requirement for certification as a CHDO in Williamson County. Such position is neither supported by the facts nor the law, and its use as a basis for denial of Applicant's application is contrary to both state and federal law, but is directly contrary to the very rules promulgated by and published by the Agency as an aid in completion of the Uniform Application for HOME Funds.

II.

The Agency's attorney, in direct conversations with authorized representatives of the Applicant, disavowed knowledge of the provisions of the CHDO Application Summary promulgated and published by TDHCA as an accompaniment to the Uniform Application form, included on page 45, under the heading "II. Capacity...C.", which states,

An organization or its parent company must show at least one year of serving the community where it will develop affordable housing (Sample 3). The year of service does not have to be directly related to housing. If an organization or its parent company does not have one year of serving the community but has staff or board members who have served the community for at least a year, the organization may use this individual experience to meet the requirement.(Emphasis mine)

Further, said attorney for the Agency stated that the very position, taken by the Agency in its summary and instruction materials, and quoted above herein, may be in contravention of federal law. In order to frame the issue most clearly for the Agency's review, Applicant would suggest that if this set of instructions to applicants were, in fact, in contravention of federal law, then the Agency would have distributed literally millions of dollars in unlawful funds set aside for distribution only for CHDO's. This could result in the Agency's obligation to repay to the federal government millions of dollars in previously granted HOME funds.

III.

Of course, the position that TDHCA, as an Agency, has traditionally taken, for years, is legally correct, and is completely consistent with the guidelines published by the Agency and quoted herein. The position taken by the Agency attorney is absolutely

legally incorrect. When analyzing the issue, the first place to look is the very provision of the HOME Regulations that set forth the criteria for CHDO status, which is separate from the definitional provision for CHDO's included at 42 U.S.C. 12704. Focusing on the experience requirement for CHDO's listed in 24 C.F.R. Part 92, the regulations state that a CHDO:

Has a history of serving the community within which housing to be assisted with HOME funds is to be located. In general, an organization must be able to show one year of serving the community before HOME funds are reserved for the organization.

The regulations go on to specifically describe how the experience of a parent organization can also be utilized as a proxy for organizational service. Five things are extremely important to take note of in this regard: 1) The federal HOME regulations use the phrase "In general" when addressing the issue of demonstrating local service to the community. In terms of common usage in English, the term "in general" means that exceptions obviously exist, and nowhere in the regulations does it limit the service requirement to actual experience of a particular member of the organization, or to a parent organization. In other words, it does not say that the organization must *either* have direct organizational service to the community of at least one year *or* that its parent organization must have had such experience. Quite the contrary, the regulations simply state that, in general, this service requirement should be shown, clearly leaving open the availability of the status to other entities. 2) The term "community" is nowhere defined in the HOME regulations, thus leaving the question as to how large an area constitutes a "community" one of local interpretation. 3) Because an organization is not a person, it, in and of itself, cannot have "service" or "experience", as those are characteristics

peculiar and exclusive to animate individuals. Only the collective experience of any of its members, directors, or staff can ever qualify as "service" or "experience", so it is both logical and practical that the service or experience of staff or directors be considered as "organizational;" for purposes of evaluating the application. 4) The Applicant has, in the past, been certified and re-certified as a multi-jurisdictional CHDO by the Agency, and if the application happened to have been made prior to the expiration of its most recent re-certification, then this whole question may well be moot. 5) Finally, and most importantly, beyond the legalistic arguments, which should clearly prevail, which the undersigned sets forth herein, the plain fact is that the Agency has published a set of guidelines and instructions for the Application and its process, and as such, the Agency, by all rules of equity, as well as those of common sense, fair play, and decency, cannot now disregard those rules to the detriment of this Applicant.

In the case of Cedar Park, we are aware that the Agency has already scored the HOME application, and we believe that the score supports an award of funds, which are desperately needed to close this project and begin construction of much needed affordable housing in Williamson County. The Applicant respectfully requests immediate consideration of its appeal, reinstatement of its application, and placement of its application on the agenda of the July meeting of the Board, and for such other relief as to which it may show itself justly entitled. The Applicant stands ready, by and through its counsel, to answer any questions or concerns of the Agency to aid it in reaching the proper resolution of this most important issue.

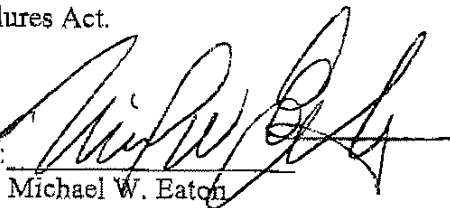
EATON, DEAGUERO & BISHOP

By: 

Michael W. Eaton
SBN 06383800
1111 West Mockingbird Lane
Suite 1150
Dallas, Texas 75247
(214) 638-0020
(214) 638-0025 FAX

CERTIFICATE OF SERVICE

A true and correct copy of the foregoing document was served upon the Agency on the 30th day of July, 2003, in accordance with the provisions of the Texas Administrative Code and the Administrative Procedures Act.

By: 
Michael W. Eaton

Executive Director Appeal Response



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Rick Perry
GOVERNOR

Edwina P. Carrington
EXECUTIVE DIRECTOR

BOARD MEMBERS
Michael E. Jones, *Chair*
Elizabeth Anderson
Shadrick Bogany
C. Kent Conine
Vidal Gonzalez
Norberto Salinas

July 28, 2003

Monique S. Allen
Maple Avenue Economic Development Corporation
7017 Chipperton
Dallas, TX, 75225
(214) 236-3701
(214) 431-0007

Re: Cedar Park Ranch Apartments, TDHCA# 20030319

Dear Ms. Allen:

I am writing in response to the appeal we received on July 16, 2003 regarding the above-referenced HOME Application.

Appeal Review

I have carefully reviewed the circumstances under which your application was terminated, as well as your appeal.

The Department has determined that, pursuant to 10 TAC §53.63, concerning Community Housing Development Organization (CHDO) Certification, the Application for CHDO certification is denied because MAEDC does not have at least one year of service in Williamson County.

Appeal Determination:

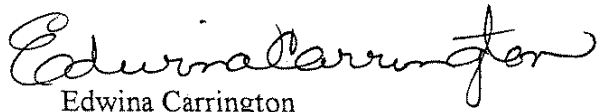
For the reason above, the appeal is denied and the Application will not be reinstated.

Please be aware that an Appeals Process exists for the Texas Department of Housing and Community Affairs. Pursuant to §1.7 of Title 10 of the Texas Administrative Code, if you are not satisfied with the Executive Director's response to this Appeal, you may appeal in writing to the Board within 7 days of the date of this letter. Therefore, to have an appeal considered by the Board, the appeal must be received by Delores Groneck, Board Secretary, no later than August 4, 2003.

Ms. Allen
July 28, 2003
Page 2 of 2

If you have questions or comments, please call (512) 475-3995.

Sincerely,

A handwritten signature in cursive script that reads "Edwina Carrington". The signature is fluid and connected, with a prominent initial "E".

Edwina Carrington
Executive Director

**Copy of Appeal to
Executive Director**

MEMORANDUM

TO: Edwina Carrington, Brooke Boston, Denise Sockwell
FROM: Paul A. Smith
DATE: 7-22-2003
SUBJECT: MAEDC CHDO Appeal Issues

This one is slightly thorny. MAEDC is a Dallas area CHDO who is proposing a HOME project in Williamson county. Attorney Michael Eaton has appealed based on an inaccurate paraphrase of a federal rule that found its way onto the HOME application page on our website on page 45. By attaching the experience of a board member with lots of public service in Williamson County, MAEDC asserts that it has satisfied the local experience requirement.

To me, the federal regulation is pretty clear:

24 CFR 92.2(10) A *Community Housing Development Organization* . . . has a history of serving the community within which housing to be assisted with HOME funds is to be located. In general, an organization must be able to show one year of serving the community before HOME funds are reserved for the organization. However, a newly created organization formed by local churches, service organizations or neighborhood organizations may meet this requirement by demonstrating that its parent organization has at least a year of serving the community.

To summarize, whether this is good or bad for the overall production of affordable housing, a CHDO is only a CHDO in its service area. (MAEDC hasn't explicitly stated theirs, but the bulk of their ties are to Dallas.) There are some additional flaws in MAEDC's case that it is local. On its original application Walt Fleming was not listed as a board member with the organization. The original application stated flat out that MAEDC had no experience in Williamson County—they apparently did not understand that it was a requirement. On May 5th, Jorge sent a letter noting the lack of a local experience and the board member then appeared in a new list of board members submitted after the original application. The resume only appeared at the appeal stage.

Seem clear? Our problem is that the Language on page 45 of the CHDO application is not consistent with the federal regulation that I was applying when I denied their CHDO certification.

An organization or its parent company must show at least one year of serving the community where it will develop affordable housing. The year of service does not have to be directly related to housing. If an organization or its parent company does not have one year of serving the community but has staff or board members who have served the community for at least a year, the organization may use this individual experience to meet the requirement.

As you can see our application language is much broader—it doesn't specify that the exception is only granted to church organizations and the implication that the experience of the board member by itself is not enough; it must be the organization's experience. Despite our error, the fact that the board member seems to have been added after the fact expressly for purposes of the funding cycle makes MAEDC less sympathetic. I have some materials from Rick Cohen of the Enterprise Foundation which say that HUD is looking for "authentic, community based non-profits." Again, MAEDC has not declared a service area (another CHDO requirement under our certification process.) It seems their service area is wherever they want to build and add a board member.

In spite of this, the charge that TDHCA did not process the application according to the procedures seems dead-on. Although I think that under the federal regulations, this organization should not be certified for that area, Mr. Eaton is right that we are not processing the applications according to the application. The fact that Jorge sent them a letter telling them about this sort of implies a right for them to fix the situation.

In my opinion, the safest decision in terms of further risk to the Department would be to grant the appeal. The decision in terms of fulfilling the intent of the CHDO legislation would be to deny the appeal. While I think we could defend the charge that our decision was "arbitrary and capricious"—the standard for abuse of discretion by administrative agencies (we have an earlier statement from MAEDC that they have no experience in the Williamson county,) the waters are somewhat muddy. What is clear, I think, is that the Language on the HOME application needs to be reviewed.



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Rick Perry
GOVERNOR

Edwina P. Carrington
EXECUTIVE DIRECTOR

5/5/2003

BOARD MEMBERS
Michael E. Jones, *Chair*
Elizabeth Anderson
Shadrick Bogany
C. Kent Conine
Vidal Gonzalez
Norberto Salinas

Maple Avenue Economic Development Corp. of Dallas
Ms. Monique Allen
7017 Chipperton
Dallas, TX 75225

RE: Texas Department of Housing and Community Affairs (TDHCA) Community Housing Development
Organization (CHDO) Certification

Dear Ms. Allen:

A review of documentation submitted with your application for Texas CHDO certification has been conducted. The following discrepancies were identified.

- ✓ A provision stating that the organization will provide affordable housing to low and moderate income people must be included in the By-laws or Articles of Incorporation.
- ✓ The Articles of Incorporation and the By-laws must state that at least one-third of its governing board's membership must be made up of low-income residents or representatives.
- * The Board of Director's roster indicates that only three of the eleven members are low-income residents and, thus, does not meet the one-third low-income board representation requirement.
- * Since a project is being developed in Williamson County MAEDC must elect a Board member from the Williamson County area.
- * MAEDC must have at least one year of service in Williamson County.

The discrepancies must be addressed and the corrections submitted to this office by no later than Friday, May 16, 2003. Failure to respond to this request by the deadline will disqualify your current CHDO set-aside funding application. Please note, however, that the discrepancies apply only to the CHDO certification section of the funding application and that additional discrepancies may be found in the funding application.

Thank you for your time and effort in creating affordable housing opportunities for your target population. For assistance, please contact me at (512) 475-4577 or email me at jreyes@tdhca.state.tx.us.

Sincerely,

A handwritten signature in black ink, appearing to read "Jorge Reyes".

Jorge Reyes
Information Specialist, Housing Resource Center

Cc: file

Action Summary

Assigned by: Edwina Carrington, Executive Director

Date: 7-21-03

Assigned to: _____

Brooke

CC TO:

Anne Paddock
Aurora Carvajal
Bill Dally
Bobbie Hill
Brooke Boston
Byron Johnson
Chris Wittmayer
Chris Wittmayer
Curtis Howe

David Burrell
David Aldrich
David Gaines
Delores Groneck
Donna Schielack
Eddie Fariss
Elena Peinado
Eric Pike
Gina Esteves

Homer Cabello
Jesse Mitchell
JoAnn DePenning
John Gonzales
Keith Hoffpauir
Michael Lyttle
Nidia Gaston
Paul Smith
Peggy Colvin

Robert Onion
Ruth Cedillo
Sarah Anderson
Suzanne Phillips
Tom Gouris
Trisha Randow
Willie Faye Hurd

20030319

RE: _____

ACTION TO BE TAKEN:

DUE DATE: _____

For you Information only

For your Approval

For your Signature

Please handle

Please see me

Provide suggestions

Prepare response & return

Respond with copy to me

OTHER:

If follow-up is required, please fill out and return Action Taken to the Executive Office

ACTION TAKEN:

TASKS

FILE

Please copy any follow-up correspondence to the Executive Office, attention Delores Groneck. TASKS will be kept OPEN until a copy is received.

EATON, DEAGUERO & BISHOP

Attorneys and Counselors
A Partnership Including Professional Corporations

1111 West Mockingbird Lane

Suite 1150

Dallas, Texas 75247

(214) 638-0020

Telecopier (214) 638-0025

RECEIVED

JUL 18 2003

EXECUTIVE

July 16, 2003

Ms. Brooke Boston
Texas Department of Housing
and Community Affairs
Multifamily Finance Production
P.O. Box 13941
Austin, Texas 78711-3941

**VIA FAX (512) 475-3746
AND EXPRESS MAIL**

Re: HOME Application of Cedar Park Ranch Apartments
TDHCA #20030319

Dear Brooke,

Please be advised that I represent Maple Avenue Economic Development Corporation of Dallas ("MAEDC") in connection with the above-referenced application which previously filed with the Texas Department of Housing and Community Affairs ("TDHCA"). I am in receipt of your letter advising my client that their application has been terminated based upon your denial of MAEDC's application for certification as a Community Housing Development Organization ("CHDO") in connection with this project.

Pursuant to the rights granted to my client by Title 10, Section 1.7 of the Texas Administrative Code, please accept this correspondence as my client's appeal of your finding. Specifically, the finding that MAEDC is not eligible for certification as a CHDO is based upon a "Procedural Error", as that term is defined in Title 10, Section 1.7(b)(3), and is thus clearly erroneous, and requires a reversal of position by TDHCA.

The specific basis for the appeal is set forth herein. MAEDC's application for certification as a CHDO for purposes of this project was denied on the basis that MAEDC, although previously certified and recertified as a multi-jurisdictional CHDO by TDHCA, did not meet the one year local experience requirement for certification as a CHDO in Williamson County. In reviewing the CHDO Application Summary promulgated and published by TDHCA as an accompaniment to the application form, one will quickly note the language expressly included on page 45, under the heading "II. Capacity...C.", which states,

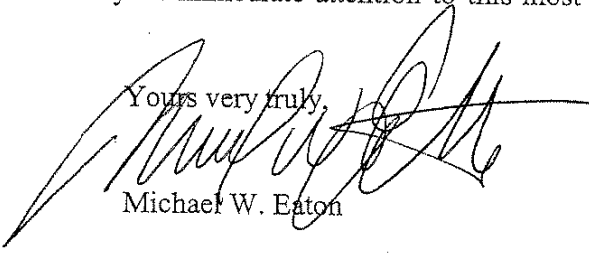
Ms. Brooke Boston
TDHCA
July 16, 2003
Page 2

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On my client's behalf, I respectfully request that this matter be fully considered by the staff and referred to the Executive Director for review and for reversal and reinstatement of the HOME application of MAEDC. If you have any questions, please do not hesitate to contact my office at your convenience. Thanking you in advance for your immediate attention to this most important business matter, I remain,

Yours very truly,



Michael W. Eaton

MWE/tg
Enclosure
cc: Monique S. Allen
Edwina Carrington
Mac Jones

Walt Fleming, A.I.A.
Board Member Representing Williamson County, Texas
Maple Avenue Economic Development Corporation
Of Dallas

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Attorneys and Counselors

A Partnership Including Professional Corporation

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Dallas, Texas 75247

(214) 638-0020

Telecopier (214) 638-0025

RECEIVED

JUL 18 2003

EXECUTIVE

July 16, 2003

Ms. Brooke Boston
Texas Department of Housing
and Community Affairs
Multifamily Finance Production
P.O. Box 13941
Austin, Texas 78711-3941

**VIA FAX (512) 475-3746
AND EXPRESS MAIL**

Re: HOME Application of Caspita Apartments
TDHCA #20030314

Dear Brooke,

Please be advised that I represent Maple Avenue Economic Development Corporation of Dallas ("MAEDC") in connection with the above-referenced application which previously filed with the Texas Department of Housing and Community Affairs ("TDHCA"). I am in receipt of your letter advising my client that their application has been terminated based upon your denial of MAEDC's application for certification as a Community Housing Development Organization ("CHDO") in connection with this project.

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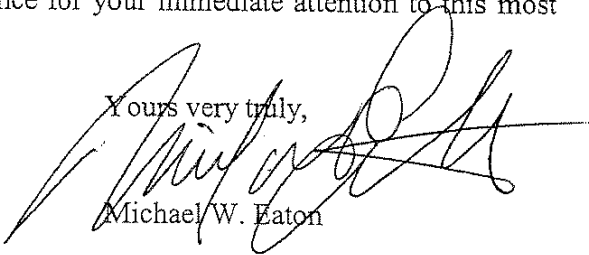
Ms. Brooke Boston
TDHCA
July 16, 2003
Page 2

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Yours very truly,



Michael W. Eaton

MWE/tg
Enclosure
cc: Monique S. Allen
Edwina Carrington
Mac Jones

Walt Fleming, A.I.A.
Board Member Representing Williamson County, Texas
Maple Avenue Economic Development Corporation
Of Dallas

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EATON, DEAGUERO & BISHOP

Attorneys and Counselors
A Partnership Including Professional Corporations

1111 West Mockingbird Lane

Suite 1150

Dallas, Texas 75247

(214) 638-0020

Telecopier (214) 638-0025

PERSONAL AND CONFIDENTIAL
F A X T R A N S M I S S I O N

TO: Brooke Boston

DATE: July 16, 2003

FIRM NAME: Texas Department of Housing and Community Affairs

FAX NUMBER: (512) 475-0764

FROM: Michael W. Eaton

NUMBER OF PAGES BEING SENT INCLUDING TRANSMITTAL SHEET: 7

RE: HOME Applications Appeals

NOTES: Please see the following.

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CONFIDENTIALITY NOTICE

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July 16, 2003

Ms. Brooke Boston
Texas Department of Housing
and Community Affairs
Multifamily Finance Production
P.O. Box 13941
Austin, Texas 78711-3941

VIA FAX (512) 475-0764
AND EXPRESS MAIL

Re: HOME Application of Cedar Park Ranch Apartments
TDHCA #20030319

Dear Brooke,

Please be advised that I represent Maple Avenue Economic Development Corporation of Dallas ("MAEDC") in connection with the above-referenced application which previously filed with the Texas Department of Housing and Community Affairs ("TDHCA"). I am in receipt of your letter advising my client that their application has been terminated based upon your denial of MAEDC's application for certification as a Community Housing Development Organization ("CHDO") in connection with this project.

Pursuant to the rights granted to my client by Title 10, Section 1.7 of the Texas Administrative Code, please accept this correspondence as my client's appeal of your finding. Specifically, the finding that MAEDC is not eligible for certification as a CHDO is based upon a "Procedural Error", as that term is defined in Title 10, Section 1.7(b)(3), and is thus clearly erroneous, and requires a reversal of position by TDHCA.

The specific basis for the appeal is set forth herein. MAEDC's application for certification as a CHDO for purposes of this project was denied on the basis that MAEDC, although previously certified and recertified as a multi-jurisdictional CHDO by TDHCA, did not meet the one year local experience requirement for certification as a CHDO in Williamson County. In reviewing the CHDO Application Summary promulgated and published by TDHCA as an accompaniment to the application form, one will quickly note the language expressly included on page 45, under the heading "II. Capacity...C.", which states,

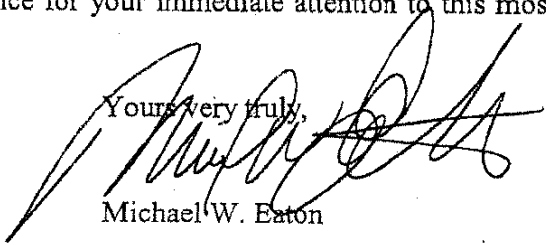
Ms. Brooke Boston
TDHCA
July 16, 2003
Page 2

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The attached information regarding MAEDC Board Member Walt Fleming clearly indicates more than one year of service to the community of Williamson County. No staff member of TDHCA ever gave my client the opportunity to clarify this issue by requesting additional information or documentation regarding the applicant's experience in the service area, nor did they ask for any information about the experience of any organization staff or board members, despite the fact that such information is publicly declared by TDHCA as a valid proxy for local organizational experience. This failure to fully investigate and consider the application of MAEDC constitutes a procedural error, in that TDHCA failed to follow its own rules and guidelines for consideration of this application.

On my client's behalf, I respectfully request that this matter be fully considered by the staff and referred to the Executive Director for review and for reversal and reinstatement of the HOME application of MAEDC. If you have any questions, please do not hesitate to contact my office at your convenience. Thanking you in advance for your immediate attention to this most important business matter, I remain,

Yours very truly,


Michael W. Eaton

MWE/tg
Enclosure
cc: Monique S. Allen
Edwina Carrington
Mac Jones

Walt Fleming, A.I.A.
Board Member Representing Williamson County, Texas
Maple Avenue Economic Development Corporation
Of Dallas

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July 16, 2003

Ms. Brooke Boston
Texas Department of Housing
and Community Affairs
Multifamily Finance Production
P.O. Box 13941
Austin, Texas 78711-3941

**VIA FAX (512) 475-0764
AND EXPRESS MAIL**

Re: HOME Application of Caspita Apartments
TDHCA #20030314

Dear Brooke,

Please be advised that I represent Maple Avenue Economic Development Corporation of Dallas ("MAEDC") in connection with the above-referenced application which previously filed with the Texas Department of Housing and Community Affairs ("TDHCA"). I am in receipt of your letter advising my client that their application has been terminated based upon your denial of MAEDC's application for certification as a Community Housing Development Organization ("CHDO") in connection with this project.

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Ms. Brooke Boston
TDHCA
July 16, 2003
Page 2

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On my client's behalf, I respectfully request that this matter be fully considered by the staff and referred to the Executive Director for review and for reversal and reinstatement of the HOME application of MAEDC. If you have any questions, please do not hesitate to contact my office at your convenience. Thanking you in advance for your immediate attention to this most important business matter, I remain,

Yours very truly,


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cc: Monique S. Allen
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Board Member Representing Williamson County, Texas
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RECEIVED
MULTIFAMILY FINANCE
PRODUCTION DIVISION

03 JUN -8 AM 7:40

EATON, DEAGUERO & BISHOP
Attorneys and Counselors
A Partnership Including Professional Corporations
1111 West Mockingbird Lane
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Telecopier (214) 638-0025

PERSONAL AND CONFIDENTIAL
F A X T R A N S M I S S I O N

TO: Brooke Boston DATE: July 17, 2003
FIRM NAME: Texas Department of Housing and Community Affairs
FAX NUMBER: (512) 475-0764
FROM: Michael W. Eaton
NUMBER OF PAGES BEING SENT INCLUDING TRANSMITTAL SHEET: 11
RE: HOME Applications Appeals
NOTES: Please see the following.

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BEFORE THE §
TEXAS DEPARTMENT OF HOUSING § TDHCA #20030319
AND COMMUNITY AFFAIRS §
§

**MEMORANDUM BRIEF IN SUPPORT OF THE APPEAL OF THE
TERMINATION OF THE HOME APPLICATION
OF CEDAR PARK RANCH APARTMENTS**

TO THE EXECUTIVE DIRECTOR OF THE AGENCY:

COMES NOW, MAPLE AVENUE ECONOMIC DEVELOPMENT CORPORATION OF DALLAS, (hereinafter "MAEDC") a Texas Non-Profit Corporation and Applicant herein for HOME Funds, and presents this, its Memorandum Brief in Support of Its Appeal, and in support whereof would show the following:

I.

On July 11, 2003, a letter was sent to MAEDC informing it that its application for HOME funds had been terminated based upon the Agency's denial of MAEDC's application for certification as a Community Housing Development Organization ("CHDO") in connection with this project. In particular, MAEDC's application for certification as a CHDO for purposes of this project was denied on the basis that MAEDC, although previously certified and recertified as a multi-jurisdictional CHDO by TDHCA, did not meet the one year local experience requirement for certification as a CHDO in Williamson County. Such position is neither supported by the facts nor the law, and its use as a basis for denial of Applicant's application is contrary to both state and federal law, but is directly contrary to the very rules promulgated by and published by the Agency as an aid in completion of the Uniform Application for HOME Funds.

II.

The Agency's attorney, in direct conversations with authorized representatives of the Applicant, disavowed knowledge of the provisions of the CHDO Application Summary promulgated and published by TDHCA as an accompaniment to the Uniform Application form, included on page 45, under the heading "II. Capacity...C.", which states,

An organization or its parent company must show at least one year of serving the community where it will develop affordable housing (Sample 3). The year of service does not have to be directly related to housing. If an organization or its parent company does not have one year of serving the community but has staff or board members who have served the community for at least a year, the organization may use this individual experience to meet the requirement.(Emphasis mine)

Further, said attorney for the Agency stated that the very position, taken by the Agency in its summary and instruction materials, and quoted above herein, may be in contravention of federal law. In order to frame the issue most clearly for the Agency's review, Applicant would suggest that if this set of instructions to applicants were, in fact, in contravention of federal law, then the Agency would have distributed literally millions of dollars in unlawful funds set aside for distribution only for CHDO's. This could result in the Agency's obligation to repay to the federal government millions of dollars in previously granted HOME funds.

III.

Of course, the position that TDHCA, as an Agency, has traditionally taken, for years, is legally correct, and is completely consistent with the guidelines published by the Agency and quoted herein. The position taken by the Agency attorney is absolutely

legally incorrect. When analyzing the issue, the first place to look is the very provision of the HOME Regulations that set forth the criteria for CHDO status, which is separate from the definitional provision for CHDO's included at 42 U.S.C. 12704. Focusing on the experience requirement for CHDO's listed in 24 C.F.R. Part 92, the regulations state that a CHDO:

Has a history of serving the community within which housing to be assisted with HOME funds is to be located. In general, an organization must be able to show one year of serving the community before HOME funds are reserved for the organization.

The regulations go on to specifically describe how the experience of a parent organization can also be utilized as a proxy for organizational service. Five things are extremely important to take note of in this regard: 1) The federal HOME regulations use the phrase "In general" when addressing the issue of demonstrating local service to the community. In terms of common usage in English, the term "in general" means that exceptions obviously exist, and nowhere in the regulations does it limit the service requirement to actual experience of a particular member of the organization, or to a parent organization. In other words, it does not say that the organization must *either* have direct organizational service to the community of at least one year *or* that its parent organization must have had such experience. Quite the contrary, the regulations simply state that, in general, this service requirement should be shown, clearly leaving open the availability of the status to other entities. 2) The term "community" is nowhere defined in the HOME regulations, thus leaving the question as to how large an area constitutes a "community" one of local interpretation. 3) Because an organization is not a person, it, in and of itself, cannot have "service" or "experience", as those are characteristics

peculiar and exclusive to animate individuals. Only the collective experience of any of its members, directors, or staff can ever qualify as "service" or "experience", so it is both logical and practical that the service or experience of staff or directors be considered as "organizational;" for purposes of evaluating the application. 4) The Applicant has, in the past, been certified and re-certified as a multi-jurisdictional CHDO by the Agency, and if the application happened to have been made prior to the expiration of its most recent re-certification, then this whole question may well be moot. 5) Finally, and most importantly, beyond the legalistic arguments, which should clearly prevail, which the undersigned sets forth herein, the plain fact is that the Agency has published a set of guidelines and instructions for the Application and its process, and as such, the Agency, by all rules of equity, as well as those of common sense, fair play, and decency, cannot now disregard those rules to the detriment of this Applicant.

In the case of Cedar Park, we are aware that the Agency has already scored the HOME application, and we believe that the score supports an award of funds, which are desperately needed to close this project and begin construction of much needed affordable housing in Williamson County. The Applicant respectfully requests immediate consideration of its appeal, reinstatement of its application, and placement of its application on the agenda of the July meeting of the Board, and for such other relief as to which it may show itself justly entitled. The Applicant stands ready, by and through its counsel, to answer any questions or concerns of the Agency to aid it in reaching the proper resolution of this most important issue.

Respectfully submitted,

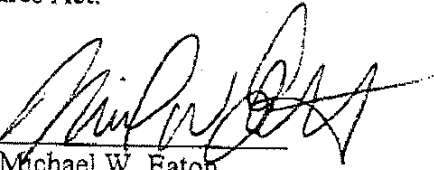
EATON, DEAGUERO & BISHOP

By: 

Michael W. Eaton
SBN 06383800
1111 West Mockingbird Lane
Suite 1150
Dallas, Texas 75247
(214) 638-0020
(214) 638-0025 FAX

CERTIFICATE OF SERVICE

A true and correct copy of the foregoing document was served upon the Agency on the 17th day of July, 2003, in accordance with the provisions of the Texas Administrative Code and the Administrative Procedures Act.

By: 
Michael W. Eaton

MULTIFAMILY FINANCE PRODUCTION DIVISION
BOARD ACTION REQUEST
August 14, 2003

Action Items

Request approval of twelve Housing Trust Fund SECO awards.

Required Action

Approve Housing Trust Fund SECO award recommendations.

Background and Recommendations

Twenty-one Housing Trust Fund SECO Applications were submitted by the February 28, 2003 deadline. The Multifamily Finance Production staff reviewed the applications utilizing the threshold and scoring criteria outlined in the 2003 Housing Trust Fund Application. Of those submitted, staff determined that seventeen of the applications submitted were eligible.

The Comptroller of Public Accounts' State Energy Conservation Office (SECO) has affirmed to the Department that a total of \$1,525,785 of Exxon Oil Overcharge funds is available for a 2003 appropriation to the Housing Trust Fund. A contract amendment to extend the original contract and include the additional \$1,525,785 into the original contract amount is currently being drafted by Comptroller staff. It is anticipated that this amendment will be executed by mid August. One of the requirements for receipt of these funds is that the Department must obligate the funds to the SECO award recipients no later than August 31, 2003. Staff is prepared to send out the contracts immediately upon Board approval. In total, staff is recommending Housing Trust Fund SECO awards in the amount of \$1,579,089 to twelve developments. This exceeds the 2003 appropriation by \$53,304. However, the Department has the \$53,304 in deobligated 2002 SECO funds and those will be utilized to fully fund the recommendation list.

Please note that underwriting reports are only provided for those developments that were awarded Housing Trust Fund Development funds or tax credits. In all other cases, SECO funds are recommended at the requested amount.

Requested Board Action

In summary, staff is seeking action on the following:

1. **Approval of the recommendation for the award of Housing Trust Fund SECO Funds as recommended.**

The Multi-Family Finance Production Division and the Real Estate Analysis Division staff are available to address any questions or comments the Board may have.

2003 HTF SECO Recommendations
Sorted by Region and Score
August 14, 2003

TDHCA #	Rec.	(1) Region	Development Name	Development Address	City	County	Zip	(2)			HTF SECO Amount	HTF SECO Amount Recommended	Purpose Activity	(3) Other Funding		Total LI Units	Total Applicant Units	Applicant Contact	Score	Description
								Dev	SECO	Non-Profit				HOME	LIHTC					
Projects Located in Region 3																				
03805	A	3	Willow Bend Creek Apartments	4812 Albert Avenue	Fort Worth	Tarrant	76116	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$60,000	\$60,000	New Construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	22	22	Jesse Seawell	107	Needed to meet regional allocation.
1 Projects in Region		Targeted Regional Allocation:		\$240,193					\$60,000		\$60,000				22	22				
Projects Located in Region 5																				
03809	A	5	Cole Creek Apartments	Near 1400 Block of East Loop 304	Crockett	Houston	75835	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$96,000	\$96,000	New Construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>	60	64	Michael Lankford	164	The Application had a competitive score in its region.
03806	A	5	Village Oaks Apartments/Cove Terrace Apartments	205 Vidor Drive/50 Cove Drive	Vidor	Orange	77662	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$162,000	\$162,000	New Construction	<input type="checkbox"/>	<input type="checkbox"/>	74	74	Tammy Padilla	135	Needed to meet regional allocation.
2 Projects in Region		Targeted Regional Allocation:		\$86,601					\$258,000		\$258,000				134	138				
Projects Located in Region 6																				
03825	A	6	Reading Road Apartments	5525 Reading Road	Rosenberg	Fort Bend	77471	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$325,000	\$325,000	New Construction	<input type="checkbox"/>	<input type="checkbox"/>	252	252	Sally Gaskin	127	The Application had a competitive score in its region.
03824	A	6	Villas at Park Grove	600 Park Grove Drive	Katy	Harris	77450	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$180,000	\$180,000	New Construction	<input type="checkbox"/>	<input type="checkbox"/>	120	150	Ignacio Grillo	127	The Application had a competitive score in its region.
2 Projects in Region		Targeted Regional Allocation:		\$252,839					\$505,000		\$505,000				372	402				
Projects Located in Region 7																				
03820	A	7	Villa Elaina	1318 Lamar Square Dr.	Austin	Travis	78704	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$28,000	\$28,000	Rehab Only	<input type="checkbox"/>	<input type="checkbox"/>	22	22	Wesla Liao Fletcher	147	Needed to meet regional allocation.
1 Projects in Region		Targeted Regional Allocation:		\$68,705					\$28,000		\$28,000				22	22				

1: Note: There are no SECO Applications submitted for Regions 1, 2, 4, 10, and 12.

2: HTF Set-Aside: Dev= Housing Development SECO= Energy Assistance

3: Other funding that the applicant has applied for within TDHCA

TDHCA #	Rec.	(1)		Development Name	Development Address	City	County	Zip	(2)			HTF SECO Amount	HTF SECO Amount Recommended	Purpose Activity	(3)		Total LI Units	Total Applicant Units	Applicant Contact	Score	Description
		Region	Development Name						Dev	SECO	Non-Profit				Other HOME	Funding LIHTC					
Projects Located in Region 8																					
03810	A	8		Stone Ranch Apartments	4400 Block East Rancier Ave.	Killeen	Bell	76543	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$114,000	\$114,000	New Construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>	129	152	Michael Lankford	147	The Application had a competitive score in its region.
03835	A	8		Crestview Homes	1717 E. Avenue I	Temple	Bell	76501	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$75,000	\$75,000		<input type="checkbox"/>	<input type="checkbox"/>	50	50	Hal Rose	137	Needed to meet regional allocation.
2 Projects in Region		Targeted Regional Allocation:		\$120,297								\$189,000	\$189,000			179		202			
Projects Located in Region 9																					
03828	A	9		Bentley Place Apartments	8004 Bentley Drive	San Antonio	Bexar	78218	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$249,000	\$249,000	New Construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>	166	208	Sandra Williams	137	Needed to meet regional allocation.
1 Projects in Region		Targeted Regional Allocation:		\$234,140								\$249,000	\$249,000			166		208			
Projects Located in Region 11																					
03813	A	11		La Villita Apartments	600 block Old Port Isabel Road	Brownsville	Cameron	78521	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$50,000	\$50,000	New Construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>	128	128	Mark Musemeche	134	Needed to meet regional allocation.
03816	A	11		Subdivision Development	625 lots throughout Cameron County	Brownsville	Cameron	78520	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$150,000	\$150,000	New Construction	<input type="checkbox"/>	<input type="checkbox"/>	100	100	Don Currie	130	Needed to meet regional allocation.
2 Projects in Region		Targeted Regional Allocation:		\$277,851								\$200,000	\$200,000			228		228			
Projects Located in Region 13																					
03815	A	13		Las Lomas Apartments	500 Rubin Dr.	El Paso	El Paso	79901	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$90,089	\$90,089	Rehab Only	<input type="checkbox"/>	<input type="checkbox"/>	117	232	Julie Donnelly	39	Needed to meet regional allocation.
1 Projects in Region		Targeted Regional Allocation:		\$132,576								\$90,089	\$90,089			117		232			
12 Total Awards									Total Awards:			\$1,579,089	\$1,579,089			1,240		1,454			

1: Note: There are no SECO Applications submitted for Regions 1, 2, 4, 10, and 12.
2: HTF Set-Aside: Dev= Housing Development SECO= Energy Assistance
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**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

DATE: June 11, 2003

PROGRAM: 9% LIHTC

FILE NUMBER: 03069

DEVELOPMENT NAME

Crockett Cole Creek Apartments

APPLICANT

Name: Crockett Cole Creek Apartments, LP **Type:** For Profit
Address: 4900 Woodway, Suite 970 **City:** Houston **State:** TX
Zip: 77056 **Contact:** Michael Lankford **Phone:** (713) 626-9655 **Fax:** (713) 621-4947

PRINCIPALS of the APPLICANT/ KEY PARTICIPANTS

Name:	Crockett Cole Creek Apartments I, LLC	(%):	.01	Title:	Managing General Partner
Name:	Hill Country Community Housing Corporation	(%):	.51 of MGP	Title:	Co-owner of GP
Name:	Lankford Interests, LLC	(%):	.49 of MGP	Title:	Co-owner of GP & Dev.
Name:	Michael G. Lankford	(%):	N/A	Title:	Owner of Lankford Interests
Name:	Hill Country Community Action Assoc., Inc.	(%):	N/A	Title:	100% owner of HCCHC
Name:	Tama Shaw	(%):	N/A	Title:	Exec. Director of HCCHC

PROPERTY LOCATION

Location: Near 1400 Block of East Loop 304 **QCT** **DDA**
City: Crockett **County:** Houston **Zip:** 75835

REQUEST

<u>Amount</u>	<u>Interest Rate</u>	<u>Amortization</u>	<u>Term</u>
1) \$477,317	N/A	N/A	N/A
2) \$50,000	0%	30yrs	30 yrs
2) \$96,000	N/A	N/A	N/A

Other Requested Terms: 1) Annual ten-year allocation of low-income housing tax credits
2) HTF
3) HTF/SECO Grant

Proposed Use of Funds: New Construction **Property Type:** Multifamily

Set-Aside(s): General Rural TX RD Non-Profit Elderly At Risk

RECOMMENDATION

- RECOMMEND APPROVAL OF AN LIHTC ALLOCATION NOT TO EXCEED \$437,327 ANNUALLY FOR TEN YEARS, SUBJECT TO CONDITIONS.

- RECOMMEND APPROVAL OF A HTF AWARD NOT TO EXCEED \$50,000, STRUCTURED AS A 30-YEAR TERM LOAN, FULLY AMORTIZING OVER 30 YEARS AT 0% INTEREST, AND SECO GRANT NOT TO EXCEED \$96,000 SUBJECT TO CONDITIONS.

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

1. Receipt, review, and acceptance of a satisfactory TDHCA site inspection report prior to Board approval;
2. Receipt, review, and acceptance of a revised permanent loan commitment by close of construction loan that reflects an annual debt service payment of not more than \$115,657 less than the HTF loan payment of \$1,667 if awarded.
3. Should the terms or rates of the proposed debt or syndication change or the HTF/SECO funds not be allocated to this development, the transaction should be re-evaluated and an adjustment to the credit amount may be warranted.

REVIEW of PREVIOUS UNDERWRITING REPORTS

No previous reports.

DEVELOPMENT SPECIFICATIONS

IMPROVEMENTS

Total Units:	<u>64</u>	# Rental Buildings	<u>8</u>	# Common Area Bldgs	<u>3</u>	# of Floors	<u>2</u>	Age:	<u>N/A</u> yrs	Vacant:	<u>N/A</u> at / /	
Net Rentable SF:	<u>61,792</u>	Av Un SF:	<u>966</u>	Common Area SF:	<u>3,289</u>	Gross Bldg SF:	<u>65,081</u>					

STRUCTURAL MATERIALS

Wood frame on a post-tensioned concrete slab on grade, 25% stone veneer 75% Hardiplank siding exterior wall covering, drywall interior wall surfaces, composite shingle roofing.

APPLIANCES AND INTERIOR FEATURES

Carpeting and tile flooring, range and oven, hood and fan, garbage disposal, dishwasher, refrigerator, microwave oven, fiberglass tub/shower, washer and dryer connections, ceiling fans, laminated counter tops, individual water heaters, and cable.

ON-SITE AMENITIES

Amenities include a 2,016-SF community building with club and lounge room, management offices, fitness facilities, kitchen, restrooms, computer/business center, and central mailroom; swimming pool and equipped children's play area located at the entrance to the property. A 700-SF daycare facility and 573-SF laundry and maintenance building are also planned for the site. In addition perimeter fencing with limited access gate is also planned.

Uncovered Parking: 40 spaces **Carpports:** 64 spaces **Garages:** N/A spaces

PROPOSAL and DEVELOPMENT PLAN DESCRIPTION

Description: Crockett Cole Creek Apartments is a moderately dense nine units per acre new construction development of 64 units of mixed income housing located in southeast Crockett. The development is comprised of eight evenly distributed medium garden style walk-up residential buildings as follows:

- € (1) Building Type A with eight one-bedroom/one-bath units;
- € (4) Building Type B with eight two-bedroom/two-bath units; and
- € (3) Building Type C with eight three-bedroom/two-bath units;

Architectural Review: The exterior elevations are functional with gabled roofs. All units are of average size for LIHTC units. Each unit has a semi-private exterior entry area that is shared with another unit.

Supportive Services: The Applicant has indicated that Texas Inter-Faith Management Corporation (TIMC) will provide supportive services to the tenants. A contract between the Applicant and TIMC was not provided; however, the Applicant budgeted \$7,680 for supportive services annually.

Schedule: The Applicant anticipates construction to begin in January of 2004, to be completed in January of 2005, to be placed in service in January of 2005, and to be substantially leased-up in December of 2004.

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

SITE ISSUES	
SITE DESCRIPTION	
Size: 7.17 acres	312,325 square feet Zoning/ Permitted Uses: R-3
Flood Zone Designation: Zone C	Status of Off-Sites: Fully Improved

SITE and NEIGHBORHOOD CHARACTERISTICS

Location: Crockett is located in southeast Texas, approximately 42 miles west of Lufkin in Houston County. The site is an irregularly-shaped parcel located in the southeast area of Crockett, approximately 2 miles from the central business district. The site is situated on the west side of Loop 304.

Adjacent Land Uses:

- ∅ **North:** commercial and vacant land
- ∅ **South:** commercial
- ∅ **East:** commercial and vacant land
- ∅ **West:** commercial and single family homes

Site Access: Access to the property is from the northeast or southeast from Loop 304. The development is to have one main entry from Loop 304. The subject is located on the west side of Loop 304, which provides is the major beltway around Crockett.

Public Transportation: The availability of public transportation is unknown.

Shopping & Services: The site is within one mile of one major grocery store, one shopping center, a movie theatre, library, and a variety of other retail establishments and restaurants. Schools, churches, and hospitals and health care facilities are located within a short driving distance from the site.

Special Adverse Site Characteristics:

- ∅ **Zoning:** A memorandum dated February 25, 2003 from the City of Crockett indicates that on February 24, 2003 the Crockett City Council considered and approved a zoning change request for the subject property to be changed from R2 and C2 to R3. Therefore the proposed development meets the Department’s zoning requirement.

Site Inspection Findings: TDHCA staff performed inspection on May 15, 2003 and found the location to be acceptable for the proposed development.

HIGHLIGHTS of SOILS & HAZARDOUS MATERIALS REPORT(S)

A Phase I Environmental Site Assessment report dated March, 2003 was prepared by Carroll & Associates Consulting and contained the following findings and recommendations:

“This assessment has revealed no recognized environmental conditions in connection with the subject property.” (p. 25)

POPULATIONS TARGETED

Income Set-Aside: The Applicant has elected the 40% at 60% or less of area median gross income (AMGI) set-aside. 60 of the units (94% of the total) will be reserved for low-income tenants. 11 of the units (17%) will be reserved for households earning 30% or less of AMGI, 5 units (8%) will be reserved for households earning 40% or less of AMGI, 13 of the units (20%) will be reserved for households earning 50% or less of AMGI, 31 of the units (48%) will be reserved for households earning 60% or less of AMGI and the remaining 4 units (6%) will be offered at market rents.

MAXIMUM ELIGIBLE INCOMES						
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
60% of AMI	\$18,480	\$21,120	\$23,760	\$26,400	\$28,500	\$30,600

MARKET HIGHLIGHTS

A market feasibility study dated February 19, 2003 was prepared by Allen & Associates Consulting and

TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS

highlighted the following findings:

Definition of Market/Submarket: “Based on our review of the local market area, we define the Primary Market Area for the subject property as parts of Houston County...The Primary Market Area consists of the following census tracts: 9501.00, 9502.00, 9503.00, 9504.00, 9505.00, 9506.00, and 9507.00,...The site is located in Houston County Census Tract 9504.00.” (p. 30) This is a very large market area encompassing over 1,200 square miles, including all of Houston County and half of Davy Crockett National Forest. This is a reasonable market designation for a rural development however due to the limited population in the area.

Population: The estimated 2002 population of the primary market area was 23,745 and is expected to increase by 5% to approximately 24,921 by 2007. Within the primary market area there were estimated to be 8,519 households in 2002.

ANNUAL INCOME-ELIGIBLE SUBMARKET DEMAND SUMMARY				
Type of Demand	Market Analyst		Underwriter	
	Units of Demand	% of Total Demand	Units of Demand	% of Total Demand
Household Growth	15	1%	3	3%
Movership (turnover 30.4%)	376	32%	91	97%
Overburdened HH	637	54%	N/A	N/A
Substandard HH	152	13%	N/A	N/A
TOTAL ANNUAL DEMAND	1,180	100%	94	100%

Ref: p. 94

Inclusive Capture Rate: The Market Analyst used household growth, overburdened households and substandard households in estimating demand for the market area. Additionally, the Market Analyst indicated a percentage of renter movership, which the Underwriter interpreted to be the turnover percentage, for the calculation. The Market Analyst concluded an inclusive capture rate of 14.4% for the rent restricted units. This is based on a demand of 417 divided by 60 unstabilized comparable units. However, the Underwriter’s interpretation of the data presented in the market study concludes total demand of 1,180 which would result in a much lower capture rate. The Underwriter’s recalculated demand based on the broader demographic data in the study and determined an inclusive capture rate for the subject of 64%. All of the methods used to calculate the demand and capture rate result in a capture rate of less than the 100% maximum for rural developments.

Market Rent Comparables: The Market Analyst surveyed 6 comparable apartment projects totaling 245 units in the market area. (p. 58)

RENT ANALYSIS (net tenant-paid rents)					
Unit Type (% AMI)	Proposed	Program Max	Differential	Market	Differential
1-Bedroom (30%)	\$218	\$218	\$0	\$500	-\$282
1-Bedroom (40%)	\$301	\$301	\$0	\$500	-\$199
1-Bedroom (50%)	\$383	\$383	\$0	\$500	-\$117
1-Bedroom (60%)	\$466	\$466	\$0	\$500	-\$34
2-Bedroom (30%)	\$259	\$259	\$0	\$580	-\$321
2-Bedroom (40%)	\$358	\$358	\$0	\$580	-\$222
2-Bedroom (50%)	\$457	\$457	\$0	\$580	-\$123
2-Bedroom (60%)	\$556	\$556	\$0	\$580	-\$24
2-Bedroom (MR)	\$550	N/A	N/A	\$580	-\$30
3-Bedroom (30%)	\$296	\$296	\$0	\$620	-\$324
3-Bedroom (40%)	\$410	\$410	\$0	\$620	-\$210
3-Bedroom (50%)	\$524	\$524	\$0	\$620	-\$96
3-Bedroom (60%)	\$573	\$638	\$-65	\$620	-\$47
3-Bedroom (MR)	\$620	N/A	N/A	\$620	\$0

(NOTE: Differentials are amount of difference between proposed rents and program limits and average market rents, e.g., proposed rent = \$500, program max = \$600, differential = -\$100)

Submarket Vacancy Rates: “Overall market occupancies currently stand at 99.2% (245 units in sample).”

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

(p. 83)

Absorption Projections: “We estimate an overall lease up period of 19 months for the subject property.” (p. 102)

Known Planned Development: “There are no other known proposed competing affordable multifamily developments in the market area.” (p. 83)

Effect on Existing Housing Stock: “Based on our assessment of market rental rates, in our opinion the proposed development will compete directly with only restricted multifamily properties...Because of the current undersupply of and pent-up demand for multifamily units in the region, we believe the impact of the proposed development on other projects will be minimal.” (p. 84)

The Underwriter found the market study provided sufficient information on which to base a funding recommendation.

OPERATING PROFORMA ANALYSIS

Income: The Applicant’s rent projections are the maximum rents allowed under LIHTC guidelines due to the Applicant’s use of utility allowances which were derived from a study performed by Oliver Associates. These allowances are somewhat lower than those used by the Crockett Housing Authority. The Oliver study used electric rates from TXU Energy Services, however the electric service provider identified in the application was Oncor Electric. The Applicant indicated that natural gas fueled heating, and water heating would be provided by the owner, therefore the Underwriter accepted the Oliver Study allowances and added the difference between them and the housing authority allowances as a part of the utility operating expense for the heating and water heating expense for the entire development. The Applicant artificially reduced the rent on the 60% three bedroom unit by \$47 below the market rate rent indicated by the Market Analyst which resulted \$6,768 less in potential gross rent that calculated by the Underwriter. If the maximum 60% tax credit rents could be achieved for the three bedroom units an additional \$2,964 in gross potential income could be projected. Estimates of secondary income and vacancy and collection losses are in line with TDHCA underwriting guidelines.

Expenses: The Applicant’s total expense estimate of \$3,301 is more than 5% lower than the TDHCA database-derived estimate of \$3,545 per unit for comparably-sized developments. The Applicant’s budget shows several line item estimates that deviate significantly when compared to the database averages, particularly general and administrative (\$10K lower), repairs and maintenance (\$7K lower), utilities (\$10K lower), insurance (\$17K higher) and property tax (\$6K lower). The Underwriter discussed these differences with the Applicant but was unable to reconcile them even with additional information provided by the Applicant.

Conclusion: Although the Applicant’s estimated income is consistent with the Underwriter’s expectations, the Applicant’s operating expenses and net operating income is not within 5% of the Underwriter’s estimate. Therefore, the Underwriter’s NOI will be used to evaluate debt service capacity. Due primarily to the difference in operating expenses, the Underwriter’s estimated debt coverage ratio (DCR) of 1.06 is slightly lower than the minimum standard of 1.10. Therefore, the maximum debt service for this project should be limited to \$115,657 by a reduction of the loan amount and/or a reduction in the interest rate and/or an extension of the term.

ACQUISITION VALUATION INFORMATION

ASSESSED VALUE

Land: 29.786 acres	\$205,920	Assessment for the Year of:	2002
Land- prorated:	\$6,913/acre	Valuation by:	Houston County Appraisal District
Total Assessed Value (7.17 acres):	\$49,568	Tax Rate:	2.32

EVIDENCE of SITE or PROPERTY CONTROL

Type of Site Control: Unimproved Property Contract

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

Contract Expiration Date:	<u>09/ 01/ 2003</u>	Anticipated Closing Date:	<u>09/ 01/ 2003</u>
Acquisition Cost:	<u>\$165,000</u>	Other Terms/Conditions:	<u></u>
Seller:	<u>Grady Grounds and wife, Carol</u>	Related to Development Team Member:	<u>No</u>

CONSTRUCTION COST ESTIMATE EVALUATION

Acquisition Value: The acquisition price is assumed to be reasonable since the acquisition is an arm's-length transaction.

Sitework Cost: The Applicant's claimed sitework costs of \$6,710 per unit are considered reasonable compared to historical sitework costs for multifamily projects.

Direct Construction Cost: The Applicant's costs are less than 5% different than the Underwriter's Marshall & Swift Residential Cost Handbook-derived estimate after all of the Applicant's additional justifications were considered. Therefore, the Applicant's direct construction costs are acceptable as submitted.

Ineligible Costs: The Applicant included \$52,500 in marketing as an eligible cost; the Underwriter moved this cost to ineligible costs, resulting in an equivalent reduction in the Applicant's eligible basis.

Interim Financing Fees: The Underwriter reduced the Applicant's eligible interim financing fees by \$55,219 to reflect an apparent overestimation of eligible construction loan interest, to bring the eligible interest expense down to one year of fully drawn interest expense. This results in an equivalent reduction to the Applicant's eligible basis estimate.

Fees: The Applicant's contractor's fees for general requirements, general and administrative expenses, and profit are all within the maximums allowed by TDHCA guidelines. The Applicant's developer fees exceed 15% of the Applicant's adjusted eligible basis and therefore the eligible portion of the Applicant's developer fee must be reduced by \$11,808.

Conclusion: The Applicant's total development cost estimate is within 5% of the Underwriter's verifiable estimate and is therefore generally acceptable. Since the Underwriter has been able to verify the Applicant's projected costs to a reasonable margin, the Applicant's total cost breakdown, as adjusted, is used to calculate eligible basis and determine the LIHTC allocation. As a result an eligible basis of \$4,605,454 is used to determine a credit allocation of \$468,116 from this method. The resulting syndication proceeds will be used to compare to the gap of need using the Applicant's costs to determine the recommended credit amount.

FINANCING STRUCTURE

INTERIM TO PERMANENT FINANCING

Source:	<u>Key Bank</u>	Contact:	<u>Craig Hackett</u>
Principal Amount:	<u>\$1,487,168</u>	Interest Rate:	<u>7%</u>
Additional Information:			
Amortization:	<u>30</u> yrs	Term:	<u>18</u> yrs
Annual Payment:	<u>\$118,730</u>	Lien Priority:	<u>1st</u>
Commitment:	<input checked="" type="checkbox"/> LOI	<input type="checkbox"/> Firm	<input type="checkbox"/> Conditional
Commitment Date	<u>06/ 10/ 2003</u>		

LIHTC SYNDICATION

Source:	<u>Columbia Housing Partners</u>	Contact:	<u>Bradley Bullock</u>
Address:	<u>111 SW Fifth Avenue, Suite 3200</u>	City:	<u>Portland</u>
State:	<u>OR</u>	Zip:	<u>97204</u>
Phone:	<u>(503) 808-1300</u>	Fax:	<u>(503) 808-1301</u>
Net Proceeds:	<u>\$3,865,881</u>	Net Syndication Rate (per \$1.00 of 10-yr LIHTC)	<u>81¢</u>
Commitment	<input checked="" type="checkbox"/> LOI	<input type="checkbox"/> Firm	<input type="checkbox"/> Conditional
Date:	<u>01/ 31/ 2003</u>		
Additional Information:	<u>The letter anticipated credits to be \$477,317; the Applicant submitted a revised sources and uses indicating a lower amount of \$3,482,635.</u>		

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

developments totaling 156 units since 1999.

SUMMARY OF SALIENT RISKS AND ISSUES

- € The Applicant's operating proforma is more than 5% outside of the Underwriter's verifiable range.
- € The significant financing structure changes being proposed have not been reviewed/accepted by the Applicant, lenders, and syndicators, and acceptable alternative structures may exist.

Underwriter:

Raquel Morales

Date: June 11, 2003

Director of Real Estate Analysis:

Tom Gouris

Date: June 11, 2003

MULTIFAMILY COMPARATIVE ANALYSIS

Cole Creek Apartments, Crockett, LIHTC #03069

Type of Unit	Number	Bedrooms	No. of Baths	Size in SF	Gross Rent Lmt.	Net Rent per Unit	Rent per Month	Rent per SF	Tnt Pd Util	Wtr, Swr, Trsh
TC30%	2	1	1	706	\$247	\$218	\$436	\$0.31	\$29.00	\$12.36
TC40%	1	1	1	706	330	\$301	301	0.43	29.00	12.36
TC50%	4	1	1	706	412	\$383	1,532	0.54	29.00	12.36
TC60%	1	1	1	706	495	\$466	466	0.66	29.00	12.36
TC30%	6	2	2	904	297	\$259	1,554	0.29	38.00	12.36
TC40%	2	2	2	904	396	\$358	716	0.40	38.00	12.36
TC50%	3	2	2	904	495	\$457	1,371	0.51	38.00	12.36
TC60%	18	2	2	904	594	\$556	10,008	0.62	38.00	12.36
MR	3	2	2	904		\$550	1,650	0.61	38.00	12.36
TC30%	3	3	2	1,134	343	\$296	888	0.26	47.00	12.36
TC40%	2	3	2	1,134	457	\$410	820	0.36	47.00	12.36
TC50%	6	3	2	1,134	571	\$524	3,144	0.46	47.00	12.36
TC60%	12	3	2	1,134	686	\$620	7,440	0.55	47.00	12.36
MR	1	3	2	1,134		\$620	620	0.55	47.00	12.36
TOTAL:	64		AVERAGE:	966	\$489	\$484	\$30,946	\$0.50	\$40.25	\$12.36

INCOME

Total Net Rentable Sq Ft: **61,792**

POTENTIAL GROSS RENT

Secondary Income Per Unit Per Month: \$15.00

Other Support Income: (describe)

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

Employee or Other Non-Rental Units or Concessions

EFFECTIVE GROSS INCOME

EXPENSES

	% OF EGI	PER UNIT	PER SQ FT			PER SQ FT	PER UNIT	% OF EGI
General & Administrative	4.75%	\$263	0.27	\$16,816	\$7,090	\$0.11	\$111	2.04%
Management	6.42%	355	0.37	22,731	\$17,395	0.28	272	5.00%
Payroll & Payroll Tax	15.65%	866	0.90	55,424	\$51,432	0.83	804	14.78%
Repairs & Maintenance	6.71%	371	0.38	23,771	\$16,554	0.27	259	4.76%
Utilities	7.65%	423	0.44	27,080	\$17,275	0.28	270	4.97%
Water, Sewer, & Trash	4.72%	261	0.27	16,725	\$14,304	0.23	224	4.11%
Property Insurance	4.19%	232	0.24	14,830	\$31,514	0.51	492	9.06%
Property Tax 2.32	8.09%	448	0.46	28,648	\$34,800	0.56	544	10.00%
Reserve for Replacements	3.61%	200	0.21	12,800	\$12,800	0.21	200	3.68%
Other Expenses: Supp Svcs & Security	2.28%	126	0.13	8,084	\$8,084	0.13	126	2.32%
TOTAL EXPENSES	64.07%	\$3,545	\$3.67	\$226,909	\$211,248	\$3.42	\$3,301	60.72%
NET OPERATING INC	35.93%	\$1,988	\$2.06	\$127,248	\$136,644	\$2.21	\$2,135	39.28%

DEBT SERVICE

First Lien Mortgage	33.52%	\$1,855	\$1.92	\$118,730	\$118,825	\$1.92	\$1,857	34.16%
HTF/SECO Grant	0.47%	\$26	\$0.03	1,667		\$0.00	\$0	0.00%
HTF/SECO Grant	0.00%	\$0	\$0.00	0		\$0.00	\$0	0.00%
NET CASH FLOW	1.93%	\$107	\$0.11	\$6,851	\$17,819	\$0.29	\$278	5.12%

AGGREGATE DEBT COVERAGE RATIO

RECOMMENDED DEBT COVERAGE RATIO

CONSTRUCTION COST

Description	Factor	% of TOTAL	PER UNIT	PER SQ FT			PER SQ FT	PER UNIT	% of TOTAL
Acquisition Cost (site or bldg)		3.30%	\$2,655	\$2.75	\$169,950	\$169,950	\$2.75	\$2,655	3.32%
Off-Sites		0.00%	0	0.00	0	0	0.00	0	0.00%
Sitework		8.34%	6,710	6.95	429,454	429,454	6.95	6,710	8.39%
Direct Construction		51.56%	41,461	42.94	2,653,511	2,596,499	42.02	40,570	50.75%
Contingency	2.94%	1.76%	1,418	1.47	90,779	90,779	1.47	1,418	1.77%
General Req'ts	5.89%	3.53%	2,837	2.94	181,557	181,557	2.94	2,837	3.55%
Contractor's G & A	1.96%	1.18%	946	0.98	60,519	60,519	0.98	946	1.18%
Contractor's Profit	5.89%	3.53%	2,837	2.94	181,557	181,557	2.94	2,837	3.55%
Indirect Construction		2.89%	2,327	2.41	148,900	148,900	2.41	2,327	2.91%
Ineligible Costs		2.98%	2,400	2.49	153,591	153,591	2.49	2,400	3.00%
Developer's G & A	2.00%	1.58%	1,269	1.31	81,235	0	0.00	0	0.00%
Developer's Profit	13.00%	10.26%	8,250	8.55	528,028	612,519	9.91	9,571	11.97%
Interim Financing		6.13%	4,929	5.11	315,478	315,478	5.11	4,929	6.17%
Reserves		2.95%	2,373	2.46	151,845	175,000	2.83	2,734	3.42%
TOTAL COST		100.00%	\$80,413	\$83.29	\$5,146,404	\$5,115,803	\$82.79	\$79,934	100.00%
Recap-Hard Construction Costs		69.90%	\$56,209	\$58.22	\$3,597,377	\$3,540,365	\$57.29	\$55,318	69.20%

SOURCES OF FUNDS

				WITH HTF	WITHOUT HTF
First Lien Mortgage	28.90%	\$23,237	\$24.07	\$1,487,168	\$1,427,805
HTF/SECO Grant				\$50,000	\$50,000
HTF/SECO Grant	1.87%	\$1,500	\$1.55	96,000	96,000
LIHTC Syndication Proceeds	67.67%	\$54,416	\$56.36	3,482,635	3,541,998
Deferred Developer Fees	0.00%	\$0	\$0.00	0	0
Additional (excess) Funds Required	1.57%	\$1,259	\$1.30	80,601	0
TOTAL SOURCES				\$5,146,404	\$5,115,803

MULTIFAMILY COMPARATIVE ANALYSIS (continued)

Cole Creek Apartments, Crockett, LIHTC #03069

DIRECT CONSTRUCTION COST ESTIMATE

Residential Cost Handbook
Average Quality Multiple Residence Basis

CATEGORY	FACTOR	UNITS/SQ FT	PER SF	AMOUNT
Base Cost			\$42.46	\$2,623,695
Adjustments				
Exterior Wall Finish	2.75%		\$1.17	\$72,152
Elderly			0.00	0
Roofing			0.00	0
Subfloor			(1.01)	(62,410)
Floor Cover			1.92	118,641
Porches/Balconies	\$18.19	17,362	5.11	315,736
Plumbing	\$615	168	1.67	103,320
Built-In Appliances	\$1,625	64	1.68	104,000
Stairs	\$1,400	24	0.54	33,600
Floor Insulation			0.00	0
Heating/Cooling			1.47	90,834
Garages/Carports	\$7.83	9,600	1.22	75,168
Comm &/or Aux Bldgs	\$59.56	3,289	3.17	195,899
Other:			0.00	0
SUBTOTAL			59.40	3,670,634
Current Cost Multiplier	1.03		1.78	110,119
Local Multiplier	0.86		(8.32)	(513,889)
TOTAL DIRECT CONSTRUCTION COSTS			\$52.87	\$3,266,864
Plans, specs, survy, bld prm	3.90%		(\$2.06)	(\$127,408)
Interim Construction Interest	3.38%		(1.78)	(110,257)
Contractor's OH & Profit	11.50%		(6.08)	(375,689)
NET DIRECT CONSTRUCTION COSTS			\$42.94	\$2,653,511

PAYMENT COMPUTATION

Primary	\$1,487,168	Term	360
Int Rate	7.00%	DCR	1.07

Secondary	\$50,000	Term	360
Int Rate	0.00%	Subtotal DCR	1.06

Additional		Term	
Int Rate		Aggregate DCR	1.06

RECOMMENDED FINANCING STRUCTURE:

Primary Debt Service	\$113,991
Secondary Debt Service	1,667
Additional Debt Service	0
NET CASH FLOW	\$11,590

Primary	\$1,427,805	Term	360
Int Rate	7.00%	DCR	1.12

Secondary	\$50,000	Term	360
Int Rate	0.00%	Subtotal DCR	1.10

Additional	\$0	Term	0
Int Rate	0.00%	Aggregate DCR	1.10

OPERATING INCOME & EXPENSE PROFORMA: RECOMMENDED FINANCING STRUCTURE

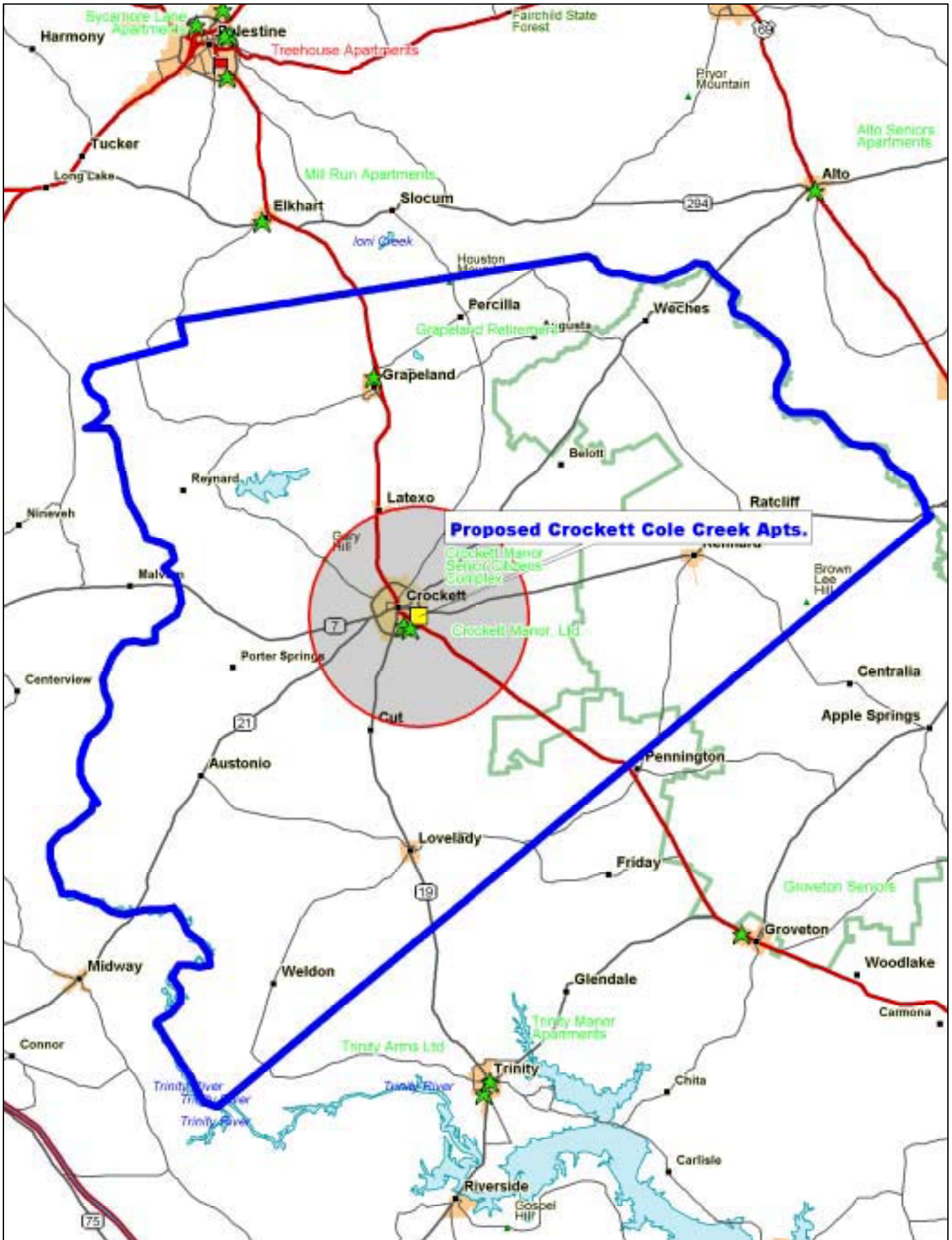
INCOME at 3.00%	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15	YEAR 20	YEAR 30
POTENTIAL GROSS RENT	\$371,352	\$382,493	\$393,967	\$405,786	\$417,960	\$484,530	\$561,703	\$651,168	\$875,115
Secondary Income	11,520	11,866	12,222	12,588	12,966	15,031	17,425	20,200	27,148
Other Support Income: (describ)	0	0	0	0	0	0	0	0	0
POTENTIAL GROSS INCOME	382,872	394,358	406,189	418,375	430,926	499,561	579,128	671,368	902,263
Vacancy & Collection Loss	(28,715)	(29,577)	(30,464)	(31,378)	(32,319)	(37,467)	(43,435)	(50,353)	(67,670)
Employee or Other Non-Rental	0	0	0	0	0	0	0	0	0
EFFECTIVE GROSS INCOME	\$354,157	\$364,781	\$375,725	\$386,996	\$398,606	\$462,094	\$535,694	\$621,016	\$834,593
EXPENSES at 4.00%									
General & Administrative	\$16,816	\$17,488	\$18,188	\$18,915	\$19,672	\$23,934	\$29,119	\$35,428	\$52,442
Management	22,731	23,413	24,115	24,838	25,584	29,658	34,382	39,858	53,566
Payroll & Payroll Tax	55,424	57,641	59,947	62,344	64,838	78,886	95,976	116,770	172,848
Repairs & Maintenance	23,771	24,722	25,711	26,740	27,809	33,834	41,164	50,083	74,135
Utilities	27,080	28,163	29,290	30,461	31,680	38,543	46,894	57,053	84,453
Water, Sewer & Trash	16,725	17,394	18,090	18,814	19,566	23,805	28,963	35,238	52,160
Insurance	14,830	15,423	16,040	16,682	17,349	21,108	25,681	31,245	46,250
Property Tax	28,648	29,794	30,985	32,225	33,514	40,775	49,609	60,356	89,342
Reserve for Replacements	12,800	13,312	13,844	14,398	14,974	18,218	22,165	26,968	39,919
Other	8,084	8,407	8,744	9,093	9,457	11,506	13,999	17,032	25,211
TOTAL EXPENSES	\$226,909	\$235,758	\$244,954	\$254,511	\$264,443	\$320,268	\$387,953	\$470,031	\$690,327
NET OPERATING INCOME	\$127,248	\$129,023	\$130,771	\$132,485	\$134,163	\$141,826	\$147,741	\$150,985	\$144,266
DEBT SERVICE									
First Lien Financing	\$113,991	\$113,991	\$113,991	\$113,991	\$113,991	\$113,991	\$113,991	\$113,991	\$113,991
Second Lien	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667
Other Financing	0	0	0	0	0	0	0	0	0
NET CASH FLOW	\$11,590	\$13,366	\$15,113	\$16,828	\$18,506	\$26,169	\$32,084	\$35,327	\$28,609
DEBT COVERAGE RATIO	1.10	1.12	1.13	1.15	1.16	1.23	1.28	1.31	1.25

LIHTC Allocation Calculation - Cole Creek Apartments, Crockett, LIHTC #03069

CATEGORY	APPLICANT'S TOTAL AMOUNTS	TDHCA TOTAL AMOUNTS	APPLICANT'S REHAB/NEW ELIGIBLE BASIS	TDHCA REHAB/NEW ELIGIBLE BASIS
(1) Acquisition Cost				
Purchase of land	\$169,950	\$169,950		
Purchase of buildings				
(2) Rehabilitation/New Construction Cost				
On-site work	\$429,454	\$429,454	\$429,454	\$429,454
Off-site improvements				
(3) Construction Hard Costs				
New structures/rehabilitation hard costs	\$2,596,499	\$2,653,511	\$2,596,499	\$2,653,511
(4) Contractor Fees & General Requirements				
Contractor overhead	\$60,519	\$60,519	\$60,519	\$60,519
Contractor profit	\$181,557	\$181,557	\$181,557	\$181,557
General requirements	\$181,557	\$181,557	\$181,557	\$181,557
(5) Contingencies				
	\$90,779	\$90,779	\$90,779	\$90,779
(6) Eligible Indirect Fees				
	\$148,900	\$148,900	\$148,900	\$148,900
(7) Eligible Financing Fees				
	\$315,478	\$315,478	\$315,478	\$315,478
(8) All Ineligible Costs				
	\$153,591	\$153,591		
(9) Developer Fees				
			\$600,711	
Developer overhead		\$81,235		\$81,235
Developer fee	\$612,519	\$528,028		\$528,028
(10) Development Reserves				
	\$175,000	\$151,845		
TOTAL DEVELOPMENT COSTS	\$5,115,803	\$5,146,404	\$4,605,454	\$4,671,018

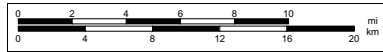
Deduct from Basis:				
All grant proceeds used to finance costs in eligible basis				
B.M.R. loans used to finance cost in eligible basis				
Non-qualified non-recourse financing				
Non-qualified portion of higher quality units [42(d)(3)]				
Historic Credits (on residential portion only)				
TOTAL ELIGIBLE BASIS			\$4,605,454	\$4,671,018
High Cost Area Adjustment			130%	130%
TOTAL ADJUSTED BASIS			\$5,987,090	\$6,072,323
Applicable Fraction			93.75%	93.75%
TOTAL QUALIFIED BASIS			\$5,612,897	\$5,692,803
Applicable Percentage			8.34%	8.34%
TOTAL AMOUNT OF TAX CREDITS			\$468,116	\$474,780

Syndication Proceeds	0.8099	\$3,791,357	\$3,845,331
Total Credits (Eligible Basis Method)		\$468,116	\$474,780
Syndication Proceeds		\$3,791,357	\$3,845,331
Requested Credits		\$477,317	
Syndication Proceeds		\$3,865,881	
Gap of Syndication Proceeds Needed With HTF & SECO		\$3,541,998	
Credit Amount		\$437,327	
Gap of Syndication Proceeds Needed Without HTF & SECO		\$3,667,122	
Credit Amount		\$452,776	



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 1" = 7.30 mi



**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS 2nd ADDENDUM**

DATE: July 21, 2003 **PROGRAM:** Multifamily Bond 4% **FILE NUMBER:** 2002-061
 LIHTC 02462
 HTF 03825

DEVELOPMENT NAME

Reading Road Apartments

APPLICANT

Name: Reading Road Apartments, L.P. **Type:** For Profit
Address: 1800 Bering Drive, Suite 850 **City:** Houston **State:** TX
Zip: 77057 **Contact:** Sally Gaskin **Phone:** (713) 334-5514 **Fax:** (713) 334-5614

PRINCIPALS of the APPLICANT/ KEY PARTICIPANTS

Name: Reading Road Development, LLC **(%):** 0.01 **Title:** Managing General Partner
Name: Sun America **(%):** 99.99 **Title:** Limited Partner
Name: J. Steven Ford **(%):** **Title:** Manager of G.P.
Name: Sally Gaskin **(%):** **Title:** Manager of G.P.
Name: William Henson **(%):** **Title:** Manager of G.P.

PROPERTY LOCATION

Location: 6000 Block of Reading Road near FM2218 **QCT** **DDA**
City: Rosenberg **County:** Fort Bend **Zip:** 77471

REQUEST

<u>Amount</u>	<u>Interest Rate</u>	<u>Amortization</u>	<u>Term</u>
1) \$10,250,000	5.865%	30 yrs	30 yrs
2) \$1,950,000	6.75%	30 yrs	30 yrs
3) \$624,757	N/A	N/A	N/A
4) \$325,000	N/A	N/A	N/A
5) \$350,000	0%	N/A	N/A

Other Requested Terms:

- 1) Senior tax-exempt private activity mortgage revenue bonds-actual amount allocated has not changed but new terms are 5.865% interest rate and 30-year amortization (previously approved)
- 2) Subordinate tax-exempt private activity mortgage revenue bonds- allocated and previously placed (previously approved)
- 3) Annual ten-year allocation of low-income housing tax credits- previously allocated (previously approved)
- 4) HTF SECO grant
- 5) HTF loan

Proposed Use of Funds: New Construction **Property Type:** Multifamily

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS 2nd ADDENDUM**

RECOMMENDATION

- RECOMMEND CONTINUED APPROVAL OF AN LIHTC ALLOCATION NOT TO EXCEED \$624,757 ANNUALLY FOR TEN YEARS, SUBJECT TO CONDITIONS.

- RECOMMEND CONTINUED APPROVAL OF SENIOR TAX-EXEMPT BONDS NOT TO EXCEED \$10,500,000, STRUCTURED AS FULLY AMORTIZING OVER 30 YEARS AT 5.865 INTEREST, SUBJECT TO CONDITIONS:

- RECOMMEND CONTINUED APPROVAL OF SUBORDINATE TAX-EXEMPT BONDS NOT TO EXCEED \$1,950,000, WITH POSSIBLE MANDATORY REDEMPTION TO \$1,818,000, STRUCTURED AS FULLY AMORTIZING OVER 30 YEARS AT 6.75% INTEREST, SUBJECT TO CONDITIONS:

- RECOMMEND APPROVAL OF A HTF AWARD NOT TO EXCEED \$350,000, STRUCTURED AS A NONAMORTIZING LOAN WITH DEFERRED PAYMENT FOR FIVE YEARS, AT WHICH TIME THE REPAYMENT STRUCTURE SHOULD BE REEVALUATED, SUBJECT TO CONDITIONS.

- RECOMMEND SECO GRANT NOT TO EXCEED \$325,000.

CONDITIONS

1. Receipt, review, and acceptance of the revised final financing commitment provided to be executed by all principals of the Applicant;
2. Should the terms of the proposed debt be altered, the previous condition and recommendations herein should be re-evaluated.

ADDENDUM

Reading Road Apartments is a 4% LIHTC/MRB project that was originally underwritten in December of 2002. The Applicant received an annual allocation of tax credits in the amount of \$624,757 and a tax-exempt bond award of \$12,200,000 structured as fully amortizing over not less than 35 years at not more than 6.75% interest. Subsequent to completion of the original underwriting report, the Applicant submitted a request to change the financing structure as follows: bonds issued by TDHCA in an amount equal to \$10,250,000 will be placed with Capri Capital at an underwritten interest rate of 5.865% amortized over a term of 30 years, and \$1,950,000 in subordinate lien tax-exempt bonds at an all-in interest rate of 6.90%, also fully amortizing over a term of 30 years. A recommendation to accept the proposed changes was conditioned upon receipt, review and acceptance of a revised financing commitment executed by all principals of the Applicant.

In February of 2003, an application was submitted requesting a SECO grant in the amount of \$325,000 and a HTF loan in the amount of \$350,000 at 0% interest. No term was indicated on the Funding Request form of the Uniform Application. The application packet includes revised architectural plans, cost schedule, and operating expenses. In addition, due to HTF program rules, the rent schedule was changed to reflect two one-bedroom units set-aside to be affordable to households earning 30% or less of AMGI. As a result of the change in income set-asides, the development's effective gross rent estimate has decreased by \$7,437.

While the Applicant's total annual operating expense estimate has also decreased by \$32,256, the Underwriter's estimate has increased due to the change in net rentable area as reflected in the revised architectural plans. The changes to the design of the development also resulted in an increase of \$300K in the Underwriter's direct construction cost estimates. Overall, the Applicant's total development cost figure is \$497K higher than presented at the time of their request for restructure, but still within 5% of the Underwriter's current estimate.

Because the Applicant's total operating expense and net operating income projections do not fall within 5% of the Underwriter's estimates, the Underwriter's proforma is used to determine the development's debt service capacity. The current analysis indicates the development cannot support the bond debt service and related fees without resulting in a debt coverage ratio that is below the Department's minimum guideline of

TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS 2nd ADDENDUM

1.10. It also appears that the development will have difficulty meeting the bonds-only debt service in the first year of stabilized operation. In order to achieve an initial debt coverage ratio of 1.10, the Underwriter predicts that up to \$132,000 in subordinate bonds may need to be redeemed at the time of conversion to permanent.

If the Applicant is required to redeem a portion of the bonds, it is likely the subordinate bonds will be reduced to an estimated total of \$1,818,000. Despite the possibility of a reduction in the total bond amount, and regardless of an award of HTF and/or SECO funds, projected deferred fees appear to be repayable from operating cashflow within 15 years of stabilized operation based on only the debt service and fees related to the bond financing and tax credit allocation.

Due to the large deferred developer fee, the initial debt service capacity for the HTF loan is minimal. It is recommended that the Applicant receive a HTF award structured with deferred payments through year five of operation. The development should be re-evaluated at maturity and the repayment terms of the HTF loan structured in accordance with historical cash flow at that time. Although the requested HTF and SECO funds are not needed to guarantee the feasibility of the development, an award would result in two units targeting households with income at or below 30% of AMGI.

Underwriter:	_____	Date:	July 21, 2003
	<i>Lisa Vecchietti</i>		
Director of Real Estate Analysis:	_____	Date:	July 21, 2003
	<i>Tom Gouris</i>		

MULTIFAMILY FINANCIAL ASSISTANCE REQUEST: Comparative Analysis

Reading Road, Rosenberg, Bond #2002-061, LIHTC # 02462, HTF # 03825 2nd ADDENDUM

Type of Unit	Number	Bedrooms	No. of Baths	Size in SF	Gross Rent Lmt.	Net Rent per Unit	Rent per Month	Rent per SF	Int Pd Util	Trash
HTF/TC30%	2	1	1	684	\$335	\$249	\$498	\$0.36	86.00	\$11.00
HTF/TC60%	54	1	1	684	670	584	31,536	0.85	86.00	11.00
HTF/TC60%	18	1	1	697	670	584	10,512	0.84	86.00	11.00
HTF/TC60%	2	1	1	791	670	584	1,168	0.74	86.00	11.00
HTF/TC60%	56	2	2	975	804	677	37,912	0.69	127.00	11.00
HTF/TC60%	48	2	2	1,077	804	677	32,496	0.63	127.00	11.00
HTF/TC60%	68	3	2	1,183	930	778	52,904	0.66	152.00	11.00
HTF/TC60%	4	3	2	1,295	930	778	3,112	0.60	152.00	11.00
TOTAL:	252		AVERAGE:	970	\$797	\$675	\$170,138	\$0.70	\$121.78	\$11.00

INCOME				TOTAL Net Rentable Sq Ft: 244,352		TDHCA	APPLICANT			
POTENTIAL GROSS RENT						\$2,041,656	\$2,041,656			
Secondary Income		Per Unit Per Month:	\$15.00			45,360	45,360	\$15.00	Per Unit Per Month	
Other Support Income						0	0			
POTENTIAL GROSS INCOME						\$2,087,016	\$2,087,016			
Vacancy & Collection Loss		% of Potential Gross Income:	-7.50%			(156,526)	(146,088)	-7.00%	of Potential Gross Income	
Employee or Other Non-Rental Units or Concessions						0	0			
EFFECTIVE GROSS INCOME						\$1,930,490	\$1,940,928			
EXPENSES				% OF EGI	PER UNIT	PER SQ FT		PER SQ FT	PER UNIT	% OF EGI
General & Administrative		4.11%	\$315	\$0.32	\$79,287	\$62,000	\$0.25	\$246	3.19%	
Management		5.00%	383	0.40	96,524	104,351	0.43	414	5.38%	
Payroll & Payroll Tax		11.38%	872	0.90	219,744	184,000	0.75	730	9.48%	
Repairs & Maintenance		5.74%	440	0.45	110,878	144,478	0.59	573	7.44%	
Utilities		4.07%	311	0.32	78,489	37,500	0.15	149	1.93%	
Water, Sewer, & Trash		2.52%	193	0.20	48,680	61,500	0.25	244	3.17%	
Property Insurance		2.53%	194	0.20	48,870	59,771	0.24	237	3.08%	
Property Tax	2.84038	10.20%	781	0.81	196,838	150,211	0.61	596	7.74%	
Reserve for Replacements		2.61%	200	0.21	50,400	50,400	0.21	200	2.60%	
Other: Security, Compliance, Supportive S		2.38%	182	0.19	45,933	45,933	0.19	182	2.37%	
TOTAL EXPENSES				50.54%	\$3,872	\$3.99		\$3.68	\$3,572	46.38%
NET OPERATING INC				49.46%	\$3,789	\$3.91		\$4.26	\$4,130	53.62%
DEBT SERVICE										
Total Bond Financing		45.51%	\$3,486	\$3.60	\$878,577	\$939,092	\$3.84	\$3,727	48.38%	
Trustee Fee		0.18%	\$14	\$0.01	\$3,500	3,500	\$0.01	\$14	0.18%	
TDHCA Admin. Fees		0.53%	\$41	\$0.04	10,250	13,650	\$0.06	\$54	0.70%	
Asset Oversight & Compliance Fees		0.65%	\$50	\$0.05	12,600	12,600	\$0.05	\$50	0.65%	
NET CASH FLOW				2.59%	\$198	\$0.20		\$0.29	\$285	3.71%
AGGREGATE DEBT COVERAGE RATIO								1.06	1.07	
BONDS & TRUSTEE FEE-ONLY DEBT COVERAGE RATIO								1.08	1.10	
ALTERNATIVE BONDS-ONLY DEBT COVERAGE RATIO								1.10		

CONSTRUCTION COST				TDHCA	APPLICANT	PER SQ FT	PER UNIT	% OF TOTAL		
Description	Factor	% of TOTAL	PER UNIT	PER SQ FT						
Acquisition Cost (site or bldng)		6.10%	\$5,101	\$5.26	\$1,285,524	\$1,285,524	\$5.26	\$5,101	6.38%	
Off-Sites		0.00%	0	0.00	0	0	0.00	0	0.00%	
Sitework		7.41%	6,200	6.39	1,562,500	1,562,500	6.39	6,200	7.76%	
Direct Construction		48.95%	40,955	42.24	10,320,734	9,292,500	38.03	36,875	46.13%	
Contingency	2.52%	1.42%	1,190	1.23	300,000	300,000	1.23	1,190	1.49%	
General Req'ts	6.00%	3.38%	2,829	2.92	712,994	880,250	3.60	3,493	4.37%	
Contractor's G & A	1.89%	1.06%	890	0.92	224,250	224,250	0.92	890	1.11%	
Contractor's Profit	5.66%	3.19%	2,670	2.75	672,750	672,750	2.75	2,670	3.34%	
Indirect Construction		3.44%	2,879	2.97	725,500	725,500	2.97	2,879	3.60%	
Ineligible Costs		5.28%	4,420	4.56	1,113,913	1,113,913	4.56	4,420	5.53%	
Developer's G & A	1.87%	1.43%	1,197	1.23	301,684	301,684	1.23	1,197	1.50%	
Developer's Profit	12.41%	9.48%	7,930	8.18	1,998,444	1,998,444	8.18	7,930	9.92%	
Interim Financing		7.53%	6,297	6.49	1,586,746	1,586,746	6.49	6,297	7.88%	
Reserves		1.33%	1,109	1.14	279,580	200,000	0.82	794	0.99%	
TOTAL COST				100.00%	\$83,669	\$86.29		\$82.44	\$79,937	100.00%
Recap-Hard Construction Costs				65.42%	\$54,735	\$56.45		\$52.92	\$51,318	64.20%

SOURCES OF FUNDS				TDHCA	APPLICANT	RECOMMENDED	
1st tier bonds		48.61%	\$40,675	\$41.95	\$10,250,000	\$10,250,000	Developer Fee Available
Second tier bonds		9.25%	\$7,738	\$7.98	1,950,000	1,950,000	\$2,300,128
HTF Loan		1.66%	\$1,389	\$1.43	350,000	350,000	% of Dev. Fee Deferred
HTF/SECO Grant		1.54%	\$1,290	\$1.33	325,000	325,000	102%
LIHTC Syndication Proceeds		25.14%	\$21,033	\$21.69	5,300,358	5,300,358	15-Yr Cumulative Cash Flow
Deferred Contractor's/Developer's Fee		11.21%	\$9,377	\$9.67	2,363,074	2,363,074	\$2,938,747
Additional (excess) Funds Required		2.59%	\$2,167	\$2.24	546,186	(394,372)	0
TOTAL SOURCES					\$21,084,618	\$20,144,060	\$20,144,060

MULTIFAMILY FINANCIAL ASSISTANCE REQUEST (continued)

Reading Road, Rosenberg, Bond #2002-061, LIHTC # 02462, HTF # 03825 2nd ADDENDUM

DIRECT CONSTRUCTION COST ESTIMATE

Residential Cost Handbook

Average Quality Multiple Residence Basis

CATEGORY	FACTOR	UNITS/SQ FT	PER SF	AMOUNT
Base Cost			\$42.16	\$10,300,966
Adjustments				
Exterior Wall Finish	4.50%		\$1.90	\$463,543
Elderly			0.00	0
Roofing			0.00	0
Subfloor			(1.01)	(246,796)
Floor Cover			1.92	469,156
Porches/Balconies	\$21.41	25,245	2.21	540,369
Plumbing	\$615	600	1.51	369,000
Built-In Appliances	\$1,625	252	1.68	409,500
Interior Stairs	\$865	108	0.38	93,420
Floor Insulation			0.00	0
Heating/Cooling			1.47	359,197
Garages	\$12.01	50,400	2.48	605,304
Comm &/or Aux Bldgs	\$53.18	5,441	1.18	289,333
Exterior Stairs	\$1,625.00	6	0.04	9,750
SUBTOTAL			55.91	13,662,744
Current Cost Multiplier	1.02		1.12	273,255
Local Multiplier	0.91		(5.03)	(1,229,647)
TOTAL DIRECT CONSTRUCTION COSTS			\$52.00	\$12,706,352
Plans, specs, survy, bld prm	3.90%		(\$2.03)	(\$495,548)
Interim Construction Interes	3.38%		(1.76)	(428,839)
Contractor's OH & Profit	11.50%		(5.98)	(1,461,230)
NET DIRECT CONSTRUCTION COSTS			\$42.24	\$10,320,734

PAYMENT COMPUTATION

Primary	\$10,250,000	Amort	360
Int Rate	5.865%	DCR	1.09

Secondary	\$1,950,000	Amort	360
Int Rate	6.75%	Subtotal DCR	1.07

Additional	\$350,000	Amort	
Int Rate	0.00%	Aggregate DCR	1.06

RECOMMENDED FINANCING STRUCTURE APPLICANT'S NOI:

Primary Debt Service	\$726,806
Subordinate Debt Service	141,498
TDHCA Fees	26,350
NET CASH FLOW	\$146,130

Primary	\$10,250,000	Amort	360
Int Rate	5.865%	DCR	1.31

Debt plus Trustee Fee	\$1,818,000	Amort	360
Int Rate	6.75%	Subtotal DCR	1.10

All-in Debt Costs	\$350,000	Amort	0
Int Rate	0.00%	Aggregate DCR	1.07

OPERATING INCOME & EXPENSE PROFORMA: RECOMMENDED FINANCING STRUCTURE

INCOME at 3.00%	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15	YEAR 20	YEAR 30
POTENTIAL GROSS RENT	\$2,041,656	\$2,102,906	\$2,165,993	\$2,230,973	\$2,297,902	\$2,663,898	\$3,088,188	\$3,580,056	\$4,811,296
Secondary Income	45,360	46,721	48,122	49,566	51,053	59,185	68,611	79,539	106,894
Other Support Income	0	0	0	0	0	0	0	0	0
POTENTIAL GROSS INCOME	2,087,016	2,149,626	2,214,115	2,280,539	2,348,955	2,723,083	3,156,799	3,659,595	4,918,190
Vacancy & Collection Loss	(156,526)	(161,222)	(166,059)	(171,040)	(176,172)	(204,231)	(236,760)	(274,470)	(368,864)
Employee or Other Non-Rental I	0	0	0	0	0	0	0	0	0
EFFECTIVE GROSS INCOME	\$1,930,490	\$1,988,404	\$2,048,057	\$2,109,498	\$2,172,783	\$2,518,851	\$2,920,039	\$3,385,126	\$4,549,326
EXPENSES at 4.00%									
General & Administrative	\$79,287	\$82,459	\$85,757	\$89,187	\$92,755	\$112,851	\$137,300	\$167,046	\$247,270
Management	96,524	99,420	102,403	105,475	108,639	125,943	146,002	169,256	227,466
Payroll & Payroll Tax	219,744	228,534	237,675	247,182	257,069	312,764	380,526	462,967	685,305
Repairs & Maintenance	110,878	115,313	119,925	124,722	129,711	157,814	192,004	233,603	345,789
Utilities	78,489	81,629	84,894	88,289	91,821	111,714	135,918	165,364	244,780
Water, Sewer & Trash	48,680	50,627	52,653	54,759	56,949	69,287	84,298	102,562	151,817
Insurance	48,870	50,825	52,858	54,973	57,171	69,558	84,628	102,963	152,410
Property Tax	196,838	204,712	212,900	221,416	230,273	280,162	340,860	414,709	613,870
Reserve for Replacements	50,400	52,416	54,513	56,693	58,961	71,735	87,276	106,185	157,180
Other	45,933	47,770	49,681	51,668	53,735	65,377	79,541	96,774	143,249
TOTAL EXPENSES	\$975,645	\$1,013,705	\$1,053,259	\$1,094,365	\$1,137,085	\$1,377,205	\$1,668,354	\$2,021,430	\$2,969,136
NET OPERATING INCOME	\$954,845	\$974,699	\$994,797	\$1,015,133	\$1,035,698	\$1,141,647	\$1,251,685	\$1,363,696	\$1,580,190
DEBT SERVICE									
Total Bond Financing	\$868,304	\$868,304	\$868,304	\$868,304	\$868,304	\$868,304	\$868,304	\$868,304	\$868,304
HTF Loan	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fee	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500
TDHCA Admin. Fees	10,250	10,121	9,984	9,839	9,685	8,765	7,533	5,881	704
Asset Oversight & Compliance F	12,600	13,104	13,628	14,173	14,740	17,934	21,819	26,546	39,295
Cash Flow	60,192	79,671	99,382	119,317	139,469	243,144	350,530	459,465	668,387
AGGREGATE DCR	1.07	1.09	1.11	1.13	1.16	1.27	1.39	1.51	1.73
BONDS & TRUSTEE FEE-ONLY D	1.10	1.12	1.14	1.16	1.19	1.31	1.44	1.56	1.81
BONDS-ONLY DCR	1.10	1.12	1.15	1.17	1.19	1.31	1.44	1.57	1.82
						191,306	296,837	404,997	563,926

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS ADDENDUM**

DATE: June 17, 2003 **PROGRAM:** Multifamily Bond 4% LIHTC **FILE NUMBER:** 2002-061 02462

DEVELOPMENT NAME

Reading Road Apartments

APPLICANT

Name: Reading Road Apartments, L.P. **Type:** For Profit
Address: 1800 Bering Drive, Suite 850 **City:** Houston **State:** TX
Zip: 77057 **Contact:** Sally Gaskin **Phone:** (713) 334-5514 **Fax:** (713) 334-5614

PRINCIPALS of the APPLICANT/ KEY PARTICIPANTS

Name: Reading Road Development, LLC **(%):** 0.01 **Title:** Managing General Partner
Name: Sun America **(%):** 99.99 **Title:** Limited Partner
Name: J. Steven Ford **(%):** **Title:** Manager of G.P.
Name: Sally Gaskin **(%):** **Title:** Manager of G.P.
Name: William Henson **(%):** **Title:** Manager of G.P.

PROPERTY LOCATION

Location: 6000 Block of Reading Road near FM2218 **QCT** **DDA**
City: Rosenberg **County:** Fort Bend **Zip:** 77471

REQUEST

<u>Amount</u>	<u>Interest Rate</u>	<u>Amortization</u>	<u>Term</u>
1) \$10,250,000	5.865%	30 yrs	30 yrs
2) \$1,950,000	6.75%	30 yrs	30 yrs
3) \$624,757	N/A	N/A	N/A
Other Requested Terms:	1. Senior tax-exempt private activity mortgage revenue bonds-actual amount allocated has not changed but new terms are 5.865% interest rate and 30-year amortization 2. Subordinate tax-exempt private activity mortgage revenue bonds- allocated and previously placed 2. Annual ten-year allocation of low-income housing tax credits- previously allocated		
Proposed Use of Funds:	New Construction		

RECOMMENDATION

- RECOMMEND CONTINUED APPROVAL OF AN LIHTC ALLOCATION NOT TO EXCEED \$624,757 ANNUALLY FOR TEN YEARS, SUBJECT TO CONDITIONS.
- RECOMMEND APPROVAL OF SENIOR TAX-EXEMPT BONDS NOT TO EXCEED \$10,500,000, STRUCTURED AS FULLY AMORTIZING OVER 30 YEARS AT 5.865 INTEREST, SUBJECT TO CONDITIONS:
- RECOMMEND APPROVAL OF SUBORDINATE TAX-EXEMPT BONDS NOT TO EXCEED

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS ADDENDUM**

\$1,950,000, STRUCTURED AS FULLY AMORTIZING OVER 30 YEARS AT 6.75% INTEREST,
SUBJECT TO CONDITIONS:

CONDITIONS

1. Receipt, review, and acceptance of the revised financing commitment provided to be executed by all principals of the Applicant;
2. Should the terms of the proposed debt be altered, the previous condition and recommendations herein should be re-evaluated.

ADDENDUM

Reading Road Apartments is a new construction project that was originally underwritten in December of 2002 for the 4% LIHTC/Tax-Exempt bond cycle. The Applicant received an annual allocation of tax credits in the amount of \$624,757 and a tax-exempt bond award of \$12,200,000 structured as fully amortizing over not less than 35 years at not more than 6.75% interest, subject to the following conditions: (1) receipt, review and acceptance of an executed financing commitment not to exceed \$12,200,000 reflecting the terms as outlined above; and (2) should the terms of the proposed debt be altered, the previous conditions and recommendations herein should be re-evaluated.

The original recommendation was conditioned upon receiving the items listed above because the original commitment provided was not an executed agreement. In response to the conditions listed above, the Applicant submitted an original loan commitment from Capri Capital with a commitment from Freddie Mac for credit enhancement and an amendment to the original loan commitment. The commitment letter reflects that the bonds are to be issued by the TDHCA and placed with Capri Capital in an amount of \$10,250,000. The underwritten interest rate on the senior lien bonds, per the commitment letter from Capri Capital, is 5.865% based upon the fixed rate payment plus the bond fee component, the credit enhancement fee and the servicing spread. The bond mortgage loan term will be 2.5 years for the construction phase plus 6 months extension and 30 years for the permanent phase. The amortization for the bond mortgage loan will be 30 years. This development will also receive \$1,950,000 in subordinate lien tax-exempt bonds which were previously placed with Kirk Patrick Pettis. A commitment letter for the subordinate lien bonds was not provided at the time of this addendum, but information was provided by Jerry Wright, Managing Director for Newman & Associates which is the underwriter for Capri Capital. According to Mr. Wright, the subordinate lien tax-exempt bonds will have a total interest rate of 6.90%, consisting of a 6.75% bond rate plus an issuer fee of 10 basis points and a trustee fee of 5 basis points. The overall permanent loan rate for the senior lien tax exempt bonds is anticipated to be 4.965% consisting of a swap rate of 3.60%, construction credit enhancement fee of 30 basis points, permanent credit enhancement fee of 70 basis points, Freddie liquidity fee of 15 basis points, Freddie swap enhancement fee of 15 basis points, remarketing fee of 12.50 basis points, issuer fee of 10 basis points, trustee fee of 5 basis points and Capri servicing fee of 9 basis points.

The original underwriting analysis recommended an award of tax-exempt bonds not to exceed \$12,200,000 structured as fully amortizing over not less than 35 years at not more than 6.75% interest. However, based on the information provided by the Applicant the loan at the proposed terms will provide a debt coverage ratio that is within the acceptable TDHCA underwriting guidelines of 1.10 to 1.30. Additionally, the first condition stated that the Applicant was to provide an executed financing commitment in order to receive the recommended tax credit and tax-exempt bond award. While the Applicant provided this information, the commitment was only executed by one of the three principals of the Applicant, J. Steven Ford. The other two guarantors of the development, Sally Gaskin and William Henson, did not execute the financing commitment provided. Therefore, this addendum is conditioned upon receipt, review and acceptance of the revised financing commitment provided executed by all principals of the Applicant.

Underwriter:

Raquel Morales

Date: June 17, 2003

Director of Real Estate Analysis:

Tom Gouris

Date: June 17, 2003

MULTIFAMILY FINANCIAL ASSISTANCE REQUEST: Comparative Analysis

Reading Road, Rosenberg, Bond #2002-061, LIHTC # 02462 Addendum

Type of Unit	Number	Bedrooms	No. of Baths	Size in SF	Gross Rent Lmt.	Net Rent per Unit	Rent per Month	Rent per SF	Tnt Pd Util	Trash
TC60%	76	1	1	684	\$670	\$584	\$44,384	\$0.85	\$86.00	\$11.00
TC60%	56	2	2	975	804	677	37,912	0.69	127.00	11.00
TC60%	48	2	2	982	804	677	32,496	0.69	127.00	11.00
TC60%	72	3	2	1,183	930	778	56,016	0.66	152.00	11.00
TOTAL:	252		AVERAGE:	948	\$800	\$678	\$170,808	\$0.71	\$121.78	\$11.00

INCOME Total Net Rentable Sq Ft: **238,896**

POTENTIAL GROSS RENT
 Secondary Income Per Unit Per Month: \$15.00
 Other Support Income
 POTENTIAL GROSS INCOME
 Vacancy & Collection Loss % of Potential Gross Income: -7.50%
 Employee or Other Non-Rental Units or Concessions

EFFECTIVE GROSS INCOME

EXPENSES	% OF EGI	PER UNIT	PER SQ FT
General & Administrative	4.04%	\$311	\$0.33
Management	5.00%	385	0.41
Payroll & Payroll Tax	11.34%	872	0.92
Repairs & Maintenance	5.65%	435	0.46
Utilities	3.56%	274	0.29
Water, Sewer, & Trash	3.00%	231	0.24
Property Insurance	2.47%	190	0.20
Property Tax 2.84038	10.16%	781	0.82
Reserve for Replacements	2.60%	200	0.21
Other: Security, Compliance, Sup	2.73%	210	0.22
TOTAL EXPENSES	50.55%	\$3,888	\$4.10
NET OPERATING INC	49.45%	\$3,803	\$4.01

DEBT SERVICE

1st tier bonds	37.50%	\$2,884	\$3.04
Trustee Fee	0.18%	\$14	\$0.01
TDHCA Admin. Fees	0.53%	\$41	\$0.04
Asset Oversight & Compliance Fee	0.65%	\$50	\$0.05
NET CASH FLOW	10.58%	\$814	\$0.86

AGGREGATE DEBT COVERAGE RATIO

BONDS & TRUSTEE FEE-ONLY DEBT COVERAGE RATIO

ALTERNATIVE BONDS-ONLY DEBT COVERAGE RATIO

CONSTRUCTION COST

Description	Factor	% of TOTAL	PER UNIT	PER SQ FT
Acquisition Cost (site or bldng)		5.95%	\$4,841	\$5.11
Off-Sites		0.00%	0	0.00
Sitework		7.62%	6,200	6.54
Direct Construction		49.61%	40,394	42.61
Contingency 5.00%		2.86%	2,330	2.46
General Req'ts 5.73%		3.28%	2,670	2.82
Contractor's G & A 1.91%		1.09%	890	0.94
Contractor's Prof: 5.73%		3.28%	2,670	2.82
Indirect Construction		2.99%	2,433	2.57
Ineligible Costs		4.66%	3,797	4.00
Developer's G & A 1.91%		1.47%	1,197	1.26
Developer's Profit 12.39%		9.56%	7,782	8.21
Interim Financing		6.40%	5,210	5.50
Reserves		1.24%	1,007	1.06
TOTAL COST		100.00%	\$81,419	\$85.89

Recap-Hard Construction Costs 67.74% \$55,153 \$58.18

SOURCES OF FUNDS

1st tier bonds	49.96%	\$40,675	\$42.91
Second tier bonds	9.50%	\$7,738	\$8.16
LIHTC Syndication Proceeds	26.87%	\$21,880	\$23.08
Deferred Developer's Fee	10.22%	\$8,322	\$8.78
Additional (excess) Funds Required	3.44%	\$2,804	\$2.96
TOTAL SOURCES			

	TDHCA	APPLICANT			
	\$2,049,696	\$2,049,696			
	45,360	45,360	\$15.00	Per Unit Per Month	
	0	0			
	\$2,095,056	\$2,095,056			
	(157,129)	(157,128)	-7.50%	of Potential Gross Income	
	0	0			
	\$1,937,927	\$1,937,928			
			PER SQ FT	PER UNIT	% OF EGI
	\$78,316	\$64,490	\$0.27	\$256	3.33%
	96,896	96,896	0.41	385	5.00%
	219,744	180,200	0.75	715	9.30%
	109,526	160,000	0.67	635	8.26%
	68,948	38,500	0.16	153	1.99%
	58,221	67,000	0.28	266	3.46%
	47,779	71,669	0.30	284	3.70%
	196,838	150,258	0.63	596	7.75%
	50,400	50,400	0.21	200	2.60%
	52,987	52,987	0.22	210	2.73%
	\$979,656	\$932,400	\$3.90	\$3,700	48.11%
	\$958,271	\$1,005,528	\$4.21	\$3,990	51.89%
	\$726,806	\$811,774	\$3.40	\$3,221	41.89%
	\$3,500	3,500	\$0.01	\$14	0.18%
	10,250	13,650	\$0.06	\$54	0.70%
	12,600	12,600	\$0.05	\$50	0.65%
	\$205,115	\$164,004	\$0.69	\$651	8.46%
	1.27	1.19			
	1.31	1.23			
		1.14			

	TDHCA	APPLICANT	PER SQ FT	PER UNIT	% of TOTAL
	\$1,220,000	\$1,220,000	\$5.11	\$4,841	6.21%
	0		0.00	0	0.00%
	1,562,500	1,562,500	6.54	6,200	7.95%
	10,179,222	9,292,500	38.90	36,875	47.30%
	587,086	657,500	2.75	2,609	3.35%
	672,750	672,750	2.82	2,670	3.42%
	224,250	224,250	0.94	890	1.14%
	672,750	672,750	2.82	2,670	3.42%
	613,000	613,000	2.57	2,433	3.12%
	956,744	956,744	4.00	3,797	4.87%
	301,684	301,684	1.26	1,197	1.54%
	1,960,944	1,960,944	8.21	7,782	9.98%
	1,312,914	1,312,914	5.50	5,210	6.68%
	253,819	200,000	0.84	794	1.02%
	\$20,517,663	\$19,647,536	\$82.24	\$77,966	100.00%

\$13,898,558 \$13,082,250 \$54.76 \$51,914 66.58%

	TDHCA	APPLICANT	RECOMMENDED
	\$10,250,000	\$10,250,000	\$10,250,000
	1,950,000	1,950,000	1,950,000
	5,513,798	5,513,798	5,055,473
	2,097,173	2,097,173	2,392,063
	706,692	(163,435)	0
	\$20,517,663	\$19,647,536	\$19,647,536

MULTIFAMILY FINANCIAL ASSISTANCE REQUEST (continued)

Reading Road, Rosenberg, Bond #2002-061, LIHTC # 02462 Addendum

DIRECT CONSTRUCTION COST ESTIMATE

Residential Cost Handbook

Average Quality Multiple Residence Basis

CATEGORY	FACTOR	UNITS/SQ FT	PER SF	AMOUNT
Base Cost			\$42.35	\$10,117,873
Adjustments				
Exterior Wall Finish	4.50%		\$1.91	\$455,304
Elderly			0.00	0
Roofing			0.00	0
Subfloor			(1.01)	(241,285)
Floor Cover			1.92	458,680
Porches/Balconies	\$21.41	25,245	2.26	540,369
Plumbing	\$615	528	1.36	324,720
Built-In Appliances	\$1,625	252	1.71	409,500
Stairs	\$1,625	114	0.78	185,250
Floor Insulation			0.00	0
Heating/Cooling			1.47	351,177
Garages	\$12.01	50,400	2.53	605,304
Comm &/or Aux Bldg	\$53.70	5,000	1.12	268,515
Other:			0.00	0
SUBTOTAL			56.41	13,475,408
Current Cost Multiplier	1.02		1.13	269,508
Local Multiplier	0.91		(5.08)	(1,212,787)
TOTAL DIRECT CONSTRUCTION COSTS			\$52.46	\$12,532,130
Plans, specs, survy, b	3.90%		(\$2.05)	(\$488,753)
Interim Construction I	3.38%		(1.77)	(422,959)
Contractor's OH & Prof	11.50%		(6.03)	(1,441,195)
NET DIRECT CONSTRUCTION COSTS			\$42.61	\$10,179,222

PAYMENT COMPUTATION

Primary	\$10,250,000	Amort	360
Int Rate	5.865%	DCR	1.32

Secondary	\$1,950,000	Amort	360
Int Rate	6.75%	Subtotal DCR	1.30

Additional		Amort	
Int Rate		Aggregate DCR	1.27

RECOMMENDED FINANCING STRUCTURE APPLICANT'S NOI:

Primary Debt Service	\$726,806
Subordinate Debt Service	151,772
TDHCA Fees	26,350
NET CASH FLOW	\$100,601

Primary	\$10,250,000	Amort	360
Int Rate	5.865%	DCR	1.38

Debt plus Trustee	\$1,950,000	Amort	360
Int Rate	6.75%	Subtotal DCR	1.14

All-in Debt Costs	\$0	Amort	0
Int Rate	0.00%	Aggregate DCR	1.11

OPERATING INCOME & EXPENSE PROFORMA: RECOMMENDED FINANCING STRUCTURE APPLICANT'S NOI

INCOME at 3.00%	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15	YEAR 20	YEAR 30
POTENTIAL GROSS RENT	\$2,049,696	\$2,111,187	\$2,174,522	\$2,239,758	\$2,306,951	\$2,674,388	\$3,100,349	\$3,594,154	\$4,830,243
Secondary Income	45,360	46,721	48,122	49,566	51,053	59,185	68,611	79,539	106,894
Developer's Profit	0	0	0	0	0	0	0	0	0
POTENTIAL GROSS INCOME	2,095,056	2,157,908	2,222,645	2,289,324	2,358,004	2,733,573	3,168,960	3,673,693	4,937,137
Vacancy & Collection Los:	(157,128)	(161,843)	(166,698)	(171,699)	(176,850)	(205,018)	(237,672)	(275,527)	(370,285)
TOTAL COST	0	0	0	0	0	0	0	0	0
EFFECTIVE GROSS INCOME	\$1,937,928	\$1,996,065	\$2,055,947	\$2,117,625	\$2,181,154	\$2,528,555	\$2,931,288	\$3,398,166	\$4,566,851
EXPENSES at 4.00%									
General & Administrative	\$64,490	\$67,070	\$69,752	\$72,542	\$75,444	\$91,789	\$111,676	\$135,871	\$201,122
Management	96,896	99,803	102,797	105,881	109,058	126,428	146,564	169,908	228,343
Payroll & Payroll Tax	180,200	187,408	194,904	202,700	210,809	256,481	312,048	379,654	561,981
Repairs & Maintenance	160,000	166,400	173,056	179,978	187,177	227,730	277,068	337,096	498,984
Utilities	38,500	40,040	41,642	43,307	45,040	54,798	66,670	81,114	120,068
Water, Sewer & Trash	67,000	69,680	72,467	75,366	78,381	95,362	116,022	141,159	208,950
Insurance	71,669	74,536	77,517	80,618	83,843	102,007	124,108	150,996	223,511
Property Tax	150,258	156,268	162,519	169,020	175,781	213,864	260,198	316,571	468,602
Reserve for Replacements	50,400	52,416	54,513	56,693	58,961	71,735	87,276	106,185	157,180
Other	52,987	55,106	57,311	59,603	61,987	75,417	91,756	111,636	165,248
TOTAL EXPENSES	\$932,400	\$968,727	\$1,006,478	\$1,045,710	\$1,086,479	\$1,315,610	\$1,593,387	\$1,930,189	\$2,833,988
NET OPERATING INCOME	\$1,005,528	\$1,027,337	\$1,049,468	\$1,071,915	\$1,094,674	\$1,212,944	\$1,337,901	\$1,467,977	\$1,732,863
DEBT SERVICE									
First Lien Financing	\$726,806	\$726,806	\$726,806	\$726,806	\$726,806	\$726,806	\$726,806	\$726,806	\$726,806
Adjustments	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500
Trustee Fee	10,250	10,121	9,984	9,839	9,685	8,765	7,533	5,881	704
TDHCA Admin. Fees	12,600	13,104	13,628	14,173	14,740	17,934	21,819	26,546	39,295
Cash Flow	252,372	273,807	295,550	317,598	339,944	455,940	578,244	705,244	962,558
AGGREGATE DCR	1.34	1.36	1.39	1.42	1.45	1.60	1.76	1.92	2.25

LIHTC Allocation Calculation - Reading Road, Rosenberg, Bond #2002-061, LIHTC # 02462 Adde

CATEGORY	APPLICANT'S TOTAL AMOUNTS	TDHCA TOTAL AMOUNTS	APPLICANT'S REHAB/NEW ELIGIBLE BASIS	TDHCA REHAB/NEW ELIGIBLE BASIS
(1) Acquisition Cost				
Purchase of land	\$1,220,000	\$1,220,000		
Purchase of buildings				
(2) Rehabilitation/New Construction Cost				
On-site work	\$1,562,500	\$1,562,500	\$1,562,500	\$1,562,500
Off-site improvements				
(3) Construction Hard Costs				
New structures/rehabilitation ha	\$9,292,500	\$10,179,222	\$9,292,500	\$10,179,222
(4) Contractor Fees & General Requirements				
Contractor overhead	\$224,250	\$224,250	\$217,100	\$224,250
Contractor profit	\$672,750	\$672,750	\$651,300	\$672,750
General requirements	\$672,750	\$672,750	\$651,300	\$672,750
(5) Contingencies	\$657,500	\$587,086	\$542,750	\$587,086
(6) Eligible Indirect Fees	\$613,000	\$613,000	\$613,000	\$613,000
(7) Eligible Financing Fees	\$1,312,914	\$1,312,914	\$1,312,914	\$1,312,914
(8) All Ineligible Costs	\$956,744	\$956,744		
(9) Developer Fees			\$2,226,505	
Developer overhead	\$301,684	\$301,684		\$301,684
Developer fee	\$1,960,944	\$1,960,944		\$1,960,944
(10) Development Reserves	\$200,000	\$253,819		
TOTAL DEVELOPMENT COSTS	\$19,647,536	\$20,517,663	\$17,069,869	\$18,087,100

Deduct from Basis:				
All grant proceeds used to finance costs in eligible basis				
B.M.R. loans used to finance cost in eligible basis				
Non-qualified non-recourse financing				
Non-qualified portion of higher quality units [42(d)(3)]				
Historic Credits (on residential portion only)				
TOTAL ELIGIBLE BASIS			\$17,069,869	\$18,087,100
High Cost Area Adjustment			100%	100%
TOTAL ADJUSTED BASIS			\$17,069,869	\$18,087,100
Applicable Fraction			100%	100%
TOTAL QUALIFIED BASIS			\$17,069,869	\$18,087,100
Applicable Percentage			3.66%	3.66%
TOTAL AMOUNT OF TAX CREDITS			\$624,757	\$661,988
Syndication Proceeds	0.8092	\$5,055,473		\$5,356,740

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTI FAMILY CREDIT UNDERWRITING ANALYSIS**

DATE: December 30, 2002 PROGRAM: Multifamily Bond 4% FILE NUMBER: 2002-061
LIHTC 02462

DEVELOPMENT NAME

Reading Road Apartments

APPLICANT

Name: Reading Road Apartments, L.P. Type: For Profit Non-Profit Municipal Other
Address: 1800 Bering Drive, Suite 850 City: Houston State: Texas
Zip: 77057 Contact: Sally Gaskin Phone: (713) 334-5514 Fax: (713) 334-5614

PRINCIPALS of the APPLICANT

Name: Reading Road Development, LLC (%): 0.01 Title: Managing General Partner
Name: Sun America (%): 99.99 Title: Limited Partner
Name: J. Steven Ford (%): _____ Title: Manager of G.P.
Name: Sally Gaskin (%): _____ Title: Manager of G.P.
Name: William Henson (%): _____ Title: Manager of G.P.

GENERAL PARTNER

Name: Reading Road Development, LLC Type: For Profit Non-Profit Municipal Other
Address: 1800 Bering Drive, Suite 850 City: Houston State: Texas
Zip: 77057 Contact: Sally Gaskin Phone: (713) 334-5514 Fax: (713) 334-5614

PROPERTY LOCATION

Location: 6000 Block of Reading Road near FM 2218 QCT DDA
City: Rosenberg County: Fort Bend Zip: 77471

REQUEST

<u>Amount</u>	<u>Interest Rate</u>	<u>Amortization</u>	<u>Term</u>
1. \$13,650,000	5.25%	30 yrs	30 yrs
2. \$635,826	N/A	N/A	N/A

Other Requested Terms: 1. Tax-exempt private activity mortgage revenue bonds. This is the requested amount per the application; however the Applicant provided a new commitment for \$12,200,000 at a 6.75% interest rate and a 35-year amortization.
2. Annual ten-year allocation of low-income housing tax credits

Proposed Use of Funds: New Construction

SITE DESCRIPTION

Size: 14.0 acres 609,840 square feet Zoning/ Permitted Uses: No Zoning in Rosenberg
Flood Zone Designation: X Status of Off-Sites: Raw Land

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
CREDIT UNDERWRITING ANALYSIS**

DESCRIPTION of IMPROVEMENTS

Total Units: 252 **# Rental Buildings:** 27 **# Common Area Bldgs:** 1 **# of Floors:** 3 **Age:** 0 yrs **Vacant:** n/a at / /

Number	Bedrooms	Bathroom	Size in SF
76	1	1	684
56	2	2	975
48	2	2	982
72	3	2	1,183

Net Rentable SF: 238,896 **Av Un SF:** 948 **Common Area SF:** 5,000 **Gross Bldng SF** 243,896

Property Type: Multifamily SFR Rental Elderly Mixed Income Special Use

CONSTRUCTION SPECIFICATIONS

STRUCTURAL MATERIALS

Wood frame on a post-tensioned concrete slab on grade, 50% masonry brick 50% Hardiplank siding exterior wall covering, drywall interior wall surfaces, composite shingle roofing.

APPLIANCES AND INTERIOR FEATURES

Carpeting & vinyl flooring, range & oven, hood & fan, garbage disposal, dishwasher, refrigerator, microwave oven, tile tub/shower, washer & dryer connections, ceiling fans, laminated counter tops, individual water heaters.

ON-SITE AMENITIES

5,000 SF community building with activity room, management offices, fitness & laundry facilities, kitchen, restrooms, computer/business center, game room, central mailroom, swimming pool, equipped children's play area and perimeter fencing.

Uncovered Parking: 262 spaces **Carpports:** 0 spaces **Garages:** 252 spaces

OTHER SOURCES of FUNDS

INTERIM CONSTRUCTION AND LONG TERM/PERMANENT FINANCING

Source: Sun America Affordable Housing Partners, Inc. **Contact:** Michael Fowler

Principal Amount: \$12,200,000 **Interest Rates:** 6.75%

Additional Information: These terms are for indicate they will receive a new commitment from Sun America for \$12,200,000 with a 6.75% interest rate, 35 year term and 35 year amortization and anticipate a refunding under a FHLMC credit enhanced structure within six months of initial bond closing.

Amortization: 35 yrs **Term:** 35 yrs **Commitment:** None Firm Conditional

Annual Payment: \$853,000 **Lien Priority:** 1st **Commitment Date** 12/ 24/ 2002

LIHTC SYNDICATION

Source: Sun America Affordable Housing Partners, Inc. **Contact:** Michael Fowler

Address: 1 SunAmerica Center, Century City **City:** Los Angeles

State: CA **Zip:** 90067 **Phone:** (310) 772-6000 **Fax:** (310) 772-6179

Net Proceeds: \$5,300,358 **Net Syndication Rate** (per \$1.00 of 10-yr LIHTC) 81¢

Commitment None Firm Conditional **Date:** 12/ 18/ 2002

Additional Information: Based upon total credits of \$6,550,202. Revised draft commitment not signed

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
CREDIT UNDERWRITING ANALYSIS**

APPLICANT EQUITY

Amount: \$1,147,173 **Source:** Deferred developer fee

VALUATION INFORMATION

ASSESSED VALUE

Land:	166,350	Assessment for the Year of:	2002
Building:	0	Valuation by:	Fort Bend County Appraisal District
Total Assessed Value:	166,350		

EVIDENCE of SITE or PROPERTY CONTROL

Type of Site Control: Earnest Money Contract

Contract Expiration Date: 3/ 31/ 2003 **Anticipated Closing Date:** 1/ 25/ 2003

Acquisition Cost: \$ 1,219,680 **Other Terms/Conditions:** The buyer is Salley Gaskin, Trustee. However the Trust has assigned it over to the Applicant

Seller: RLB Ventures, Inc. **Related to Development Team Member:** No

REVIEW of PREVIOUS UNDERWRITING REPORTS

No previous reports.

PROPOSAL and DEVELOPMENT PLAN DESCRIPTION

Description: Reading Road Apartments is a proposed new construction development of 252 units of affordable income housing located in east Rosenberg. The development is comprised of 27 residential buildings as follows:

- (13) Building Type/Style A with eight 2-bedroom units;
- (9) Building Type/Style B with eight 3- bedroom units;
- (2) Building Type/Style C with eight 1- bedroom units; and
- (3) Building Type/Style D with 20, 1- bedroom units;

Based on the site plan the apartment buildings are distributed evenly throughout the site, with the community building, mailboxes, and swimming pool located near the entrance to the site. The 5,000-square foot community building plan includes the management office, a 600-square foot community room, computer center, game room, exercise room, kitchen, restrooms, laundry facilities, mailroom, and the maintenance room.

Supportive Services: The Applicant has contracted with Texas Inter-Faith Management Corporation to provide the following supportive services to tenants: Personal Growth Opportunities, Family Skills Development, Education Programs, Fun Activities, and Neighborhood Advancement Programs. These services will be provided at no cost to tenants. The contract requires the Applicant to provide, furnish, and maintain facilities in the community building for provision of the services, to pay a one-time startup fee of \$1,000, plus \$7.33 per unit per month for these support services.

Schedule: The Applicant anticipates construction to begin in February of 2003, to be completed in January of 2004, to be placed in service in February of 2004, and to be substantially leased-up in July of 2004.

POPULATIONS TARGETED

Income Set-Aside: The Applicant has elected the 40% at 60% or less of area median gross income (AMGI) set-aside, although as a Priority 2 private activity bond lottery project 100% of the units must have rents restricted to be affordable to households at or below 60% of AMGI. All the units will be reserved for households earning 60% or less of AMGI.

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
CREDIT UNDERWRITING ANALYSIS**

MAXIMUM ELIGIBLE INCOMES						
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
60% of AMI	\$20,020	\$28,620	\$32,160	\$35,760	\$38,640	\$41,460

Special Needs Set-Asides: 18 units (7%) will be handicapped-accessible.

Compliance Period Extension: The intended length of the compliance period was not specified in the application.

MARKET HIGHLIGHTS

A market feasibility study dated November 14, 2002 was prepared by Patrick O'Connor & Associates and highlighted the following findings:

Definition of Market/Submarket: The market study provided a primary market area consisting of "...properties located within zip codes 77469, 77471, 77479, 77494, and 77450." The secondary market added zip codes 77464, 77417, 77461, 77435, 77485, and 77423. (p. 14) The analyst provided an addendum on December 6, 2002, indicating a new primary market consisting of an area using the U.S. Highway 59 corridor encompassing Rosenberg, Richmond, Sugar Land, First Colony, New Territory, Greatwood and Pecan Grove.

Total Local/Submarket Demand for Rental Units: In the market study, the primary market area consisted of a total demand of 805 income-eligible households and in the secondary market area there is a total demand of 1,112 income-eligible households. (p. 41) In the addendum, the analyst determined a demand of 1,285 units based on the U.S. Highway 59 corridor, which is a market area the Underwriter accepts.

ANNUAL INCOME-ELIGIBLE SUBMARKET DEMAND SUMMARY				
Type of Demand	Market Analyst		Underwriter	
	Units of Demand	% of Total Demand	Units of Demand	% of Total Demand
Household Growth	67	5%	75	4%
Resident Turnover	1,168	86%	1,679	96%
Other Sources	117	9%	0	0%
TOTAL ANNUAL DEMAND	1,285	100%	1,754	100%

Ref: Addendum

Capture Rate: According to the market study, there is a capture rate of 31.30% in the primary market for the tax credit units and 22.66% in the secondary market. (p. 42) However, O'Conner & Associates provided an updated market analysis dated December 6, 2002 with an expanded market area indicating a demand of 1,285 households and a capture rate of 19.61%. This calculation was determined by using a market area that followed the U.S. Highway 59 corridor from Rosenberg to Sugar Land. The Underwriter believes this revised market area is more appropriate and will support the demand for the development more accurately than the entire county, which was an alternative market area provided by the analyst in the analyst's first addendum, or the various zip codes utilized in the original market analysis. The Underwriter determined a demand of 1,754 units and a capture rate of 14%. The main difference between the analyst's final demand and the Underwriter's demand was that the Underwriter used the Houston IREM turnover of 63.3%, while the analyst used an undocumented turnover rate of 50%. There are no other proposed or unstabilized LIHTC units in the US Highway 59 corridor defined market area.

Local Housing Authority Waiting List Information: "The waiting list for Section 8 Vouchers was closed in 1994, when the list had grown to more than 26,000 households. According to a September 2000 article in *the Houston Chronicle*, the waiting list for Section 8 vouchers is approximately six years....The Rosenberg Housing Authority reports a waiting list of over 200 families. The list was closed to new applicants in October 2001 and may be opened during 2003..."(p. 35)

Market Rent Comparables: The market analyst surveyed five comparable apartment projects totaling

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
CREDIT UNDERWRITING ANALYSIS**

1,544 units in the market area. (p. 55) There are a total of 9,489 units in the submarket. (p. 28)

RENT ANALYSIS (net tenant-paid rents)					
Unit Type (% AMI)	Proposed	Program Max	Differential	Market	Differential
1-Bedroom (60%)	\$584	\$584	\$0	\$700	-\$116
2-Bedroom (60%)	\$677	\$677	\$0	\$930	-\$253
3-Bedroom (60%)	\$778	\$778	\$0	\$1,200	-\$422

(NOTE: Differentials are amount of difference between proposed rents and program limits and average market rents, e.g., proposed rent = \$500, program max = \$600, differential = -\$100)

Submarket Vacancy Rates: “The overall occupancy rate for the projects in the submarket is currently 95.43%.” (p. 28)

Absorption Projections: “Absorption in the subject’s primary market area over the past eight quarters ending September 2002 totals a positive 842 units....” (p. 30) Although a number of new projects were constructed in the subject’s primary market area in 1999 and 2000, all these appear to be operating at stabilized occupancy....an absorption rate of approximately 20 units per month should be achievable. (p. 30)

Known Planned Development: There are two properties currently under construction and leasing units. The Club of the Brazos began pre-leasing in July 2002 and is averaging 22 leases per month. The Fountains of Rosenberg began pre-leasing in June 2002 averaging 20 units per month (p. 30). Neither of these are LIHTC properties.

Effect on Existing Housing Stock: Falcon Pointe, located one mile northwest, is an LIHTC property completed in 1999. The property is 98% leased and reportedly has a waiting list equivalent to 110% occupancy. (p. 30)

Other Relevant Information: According to the analyst, Falcon Pointe has an average rent of \$0.70 with an occupancy rate of 98%. The property was built in 1999 and has been stabilized for over a year. (p. 36) The Underwriter found the market study provided sufficient information on which to base a funding recommendation.

SITE and NEIGHBORHOOD CHARACTERISTICS

Location: Rosenberg is located approximately 30 miles southwest of Houston in Fort Bend County. The site is an irregularly-shaped parcel located on the eastern side of Rosenberg, approximately one mile from the central business district. The site is situated on the northern side of Reading Road.

Population: The estimated 2000 population of Fort Bend County was 354,452, an increase of 57.2% from 1990 to 2000. The new primary market area’s population in 2001 was 162,258. Within the primary market area there were estimated to be 61,203 households in 2006.

Adjacent Land Uses: Land uses in the overall area in which the site is located are predominantly vacant land and single family. Adjacent land uses include vacant land to the north, west, and east, with the South Texas Medical Clinic located to the south. The vacant land to the north and west is currently being improved with residential subdivision lots.

Site Access: Access to the property is from the east or west along Reading Road from FM 2218. The development has one main entry and an exit located on Reading Road. Access to FM 2218 is 0.25 miles south.

Public Transportation: The availability of public transportation is unknown.

Shopping & Services: The site is near numerous shopping centers, including Wal-Mart, Office Depot, Home Depot and several grocery-anchored shopping centers. The site is also close to schools and Brazos Park with the South Texas Medical Clinic located across the street.

Site Inspection Findings: The site was inspected by a TDHCA staff member on November 25, 2002 and the inspector found the site to be acceptable for the proposed development.

HIGHLIGHTS of SOILS & HAZARDOUS MATERIALS REPORT(S)

A Phase I Environmental Site Assessment report dated November 15, 2002 was prepared by the Murillo Company and contained the following findings and recommendations:

Findings: One leaking underground storage tank was located 0.50 miles northwest that is occupied by Stop-

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
CREDIT UNDERWRITING ANALYSIS**

n-Go. The site is listed as Final Concurrence Issued, implying acceptable cleanup. Two Underground Storage Tanks are located 0.25 miles southwest.

Recommendations: The Murillo Company believes no direct evidence of any recognized environmental conditions exist at the subject site.

OPERATING PROFORMA ANALYSIS

Income: The Applicant's rent projections are the maximum rents allowed under LIHTC guidelines. The Applicant stated that tenants will pay water and sewer in this project, and rents and expenses were calculated accordingly. Both the Underwriter and the Applicant are assuming \$15 per unit per month in secondary income and a vacancy and collection loss of 7.5%.

Expenses: The Applicant's estimate of total operating expense is 4% lower than the Underwriter's TDHCA database-derived estimate, an acceptable deviation. The Applicant's total expense estimate of \$3,700 per unit compares favorably with a TDHCA database-derived estimate of \$3,888 per unit for comparably-sized developments. The Applicant's budget shows several line item estimates, however, that deviate significantly when compared to the database averages, particularly repairs and maintenance (50K higher), property taxes (47K lower), payroll (40K lower), utilities (30K lower), and property insurance (24K higher) than the Underwriter's estimate.

Conclusion: The Applicant's estimated income is consistent with the Underwriter's expectations and total operating expenses are within 5% of the database-derived estimate. Therefore, the Applicant's NOI should be used to evaluate debt service capacity. The Applicant's proposed debt service appears to provide a bonds only debt coverage ratio of just above the Department's minimum of 1.10. It should be noted, however, that TCHCA Administration and Issuer fees may be required to be paid out of cash flow for the first two years as the aggregate DCR is 1.07.

CONSTRUCTION COST ESTIMATE EVALUATION

Land Value: The site cost of \$1,220,000 (\$2.00/SF or \$87,143/acre) is assumed to be reasonable since the acquisition is an arm's-length transaction.

Sitework Cost: The Applicant's claimed sitework costs of \$6,488 per unit are considered reasonable compared to historical sitework costs for multifamily projects.

Direct Construction Cost: The Applicant's direct construction cost estimate is \$886,722, or 8.7%, lower than the Underwriter's Marshall & Swift *Residential Cost Handbook*-derived estimate. As a result, the Applicant's total costs may be underestimated.

Interim Financing Fees: The Underwriter reduced the Applicant's eligible interim financing fees by \$391,044 to reflect an apparent overestimation of eligible fees. Of this amount, \$104,375 is being reduced for construction loan interest, to bring the eligible interest expense down to one year of fully drawn interest expense. The Applicant also included as eligible the full amount of tax counsel and underwriting fees for the bonds when only the portion attributable to the construction period is eligible. As a result, the Underwriter reduced \$68,250 as eligible from tax counsel and \$218,419 as eligible from underwriting fees. This issue was clarified in correspondence with the Applicant as the Underwriter prorated these fees by including as eligible only 9% of the total fees.

Fees: The Applicant included \$150,000 in field supervision, \$201,000 in field overhead and \$6,500 in punch-out. The Underwriter moved these amounts to contingency, to allow for the maximization in fees, resulting in a net overestimation of \$114,750. The Applicant's contractor's profit and general requirements were each above the 6% threshold by \$21,450, while the contractor overhead was \$7,150 above the 2% threshold allowed under the TDHCA guidelines. The Applicant's developer fee was also overestimated by \$36,123, as a result of the higher contractor fees.

Conclusion: The Applicant's total development cost estimate is within 5% of the Underwriter's verifiable estimate and is therefore generally acceptable. Since the Underwriter has been able to verify the Applicant's projected costs to a reasonable margin, the Applicant's total cost breakdown, as adjusted, is used to calculate eligible basis and determine the LIHTC allocation. As a result an eligible basis of \$17,069,869 is used to determine a credit allocation of \$624,757 from this method based upon the underwriting applicable percentage of 3.66 effective the month the Application was submitted (October 2002). The resulting syndication proceeds will be used to compare to the gap of need using the Applicant's costs to determine the

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
CREDIT UNDERWRITING ANALYSIS**

recommended credit amount.

FINANCING STRUCTURE ANALYSIS

The Applicant intends to finance the development with three types of financing from three sources: a conventional interim to permanent loan based on tax-exempt private activity mortgage revenue bond proceeds, syndicated LIHTC equity, and deferred developer's fees.

Bonds and Conventional Interim to Permanent Loan: The commitment letter provided with the application reflects that the bonds are tax-exempt private activity mortgage revenue bonds to be issued by the TDHCA and placed with Sun America. The Underwriter received a permanent loan commitment in the application for \$9,760,000 in Series A tax-exempt bonds and \$2,440,000 in Series B tax-exempt bonds. The interest rate on the bonds was estimated to be 6.75%, exclusive of credit enhancement, issuer and trustee fees. The bonds will have a three year interest-only period followed by a 35-year amortization period. Such loan amount will provide a debt coverage ratio above TDHCA's 1.10 minimum. The proposed structure would be subject to a refunding within six months of the original bond closing. At the time of the refunding, the transaction would be re-underwritten based upon a FHLMC credit enhancement permanent loan structure. Since the commitment was not an executed agreement, this report is conditioned upon an executed copy of the revised commitment.

LIHTC Syndication: Sun America Affordable Housing Partners, Inc. has offered terms for syndication of the tax credits. The commitment letter shows net proceeds are anticipated to be \$5,508,835 based on a 99.9% interest in the Partnership and a syndication factor of 81%. Sun America will also offer a Bridge Loan not to exceed \$3,794,711. All funds under \$3,305,301 will be interest free. Interest will accrue on any amount beyond that at a rate of 1% over prime. The syndication funds would be disbursed in a four-phased pay-in schedule:

1. 3% upon admission to the partnership;
2. 76% upon last Certificate of Occupancy;
3. 17% upon 3 months at 90% occupancy;
4. 4% upon 8609's.

Although, according to the Applicant, Sun America will be a 99.99% owner in the Partnership and will disperse \$5,513,798 in funds.

Deferred Developer's Fees: The Applicant's proposed deferred developer's fees of \$1,147,173 amount to 50% of the total fees.

Financing Conclusions: Based on the Applicant's adjusted calculation of eligible basis, the LIHTC allocation should not exceed \$624,757 annually for ten years, resulting in syndication proceeds of approximately \$5,055,473. Based on this analysis, the total fee deferred would be \$2,708,285, which represents all of the developer fee and \$165,558 of the contractor fee. The total fee is not repayable in 10 years however it appears to be repayable out of cash flow in less than 15 years.

REVIEW of ARCHITECTURAL DESIGN

The exterior elevations are attractive, with varied rooflines. All units are of average size for market rate and LIHTC units, and have covered patios or balconies interior utility closets with hookups for full-size appliances. Each unit has a semi-private exterior entry off an interior breezeway that is shared with three other units. The buildings also contain eight attached garages that are entered via an additional door or a set of interior stairs. The units are in two- and three-story walk-up structures with mixed brick veneer and hardiboard siding exterior finish and pitched roofs.

IDENTITIES of INTEREST

The Developer, General Contractor, and Property Manager are all related entities. These are common relationships for LIHTC-funded developments. The executed agreement of limited partnership identifies Sun America, the General Partner, as comprising 99.9% of the partnership and the Limited Partner as comprising 0.1%. This partnership structure will not facilitate syndication of the tax credit allocation for which the Applicant has applied. Therefore, the partnership must be reorganized in order to make use of the allocation requested. However, the analysis performed by both the Underwriter and the Applicant indicate a 99.99% ownership by the limited partner.

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
CREDIT UNDERWRITING ANALYSIS**

APPLICANT'S/PRINCIPALS' FINANCIAL HIGHLIGHTS, BACKGROUND, and EXPERIENCE

Financial Highlights:

- The Applicant and General Partner are single-purpose entities created for the purpose of receiving assistance from TDHCA and therefore have no material financial statements.
- Dwayne Henson Investments, Inc., 40% owner of the General Partner, submitted an unaudited financial statement as of October 15, 2002 reporting total assets of \$8,392,974 and consisting of \$261,047 in cash, \$5,509,555 in receivables, \$110,000 in real property, \$12,372 in machinery, equipment, and fixtures, and \$2,500,000 in partnership interests. Liabilities totaled \$213,347, resulting in a net worth of \$8,179,627.
- Resolution Real Estate Services, LLC, 40% owner of the General Partner, submitted an unaudited financial statement as of October 15, 2002 reporting total assets of \$898,000 and consisting of \$140,000 in cash, \$700,000 in receivables, \$30,000 in stocks and securities, and \$28,000 in machinery, equipment, and fixtures. Liabilities totaled \$95,000, resulting in a net worth of \$803,000.
- SGI Ventures, Inc., 20% owner of the General Partner, submitted an unaudited financial statement as of October 15, 2002 reporting total assets of \$601,305 and consisting of \$20,000 in cash, \$322,500 in receivables, \$5,000 in machinery, equipment, and fixtures, and \$253,805 in fees receivables. Liabilities totaled \$2,500, resulting in a net worth of \$598,805.
- The principals of the General Partner, J. Steve Ford, Sally Gaskin, and William D. Henson, submitted unaudited financial statements as of October 15, 2002 and are anticipated to be guarantors of the development.

Background & Experience:

- The Applicant and General Partner are new entities formed for the purpose of developing the project.
- Sally Gaskin has completed five affordable housing developments totaling 403 units since 1997.
- William Henson has completed 14 affordable housing developments totaling 2,191 units since 1995, and will be the General Contractor for the development.
- J. Steve Ford has completed eight affordable housing developments totaling 1,464 units since 1999.

SUMMARY OF SALIENT RISKS AND ISSUES

- The recommended amount of deferred developer fee cannot be repaid within ten years, and any amount unpaid past ten years would be removed from eligible basis.
- The significant financing structure changes being proposed have not been reviewed and accepted by the Applicant, lenders, and syndicators, and acceptable alternative structures may exist.

RECOMMENDATION

- RECOMMEND APPROVAL OF AN LIHTC ALLOCATION NOT TO EXCEED \$624,757 ANNUALLY FOR TEN YEARS, SUBJECT TO CONDITIONS.
- RECOMMEND APPROVAL OF TAX-EXEMPT BONDS NOT TO EXCEED \$12,200,000, STRUCTURED AS FULLY AMORTIZING OVER NOT LESS THAN 35 YEARS AT NOT MORE THAN 6.75% INTEREST, SUBJECT TO CONDITIONS.

CONDITIONS

1. Receipt, review, and acceptance of an executed financing commitment not to exceed \$12,200,000 reflecting the terms as outlined above;
2. Should the terms of the proposed debt be altered, the previous conditions and recommendations herein should be re-evaluated.

Underwriter:

Mark Fugina

Date: December 30, 2002

TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
CREDIT UNDERWRITING ANALYSIS

Director of Credit Underwriting: _____

Tom Gouris

Date: December 30, 2002

MULTIFAMILY FINANCIAL ASSISTANCE REQUEST: Comparative Analysis

Reading Road, Rosenberg, Bond #2002-061, LIHTC # 02462

Type of Unit	Number	Bedrooms	No. of Baths	Size in SF	Gross Rent Lmt.	Net Rent per Unit	Rent per Month	Rent per SF	Int Pd Util	Trash
TC60%	76	1	1	684	\$670	\$584	\$44,384	\$0.85	\$86.00	\$11.00
TC60%	56	2	2	975	804	677	37,912	0.69	127.00	11.00
TC60%	48	2	2	982	804	677	32,496	0.69	127.00	11.00
TC60%	72	3	2	1,183	930	778	56,016	0.66	152.00	11.00
TOTAL:	252		AVERAGE:	948	\$800	\$678	\$170,808	\$0.71	\$121.78	\$11.00

INCOME				TDHCA	APPLICANT				
Total Net Rentable Sq Ft: 238,896									
POTENTIAL GROSS RENT				\$2,049,696	\$2,049,696				
Secondary Income		Per Unit Per Month:	\$15.00	45,360	45,360	\$15.00		Per Unit Per Month	
Other Support Income				0	0				
POTENTIAL GROSS INCOME				\$2,095,056	\$2,095,056				
Vacancy & Collection Loss		% of Potential Gross Income:	-7.50%	(157,129)	(157,128)	-7.50%		of Potential Gross Income	
Employee or Other Non-Rental Units or Concessions				0	0				
EFFECTIVE GROSS INCOME				\$1,937,927	\$1,937,928				
EXPENSES									
	% OF RGI	PER UNIT	PER SQ FT			PER SQ FT	PER UNIT	% OF RGI	
General & Administrative	4.04%	\$311	\$0.33	\$78,316	\$64,490	\$0.27	\$256	3.33%	
Management	5.00%	385	0.41	96,896	96,896	0.41	385	5.00%	
Payroll & Payroll Tax	11.34%	872	0.92	219,744	180,200	0.75	715	9.30%	
Repairs & Maintenance	5.65%	435	0.46	109,526	160,000	0.67	635	8.26%	
Utilities	3.56%	274	0.29	68,948	38,500	0.16	153	1.99%	
Water, Sewer, & Trash	3.00%	231	0.24	58,221	67,000	0.28	266	3.46%	
Property Insurance	2.47%	190	0.20	47,779	71,669	0.30	284	3.70%	
Property Tax 2.84038	10.16%	781	0.82	196,838	150,258	0.63	596	7.75%	
Reserve for Replacements	2.60%	200	0.21	50,400	50,400	0.21	200	2.60%	
Other: Security, Compliance, Sup	2.73%	210	0.22	52,987	52,987	0.22	210	2.73%	
TOTAL EXPENSES	50.55%	\$3,888	\$4.10	\$979,656	\$932,400	\$3.90	\$3,700	48.11%	
NET OPERATING INC	49.45%	\$3,803	\$4.01	\$958,271	\$1,005,528	\$4.21	\$3,990	51.89%	
DEBT SERVICE									
1st tier bonds	46.94%	\$3,610	\$3.81	\$909,754	\$918,110	\$3.84	\$3,643	47.38%	
Trustee Fee	0.18%	\$14	\$0.01	\$3,500	3,500	\$0.01	\$14	0.18%	
TDHCA Admin. Fees	0.63%	\$48	\$0.05	12,200	13,650	\$0.06	\$54	0.70%	
Asset Oversight & Compliance Fee	0.65%	\$50	\$0.05	12,600	12,600	\$0.05	\$50	0.65%	
NET CASH FLOW	1.04%	\$80	\$0.08	\$20,217	\$57,668	\$0.24	\$229	2.98%	
AGGREGATE DEBT COVERAGE RATIO				1.02	1.06				
BONDS & TRUSTEE FEE-ONLY DEBT COVERAGE RATIO				1.05	1.09				
ALTERNATIVE BONDS-ONLY DEBT COVERAGE RATIO					1.11				

CONSTRUCTION COST					TDHCA	APPLICANT				
Description	Factor	% of TOTAL	PER UNIT	PER SQ FT			PER SQ FT	PER UNIT	% of TOTAL	
Acquisition Cost (site or bldng)		5.94%	\$4,841	\$5.11	\$1,220,000	\$1,220,000	\$5.11	\$4,841	6.21%	
Off-Sites		0.00%	0	0.00	0	0	0.00	0	0.00%	
Sitework		7.60%	6,200	6.54	1,562,500	1,562,500	6.54	6,200	7.95%	
Direct Construction		49.54%	40,394	42.61	10,179,222	9,292,500	38.90	36,875	47.30%	
Contingency	5.00%	2.86%	2,330	2.46	587,086	657,500	2.75	2,609	3.35%	
General Req'ts	5.73%	3.27%	2,670	2.82	672,750	672,750	2.82	2,670	3.42%	
Contractor's G & i	1.91%	1.09%	890	0.94	224,250	224,250	0.94	890	1.14%	
Contractor's Prof:	5.73%	3.27%	2,670	2.82	672,750	672,750	2.82	2,670	3.42%	
Indirect Construction		2.98%	2,433	2.57	613,000	613,000	2.57	2,433	3.12%	
Ineligible Costs		4.66%	3,797	4.00	956,744	956,744	4.00	3,797	4.87%	
Developer's G & A	1.91%	1.47%	1,197	1.26	301,684	301,684	1.26	1,197	1.54%	
Developer's Profi'	12.39%	9.54%	7,782	8.21	1,960,944	1,960,944	8.21	7,782	9.98%	
Interim Financing		6.39%	5,210	5.50	1,312,914	1,312,914	5.50	5,210	6.68%	
Reserves		1.38%	1,129	1.19	284,512	200,000	0.84	794	1.02%	
TOTAL COST		100.00%	\$81,541	\$86.01	\$20,548,356	\$19,647,536	\$82.24	\$77,966	100.00%	
Recap-Hard Construction Costs				67.64%	\$55,153	\$58.18	\$13,898,558	\$13,082,250	\$54.76	\$51,914
SOURCES OF FUNDS										
RECOMMENDED										
1st tier bonds		49.44%	\$40,317	\$42.53	\$10,160,000	\$10,160,000	\$9,760,000			
Second tier bonds		12.36%	\$10,079	\$10.63	2,540,000	2,540,000	2,440,000			
LIHTC Syndication Proceeds		26.83%	\$21,880	\$23.08	5,513,798	5,513,798	5,055,473			
Deferred Developer's Fee		10.21%	\$8,322	\$8.78	2,097,173	2,097,173	2,392,063			
Additional (excess) Funds Required		1.16%	\$942	\$0.99	237,385	(663,435)	0			
TOTAL SOURCES					\$20,548,356	\$19,647,536	\$19,647,536			

MULTIFAMILY FINANCIAL ASSISTANCE REQUEST (continued)
Reading Road, Rosenberg, Bond #2002-061, LIHTC # 02462

DIRECT CONSTRUCTION COST ESTIMATE
 Residential Cost Handbook
 Average Quality Multiple Residence Basis

CATEGORY	FACTOR	UNITS/SQ FT	PER SF	AMOUNT
Base Cost			\$42.35	\$10,117,873
Adjustments				
Exterior Wall Finish	4.50%		\$1.91	\$455,304
Elderly			0.00	0
Roofing			0.00	0
Subfloor			(1.01)	(241,285)
Floor Cover			1.92	458,680
Porches/Balconies	\$21.41	25,245	2.26	540,369
Plumbing	\$615	528	1.36	324,720
Built-In Appliances	\$1,625	252	1.71	409,500
Stairs	\$1,625	114	0.78	185,250
Floor Insulation			0.00	0
Heating/Cooling			1.47	351,177
Garages	\$12.01	50,400	2.53	605,304
Comm &/or Aux Bldgs	\$53.70	5,000	1.12	268,515
Other:			0.00	0
SUBTOTAL			56.41	13,475,408
Current Cost Multiplier	1.02		1.13	269,508
Local Multiplier	0.91		(5.08)	(1,212,787)
TOTAL DIRECT CONSTRUCTION COSTS			\$52.46	\$12,532,130
Plans, specs, survy, b	3.90%		(\$2.05)	(\$488,753)
Interim Construction I	3.38%		(1.77)	(422,959)
Contractor's OH & Prof	11.50%		(6.03)	(1,441,195)
NET DIRECT CONSTRUCTION COSTS			\$42.61	\$10,179,222

PAYMENT COMPUTATION

Primary	\$12,200,000	Amort	420
Int Rate	6.75%	DCR	1.05

Secondary		Amort	
Int Rate		Subtotal DCR	1.04

Additional		Amort	
Int Rate	(1.01)	Aggregate DCR	1.02

RECOMMENDED FINANCING STRUCTURE APPLICANT'S NOI:

Primary Debt Service	\$909,754
Trustee Fee	3,500
TDHCA Fees	24,800
NET CASH FLOW	\$67,474

Primary	\$12,200,000	Amort	420
Int Rate	6.75%	DCR	1.11

Debt plus Trustee	\$0	Amort	0
Int Rate	0.00%	Subtotal DCR	1.10

All-in Debt Cost	\$0	Amort	0
Int Rate	0.00%	Aggregate DCR	1.07

OPERATING INCOME & EXPENSE PROFORMA: RECOMMENDED FINANCING STRUCTURE APPLICANT'S NOI

INCOME at 3.00%	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15	YEAR 20	YEAR 30
POTENTIAL GROSS RENT	\$2,049,696	\$2,111,187	\$2,174,522	\$2,239,758	\$2,306,951	\$2,674,388	\$3,100,349	\$3,594,154	\$4,830,243
Secondary Income	45,360	46,721	48,122	49,566	51,053	59,185	68,611	79,539	106,894
Developer's Profit	0	0	0	0	0	0	0	0	0
POTENTIAL GROSS INCOME	2,095,056	2,157,908	2,222,645	2,289,324	2,358,004	2,733,573	3,168,960	3,673,693	4,937,137
Vacancy & Collection Loss	(157,128)	(161,843)	(166,698)	(171,699)	(176,850)	(205,018)	(237,672)	(275,527)	(370,285)
TOTAL COST	0	0	0	0	0	0	0	0	0
EFFECTIVE GROSS INCOME	\$1,937,928	\$1,996,065	\$2,055,947	\$2,117,625	\$2,181,154	\$2,528,555	\$2,931,288	\$3,398,166	\$4,566,851
EXPENSES at 4.00%									
General & Administrative	\$64,490	\$67,070	\$69,752	\$72,542	\$75,444	\$91,789	\$111,676	\$135,871	\$201,122
Management	96,896	99,803	102,797	105,881	109,058	126,428	146,564	169,908	228,343
Payroll & Payroll Tax	180,200	187,408	194,904	202,700	210,809	256,481	312,048	379,654	561,981
Repairs & Maintenance	160,000	166,400	173,056	179,978	187,177	227,730	277,068	337,096	498,984
Utilities	38,500	40,040	41,642	43,307	45,040	54,798	66,670	81,114	120,068
Water, Sewer & Trash	67,000	69,680	72,467	75,366	78,381	95,362	116,022	141,159	208,950
Insurance	71,669	74,536	77,517	80,618	83,843	102,007	124,108	150,996	223,511
Property Tax	150,258	156,268	162,519	169,020	175,781	213,864	260,198	316,571	468,602
Reserve for Replacements	50,400	52,416	54,513	56,693	58,961	71,735	87,276	106,185	157,180
Other	52,987	55,106	57,311	59,603	61,987	75,417	91,756	111,636	165,248
TOTAL EXPENSES	\$932,400	\$968,727	\$1,006,478	\$1,045,710	\$1,086,479	\$1,315,610	\$1,593,387	\$1,930,189	\$2,833,988
NET OPERATING INCOME	\$1,005,528	\$1,027,337	\$1,049,468	\$1,071,915	\$1,094,674	\$1,212,944	\$1,337,901	\$1,467,977	\$1,732,863
DEBT SERVICE									
First Lien Financing	\$909,754	\$909,754	\$909,754	\$909,754	\$909,754	\$909,754	\$909,754	\$909,754	\$909,754
Adjustments	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500
Trustee Fee	12,200	12,111	12,016	11,914	11,805	11,136	10,199	8,887	4,478
TDHCA Admin. Fees	12,600	13,104	13,628	14,173	14,740	17,934	21,819	26,546	39,295
Cash Flow	67,474	88,868	110,570	132,574	154,875	270,621	392,629	519,290	775,836
AGGREGATE DCR	1.07	1.09	1.12	1.14	1.16	1.29	1.42	1.55	1.81

LIHTC Allocation Calculation - Reading Road, Rosenberg, Bond #2002-061, LIHTC # 02462

CATEGORY	APPLICANT'S TOTAL AMOUNTS	TDHCA TOTAL AMOUNTS	APPLICANT'S REHAB/NEW ELIGIBLE BASIS	TDHCA REHAB/NEW ELIGIBLE BASIS
(1) Acquisition Cost				
Purchase of land	\$1,220,000	\$1,220,000		
Purchase of buildings				
(2) Rehabilitation/New Construction Cost				
On-site work	\$1,562,500	\$1,562,500	\$1,562,500	\$1,562,500
Off-site improvements				
(3) Construction Hard Costs				
New structures/rehabilitation ha	\$9,292,500	\$10,179,222	\$9,292,500	\$10,179,222
(4) Contractor Fees & General Requirements				
Contractor overhead	\$224,250	\$224,250	\$217,100	\$224,250
Contractor profit	\$672,750	\$672,750	\$651,300	\$672,750
General requirements	\$672,750	\$672,750	\$651,300	\$672,750
(5) Contingencies	\$657,500	\$587,086	\$542,750	\$587,086
(6) Eligible Indirect Fees	\$613,000	\$613,000	\$613,000	\$613,000
(7) Eligible Financing Fees	\$1,312,914	\$1,312,914	\$1,312,914	\$1,312,914
(8) All Ineligible Costs	\$956,744	\$956,744		
(9) Developer Fees			\$2,226,505	
Developer overhead	\$301,684	\$301,684		\$301,684
Developer fee	\$1,960,944	\$1,960,944		\$1,960,944
(10) Development Reserves	\$200,000	\$284,512		
TOTAL DEVELOPMENT COSTS	\$19,647,536	\$20,548,356	\$17,069,869	\$18,087,100

Deduct from Basis:				
All grant proceeds used to finance costs in eligible basis				
B.M.R. loans used to finance cost in eligible basis				
Non-qualified non-recourse financing				
Non-qualified portion of higher quality units [42(d)(3)]				
Historic Credits (on residential portion only)				
TOTAL ELIGIBLE BASIS			\$17,069,869	\$18,087,100
High Cost Area Adjustment			100%	100%
TOTAL ADJUSTED BASIS			\$17,069,869	\$18,087,100
Applicable Fraction			100%	100%
TOTAL QUALIFIED BASIS			\$17,069,869	\$18,087,100
Applicable Percentage			3.66%	3.66%
TOTAL AMOUNT OF TAX CREDITS			\$624,757	\$661,988
Syndication Proceeds		0.8092	\$5,055,473	\$5,356,740

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTI FAMILY CREDIT UNDERWRITING ANALYSIS ADDENDUM**

DATE: July 22, 2003 **PROGRAM:** 9% LIHTC **FILE NUMBER:** 02123
HTF 03824

DEVELOPMENT NAME

Villas at Park Grove

APPLICANT

Name: Villas at Park Grove, Ltd. **Type:** For Profit Non-Profit Municipal Other
Address: 9446 Old Katy Road, Suite 104 **City:** Houston **State:** TX
Zip: 77055 **Contact:** John Hunt, Ignacio Grillo **Phone:** (713) 984-0222 **Fax:** (713) 782-0999

PRINCIPALS of the APPLICANT

Name: Park Grove Apartments, LLC **(%):** .01 **Title:** General Partner
Name: Sun America **(%):** 99.99 **Title:** Limited Partner
Name: IEG Interests, Inc. **(%):** n/a **Title:** 34% owner of GP & Dev
Name: John B. Hunt **(%):** n/a **Title:** 33% owner of GP & Dev
Name: James R. Hunt **(%):** n/a **Title:** 33% owner of GP and Dev

GENERAL PARTNER

Name: Park Grove Apartments, LLC **Type:** For Profit Non-Profit Municipal Other
Address: 9446 Old Katy Road, Suite 104 **City:** Houston **State:** TX
Zip: 77055 **Contact:** John Hunt, Ignacio Grillo **Phone:** (713) 984-0222 **Fax:** (713) 782-0999

PROPERTY LOCATION

Location: 600 Park Grove Drive QCT DDA
City: Katy **County:** Harris **Zip:** 77450

REQUEST

<u>Amount</u>	<u>Interest Rate</u>	<u>Amortization</u>	<u>Term</u>
① \$175,000	0%	30	30
② \$180,000	N/A	N/A	N/A
③ \$627,566	N/A	N/A	N/A

Other Requested Terms: ① Housing Trust Fund Loan
 ② HTF/SECO Grant
 ③ Annual ten-year allocation of low-income housing tax credits; allocated \$626,148

Proposed Use of Funds: New Construction **Set-Aside:** General Rural Non-Profit

TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTI FAMILY CREDIT UNDERWRITING ANALYSIS ADDENDUM

SITE DESCRIPTION			
Size:	6.97 acres	303,613 square feet	Zoning/ Permitted Uses: No zoning
Flood Zone Designation:	not in 100-yr zone	Status of Off-Sites:	Fully Improved

ADDENDUM

Villas at Park Grove is a new construction development that was originally underwritten for the 2002 9% LIHTC application cycle. The underwriting report recommended an annual allocation of tax credits in the amount of \$626,148, subject to the following condition: (1) receipt, review and acceptance of a satisfactory TDHCA site inspection. While the development did not receive an allocation of tax credits from the Department's 2002 housing credit ceiling, the development did receive a 2003 Forward Commitment for Tax Credits. The Applicant is now requesting Housing Trust Funds in the amount of \$175,000 structured as a loan amortizing over 30 years with a 0% interest rate and \$180,000 structured as a HTF/SECO grant.

Since the initial LIHTC application, several changes to the application include changing the development plan and unit mix in each residential building, an increase in the site acquisition cost, and an increase in the total development costs for the project. At the time of the 2002 LIHTC application cycle, the Applicant proposed the development to be comprised of two residential buildings as follows:

- (1) Building Type A with 36 one-bedroom units and 42 two-bedroom units; and
- (1) Building Type B with 24 one-bedroom units and 48 two-bedroom units.

The Applicant has changed the development plan slightly to be comprised of two residential buildings as follows:

- (1) Building Type A with 12 one-bedroom units and 42 two-bedroom units; and
- (1) Building Type B with 48 one-bedroom units and 48 two-bedroom units.

The Applicant also indicated an increased site acquisition cost for the subject 6.97 acres. In the original LIHTC application the property contract indicated a sales price of \$759,033. The Applicant's HTF application cites a site acquisition cost of \$885,000. When asked about the increase in price, the Applicant indicated that the increase was due to holding costs. The HTF application included a copy of a Special Warranty Deed with Vendor's Lien for the subject property wherein American Realty Trust (the "Grantor"), granted, sold and conveyed the property to Villas of Park Grove, Ltd. (the "Grantee") for an original principal amount of \$1,250,000. The lender for this note was JP Morgan Chase. When asked about the original principal amount the Applicant indicated that the \$1,250,000 was a predevelopment loan for the land and, in addition to the actual purchase price of \$885,000, the money was used for surveys, architectural services, etc. for the property prior to closing. Closing on the subject property occurred on November of 2002.

The total development costs for the proposed development have also increased since the initial LIHTC application from \$10,689,127 to \$10,709,191. As mentioned above an increase in the site acquisition cost is partly responsible for the increase but an increase in indirect construction costs by \$8,000 also attributed to the overall increase. The Applicant indicated that construction costs in the Houston area increased slightly since the time of the LIHTC application, however, according to the HTF application construction contracts in the process of final negotiation. The Underwriter used the 2003 Marshall & Swift *Residential Cost Handbook* to derive an estimate of the total development cost for this project as currently proposed. The Applicant's new construction cost estimate is still within 5% of the Underwriter's revised 2003 Marshall & Swift-derived estimate. Therefore, the Applicant's total development costs will be used to evaluate this transaction.

As stated above, the Applicant is requesting Housing Trust Funds in the amount of \$175,000 structured as a loan and \$180,000 structured as a HTF/SECO grant. It should be noted that the Applicant's sources and uses statement indicates syndication proceeds based on the original requested amount of tax credits; however, the Underwriter utilized total syndication proceeds based on the actual amount of tax credits committed, which is slightly less. Thus, based on the Applicant's sources and uses for this project, there is an excess of funds in the amount of \$81,243. The Underwriter deducted this excess amount of funds from the Applicant's requested HTF loan amount of \$175,000. Therefore, the Underwriter's analysis is based on a request of Housing Trust Funds in the amount of \$93,757, structured as a loan amortizing over 30 years with 0% interest and \$180,000 structured as a HTF/SECO grant. The Underwriter asked the Applicant why the sources and uses statement submitted reflected an excess of funds, and the Applicant indicated that at the time

TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
CREDIT UNDERWRITING ANALYSIS

it was believed that the excess funds would be used for any overage in construction costs. The Applicant is aware that the HTF loan will be reduced by the overage amount for purposes of this analysis and agreed to this fact.

Based on the financing structure proposed for the subject, which is similar to what was proposed during the LITHC application cycle, the development could support the proposed permanent loan amount and additional HTF loan at an acceptable debt coverage ratio.

RECOMMENDATION

- RECOMMEND APPROVAL OF A HTF AWARD NOT TO EXCEED \$93,757, STRUCTURED AS A 30 YEAR TERM LOAN, FULLY AMORTIZING OVER 30 YEARS AT 0% INTEREST, AND \$180,000, STRUCTURED AS A HTF/SECO GRANT.

Underwriter:

Raquel Morales

Date: July 22, 2003

Director of Credit Underwriting:

Tom Gouris

Date: July 22, 2003

MULTIFAMILY FINANCIAL ASSISTANCE REQUEST: Comparative Analysis

Villas at Park Grove, Katy, LIHTC #02123- ADDENDUM

Type of Unit	Number	Bedrooms	No. of Baths	Size in SF	Gross Rent Lmt.	Net Rent per Unit	Rent per Month	Rent per SF	Tnt Pd Util	Wtr, Swr, Trsh
TC 30%	1	1	1	650	\$335	\$279	\$279	\$0.43	56.00	25.00
TC 40%	5	1	1	650	\$447	\$391	1,955	0.60	56.00	25.00
TC 50%	19	1	1	650	\$558	\$502	9,538	0.77	56.00	25.00
TC 60%	23	1	1	650	\$670	\$614	14,122	0.94	56.00	25.00
MR	12	1	1	650	\$780	\$724	8,688	1.11	56.00	25.00
TC 30%	1	2	1	850	\$402	\$332	332	0.39	70.00	25.00
TC 40%	7	2	1	850	\$536	\$466	3,262	0.55	70.00	25.00
TC 50%	29	2	1	850	\$670	\$600	17,400	0.71	70.00	25.00
TC 60%	35	2	1	850	\$804	\$734	25,690	0.86	70.00	25.00
MR	18	2	1	850	\$939	\$869	15,642	1.02	70.00	25.00
TOTAL:	150		AVERAGE:	770	\$710	\$646	\$96,908	\$0.84	\$64.40	\$25.00

INCOME				Totals		TDHCA	APPLICANT				
Total Net Rentable Sq Ft: 115,500						\$1,162,896	\$1,113,168				
POTENTIAL GROSS RENT						\$18,000	\$18,000	\$10.00	Per Unit Per Month		
Secondary Income				Per Unit Per Month:	\$10.00	0	0				
Other Support Income: (describe)											
POTENTIAL GROSS INCOME						\$1,180,896	\$1,131,168				
Vacancy & Collection Loss				% of Potential Gross Income:	-7.50%	(88,567)	(84,840)	-7.50%	of Potential Gross Rent		
Employee or Other Non-Rental Units or Concessions						0	0				
EFFECTIVE GROSS INCOME						\$1,092,329	\$1,046,328				
EXPENSES				% OF EGI	PER UNIT	PER SQ FT		PER SQ FT	PER UNIT	% OF EGI	
General & Administrative				4.30%	\$313	\$0.41	\$47,016	\$41,000	\$0.35	\$273	3.92%
Management				5.00%	364	0.47	54,616	52,300	0.45	349	5.00%
Payroll & Payroll Tax				11.59%	844	1.10	126,615	90,000	0.78	600	8.60%
Repairs & Maintenance				4.94%	360	0.47	54,003	100,350	0.87	669	9.59%
Utilities				3.18%	232	0.30	34,776	25,000	0.22	167	2.39%
Water, Sewer, & Trash				4.12%	300	0.39	45,000	50,000	0.43	333	4.78%
Property Insurance				1.92%	140	0.18	20,948	23,100	0.20	154	2.21%
Property Tax 2.75				9.44%	688	0.89	103,125	93,750	0.81	625	8.96%
Reserve for Replacements				2.75%	200	0.26	30,000	30,000	0.26	200	2.87%
Other Expenses:				0.41%	30	0.04	4,500	4,500	0.04	30	0.43%
TOTAL EXPENSES				47.66%	\$3,471	\$4.51	\$520,598	\$510,000	\$4.42	\$3,400	48.74%
NET OPERATING INC				52.34%	\$3,812	\$4.95	\$571,731	\$536,328	\$4.64	\$3,576	51.26%
DEBT SERVICE											
First Lien Mortgage				44.63%	\$3,250	\$4.22	\$487,543	\$487,543	\$4.22	\$3,250	46.60%
HTF Loan				0.29%	\$21	\$0.03	3,125		\$0.00	\$0	0.00%
Additional Financing				0.00%	\$0	\$0.00	0		\$0.00	\$0	0.00%
NET CASH FLOW				7.42%	\$540	\$0.70	\$81,063	\$48,785	\$0.42	\$325	4.66%
AGGREGATE DEBT COVERAGE RATIO							1.17	1.10			
ALTERNATIVE DEBT COVERAGE RATIO							1.17				

CONSTRUCTION COST						TDHCA	APPLICANT			
Acquisition Cost (site or bldg)						\$900,000	\$900,000	\$7.79	\$6,000	8.40%
Off-Sites						0	0	0.00	0	0.00%
Sitework						972,100	972,100	8.42	6,481	9.08%
Direct Construction						5,264,672	5,225,690	45.24	34,838	48.80%
Contingency						0	0	0.00	0	0.00%
General Requirement						313,541	313,541	2.71	2,090	2.93%
Contractor's G & I						104,513	104,513	0.90	697	0.98%
Contractor's Prof:						313,541	313,541	2.71	2,090	2.93%
Indirect Construction						722,000	722,000	6.25	4,813	6.74%
Ineligible Costs						203,668	203,668	1.76	1,358	1.90%
Developer's G & A						87,979	0	0.00	0	0.00%
Developer's Profit						1,061,229	1,149,208	9.95	7,661	10.73%
Interim Financing						472,930	472,930	4.09	3,153	4.42%
Reserves						332,000	332,000	2.87	2,213	3.10%
TOTAL COST						\$10,748,173	\$10,709,191	\$92.72	\$71,395	100.00%

Recap-Hard Construction Costs				TDHCA	APPLICANT	RECOMMENDED
Acquisition Cost (site or bldg)				\$5,537,000	\$5,537,000	\$5,537,000
HTF Loan				\$175,000	\$175,000	\$93,757
HTF/SBCO Grant				\$180,000	\$180,000	\$180,000
LIHTC Syndication Proceeds				4,898,434	4,898,434	4,898,434
Deferred Developer Fees				0		
Additional (excess) Funds Required				(42,261)	(81,243)	0
TOTAL SOURCES				\$10,748,173	\$10,709,191	\$10,709,191

MULTIFAMILY FINANCIAL ASSISTANCE REQUEST (continued)
Villas at Park Grove, Katy, LIHTC #02123- ADDENDUM

DIRECT CONSTRUCTION COST ESTIMATE
 Residential Cost Handbook
 Average Quality Multiple Residence Basis

CATEGORY	FACTOR	UNITS/SQ FT	PER SF	AMOUNT
Base Cost			\$42.79	\$4,941,688
Adjustments				
Exterior Wall Finish	8.00%		\$3.42	\$395,335
Elderly	5.00%		2.14	247,084
Roofing			0.00	0
Subfloor			(0.67)	(77,770)
Floor Cover			1.92	221,760
Porches/Balconies	\$29.24	11,066	2.80	323,573
Plumbing	\$585	0	0.00	0
Built-In Appliances	\$1,625	150	2.11	243,750
Stairs	\$1,400	18	0.22	25,200
Floor Insulation			0.00	0
Heating/Cooling			1.47	169,785
Garages/Carports		0	0.00	0
Comm &/or Aux Bldgs	\$52.94	8,000	3.67	423,552
Other: Elevator	\$43,750	3	1.14	131,250
SUBTOTAL			61.00	7,045,207
Current Cost Multiplier	1.03		1.83	211,356
Local Multiplier	0.89		(6.71)	(774,973)
TOTAL DIRECT CONSTRUCTION COSTS			\$56.12	\$6,481,590
Plans, specs, survy, bld	3.90%		(\$2.19)	(\$252,782)
Interim Construction Inte	3.38%		(1.89)	(218,754)
Contractor's OH & Profit	11.50%		(6.45)	(745,383)
NET DIRECT CONSTRUCTION COSTS			\$45.58	\$5,264,672

PAYMENT COMPUTATION

Primary	\$5,537,000	Term	360
Int Rate	8.00%	DCR	1.17

Secondary	\$93,757	Term	360
Int Rate	0.00%	Subtotal DCR	1.17

Additional		Term	
Int Rate		Aggregate DCR	1.17

RECOMMENDED FINANCING STRUCTURE:

Primary Debt Service	\$487,543
Secondary Debt Service	3,125
Additional Debt Service	0
NET CASH FLOW	\$81,063

Primary	\$5,537,000	Term	360
Int Rate	8.00%	DCR	1.17

Secondary	\$93,757	Term	360
Int Rate	0.00%	Subtotal DCR	1.17

Additional		Term	0
Int Rate	0.00%	Aggregate DCR	1.17

OPERATING INCOME & EXPENSE PROFORMA: RECOMMENDED FINANCING STRUCTURE

INCOME at 3.00%	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15	YEAR 20	YEAR 30
POTENTIAL GROSS RENT	\$1,162,896	\$1,197,783	\$1,233,716	\$1,270,728	\$1,308,850	\$1,517,316	\$1,758,985	\$2,039,145	\$2,740,441
Secondary Income	18,000	18,540	19,096	19,669	20,259	23,486	27,227	31,563	42,418
Other Support Income: (desc)	0	0	0	0	0	0	0	0	0
POTENTIAL GROSS INCOME	1,180,896	1,216,323	1,252,813	1,290,397	1,329,109	1,540,801	1,786,211	2,070,708	2,782,859
Vacancy & Collection Loss	(88,567)	(91,224)	(93,961)	(96,780)	(99,683)	(115,560)	(133,966)	(155,303)	(208,714)
Employee or Other Non-Renta	0	0	0	0	0	0	0	0	0
EFFECTIVE GROSS INCOME	\$1,092,329	\$1,125,099	\$1,158,852	\$1,193,617	\$1,229,426	\$1,425,241	\$1,652,245	\$1,915,405	\$2,574,144
EXPENSES at 4.00%									
General & Administrative	\$47,016	\$48,896	\$50,852	\$52,886	\$55,002	\$66,918	\$81,416	\$99,055	\$146,625
Management	54,616	56,255	57,943	59,681	61,471	71,262	82,612	95,770	128,707
Payroll & Payroll Tax	126,615	131,680	136,947	142,425	148,122	180,213	219,256	266,759	394,868
Repairs & Maintenance	54,003	56,163	58,409	60,745	63,175	76,862	93,515	113,775	168,415
Utilities	34,776	36,167	37,614	39,118	40,683	49,497	60,221	73,268	108,454
Water, Sewer & Trash	45,000	46,800	48,672	50,619	52,644	64,049	77,925	94,808	140,339
Insurance	20,948	21,786	22,657	23,563	24,506	29,815	36,275	44,134	65,329
Property Tax	103,125	107,250	111,540	116,002	120,642	146,779	178,579	217,269	321,611
Reserve for Replacements	30,000	31,200	32,448	33,746	35,096	42,699	51,950	63,205	93,560
Other	4,500	4,680	4,867	5,062	5,264	6,405	7,793	9,481	14,034
TOTAL EXPENSES	\$520,598	\$540,876	\$561,949	\$583,847	\$606,604	\$734,500	\$889,542	\$1,077,524	\$1,581,942
NET OPERATING INCOME	\$571,731	\$584,223	\$596,903	\$609,770	\$622,822	\$690,742	\$762,703	\$837,881	\$992,202
DEBT SERVICE									
First Lien Financing	\$487,543	\$487,543	\$487,543	\$487,543	\$487,543	\$487,543	\$487,543	\$487,543	\$487,543
Second Lien	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125
Other Financing	0	0	0	0	0	0	0	0	0
NET CASH FLOW	\$81,063	\$93,555	\$106,235	\$119,102	\$132,154	\$200,074	\$272,035	\$347,214	\$501,534
DEBT COVERAGE RATIO	1.17	1.19	1.22	1.24	1.27	1.41	1.55	1.71	2.02

LIHTC Allocation Calculation - Villas at Park Grove, Katy, LIHTC #02123-

CATEGORY	APPLICANT'S TOTAL AMOUNTS	TDHCA TOTAL AMOUNTS	APPLICANT'S REHAB/NEW ELIGIBLE BASIS	TDHCA REHAB/NEW ELIGIBLE BASIS
(1) Acquisition Cost				
Purchase of land	\$900,000	\$900,000		
Purchase of buildings				
(2) Rehabilitation/New Construction Cost				
On-site work	\$972,100	\$972,100	\$972,100	\$972,100
Off-site improvements				
(3) Construction Hard Costs				
New structures/rehabilitation ha	\$5,225,690	\$5,264,672	\$5,225,690	\$5,264,672
(4) Contractor Fees & General Requirements				
Contractor overhead	\$104,513	\$104,513	\$104,513	\$104,513
Contractor profit	\$313,541	\$313,541	\$313,541	\$313,541
General requirements	\$313,541	\$313,541	\$313,541	\$313,541
(5) Contingencies				
(6) Eligible Indirect Fees				
	\$722,000	\$722,000	\$722,000	\$722,000
(7) Eligible Financing Fees				
	\$472,930	\$472,930	\$472,930	\$472,930
(8) All Ineligible Costs				
	\$203,668	\$203,668		
(9) Developer Fees				
Developer overhead		\$87,979		\$87,979
Developer fee	\$1,149,208	\$1,061,229	\$1,149,208	\$1,061,229
(10) Development Reserves				
	\$332,000	\$332,000		
TOTAL DEVELOPMENT COSTS	\$10,709,191	\$10,748,173	\$9,273,523	\$9,312,505

Deduct from Basis:			
All grant proceeds used to finance costs in eligible basis			
B.M.R. loans used to finance cost in eligible basis			
Non-qualified non-recourse financing			
Non-qualified portion of higher quality units [42(d)(3)]			
Historic Credits (on residential portion only)			
TOTAL ELIGIBLE BASIS		\$9,273,523	\$9,312,505
High Cost Area Adjustment		100%	100%
TOTAL ADJUSTED BASIS		\$9,273,523	\$9,312,505
Applicable Fraction		80%	80%
TOTAL QUALIFIED BASIS		\$7,418,818	\$7,450,004
Applicable Percentage		8.44%	8.44%
TOTAL AMOUNT OF TAX CREDITS		\$626,148	\$628,780

Syndication Proceeds	0.7823	\$4,898,434	\$4,919,025
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**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTI FAMILY CREDIT UNDERWRITING ANALYSIS**

DATE: July 22, 2002 PROGRAM: 9% LIHTC FILE NUMBER: 02123

DEVELOPMENT NAME

Villas at Park Grove

APPLICANT

Name: Villas at Park Grove, Ltd. **Type:** For Profit Non-Profit Municipal Other
Address: 9446 Old Katy Road, Suite 104 **City:** Houston **State:** TX
Zip: 77055 **Contact:** John Hunt, Ignacio Grillo **Phone:** (713) 984-0222 **Fax:** (713) 782-0999

PRINCIPALS of the APPLICANT

Name: Park Grove Apartments, LLC **(%):** .01 **Title:** General Partner
Name: Sun America **(%):** 99.99 **Title:** Limited Partner
Name: IEG Interests, Inc. **(%):** n/a **Title:** 34% owner of GP & Dev
Name: John B. Hunt **(%):** n/a **Title:** 33% owner of GP & Dev
Name: James R. Hunt **(%):** n/a **Title:** 33% owner of GP and Dev

GENERAL PARTNER

Name: Park Grove Apartments, LLC **Type:** For Profit Non-Profit Municipal Other
Address: 9446 Old Katy Road, Suite 104 **City:** Houston **State:** TX
Zip: 77055 **Contact:** John Hunt, Ignacio Grillo **Phone:** (713) 984-0222 **Fax:** (713) 782-0999

PROPERTY LOCATION

Location: 600 Park Grove Drive QCT DDA
City: Katy **County:** Harris **Zip:** 77450

REQUEST

<u>Amount</u>	<u>Interest Rate</u>	<u>Amortization</u>	<u>Term</u>
\$627,566	n/a	n/a	n/a
Other Requested Terms: Annual ten-year allocation of low-income housing tax credits			
Proposed Use of Funds: New Construction Set-Aside: <input checked="" type="checkbox"/> General <input type="checkbox"/> Rural <input type="checkbox"/> Non-Profit			

SITE DESCRIPTION

Size: 6.97 acres 303,613 square feet **Zoning/ Permitted Uses:** No zoning
Flood Zone Designation: not in 100-yr zone **Status of Off-Sites:** Fully Improved

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
CREDIT UNDERWRITING ANALYSIS**

DESCRIPTION of IMPROVEMENTS

Total Units: 150 **# Rental Buildings:** 2 **# Common Area Bldgs:** 1 **# of Floors:** 3 **Age:** n/a yrs

Number	Bedrooms	Bathroom	Size in SF
60	1	1	650
90	2	1	850

Net Rentable SF: 115,500 **Av Un SF:** 770 **Common Area SF:** 8,000 **Gross Bldg SF** 123,500

Property Type: Multifamily SFR Rental Elderly Mixed Income Special Use

CONSTRUCTION SPECIFICATIONS

STRUCTURAL MATERIALS

Wood frame on a post-tensioned concrete slab, 100% stucco exterior wall covering, drywall interior wall surfaces, composite shingle roofing

APPLIANCES AND INTERIOR FEATURES

Carpeting, range & oven, hood & fan, garbage disposal, dishwasher, refrigerator, tile tub/shower, washer & dryer connections, laminated counter tops, individual water heaters

ON-SITE AMENITIES

8,000-SF community building with furnished community room, game/recreation room, management offices, exercise room, kitchen, restrooms, computer room, swimming pool, perimeter fencing, limited access gate, community garden/walk trail

Uncovered Parking: 265 spaces **Carports:** n/a spaces **Garages:** n/a spaces

OTHER SOURCES of FUNDS

INTERIM CONSTRUCTION or GAP FINANCING

Source: Sun America Affordable Housing Partners **Contact:** Lee Stevens

Principal Amount: \$5,537,000 **Interest Rate:** 7%

Additional Information: _____

Amortization: 2 yrs **Term:** 2 yrs **Commitment:** None Firm Conditional

LONG TERM/PERMANENT FINANCING

Source: Sun America Affordable Housing Partners **Contact:** Lee Stevens

Principal Amount: \$5,537,000 **Interest Rate:** 8%

Additional Information: _____

Amortization: 30 yrs **Term:** 30 yrs **Commitment:** None Firm Conditional

Annual Payment: \$487,543 **Lien Priority:** 1st **Commitment Date** 02/ 26/ 2002

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
CREDIT UNDERWRITING ANALYSIS**

LIHTC SYNDICATION

Source:	<u>Sun America Affordable Housing Partners</u>	Contact:	<u>Lee Stevens</u>
Address:	<u>8144 Walnut Hill, Ste. 450</u>	City:	<u>Dallas</u>
State:	<u>TX</u>	Zip:	<u>75231</u>
		Phone:	<u>(214) 932-2505</u>
		Fax:	<u>(214) 932-2505</u>
Net Proceeds:	<u>\$4,909,525</u>	Net Syndication Rate (per \$1.00 of 10-yr LIHTC)	<u>78¢</u>
Commitment	<input type="checkbox"/> None	<input type="checkbox"/> Firm	<input checked="" type="checkbox"/> Conditional
		Date:	<u>02/ 26/ 2002</u>
Additional Information:	<u>Based on a credit amount of \$6,275,660</u>		

APPLICANT EQUITY

Amount: \$262,666 **Source:** Deferred developer fee

VALUATION INFORMATION

ASSESSED VALUE

Land:	<u>\$573,580</u>	Assessment for the Year of:	<u>2001</u>
Building:	<u>n/a</u>	Valuation by:	<u>Harris County Appraisal District</u>
Total Assessed Value:	<u>\$573,580</u>	Tax Rate:	<u>2.75</u>

EVIDENCE of SITE or PROPERTY CONTROL

Type of Site Control: Earnest Money Contract

Contract Expiration Date: 08/ 31/ 2002 **Anticipated Closing Date:** 08/ 31/ 2002

Acquisition Cost: \$ 759,033 **Other Terms/Conditions:** _____

Seller: American Realty Trust, Inc. **Related to Development Team Member:** no

REVIEW of PREVIOUS UNDERWRITING REPORTS

No previous reports.

PROPOSAL and DEVELOPMENT PLAN DESCRIPTION

Description: Villas at Park Grove is a proposed new construction development of 120 units of mixed income housing and 30 market rate units located in Katy. The development is comprised of 2 residential buildings as follows:

- (1) Building Type A with 36 one-bedroom units and 42 two- bedroom units; and
- (1) Building Type B with 24 one-bedroom units and 48 two-bedroom units;

Based on the site plan the apartment buildings are distributed evenly throughout the site, with the clubhouse, mailboxes, and swimming pool located near the entrance to the site. The 8,000-square foot community building plan includes the management office, a community room, game/recreation room, exercise room, computer facility, kitchen and restrooms. Other special features include a community garden/walk trail.

Supportive Services: The Applicant has contracted with MyGait LLC to provide the following supportive services to tenants: basic adult education, information on counseling services, schedules of social and recreational programs provided by Owner, information on welfare services and referral services. These services will be provided at no cost to tenants. The contract requires the Applicant to provide, furnish, and maintain facilities in the community building for provision of the services, and to pay a one-time startup fee of \$750, plus \$730 per month for these support services.

Schedule: The Applicant anticipates construction to begin in February of 2003, to be completed in August of 2004, to be placed in service in and substantially leased-up in October of 2004.

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
CREDIT UNDERWRITING ANALYSIS**

POPULATIONS TARGETED

Income Set-Aside: The Applicant has elected the 40% at 60% or less of area median gross income (AMGI) set-aside. 120 of the units (80% of the total) will be reserved for low-income tenants. Two of the units (1%) will be reserved for households earning 30% or less of AMGI, twelve units (8%) will be reserved for households earning 40% or less of AMGI, forty-eight units (32%) will be reserved for households earning 50% or less of AMGI, fifty-eight units (39%) will be reserved for households earning 60% or less of AMGI and the remaining 30 units (20%) will be offered at market rents.

Special Needs Set-Asides: Eight units (5%) will be handicapped-accessible.

Compliance Period Extension: The Applicant has elected to extend the compliance period an additional 25 years.

MARKET HIGHLIGHTS

A market feasibility study dated March 25, 2002 was prepared by O'Connor & Associates and highlighted the following findings:

Definition of Market/Submarket: “For purposes of this report, the subject’s primary market area includes those properties located in zip codes 77493, 77449, 77084, 77494, 77450, 77094, 77433, 77040, 77095, 77043, 77079, 77077, 77082 and 77083. The “Far West, “Bear Creek/Northwest,” and “Katy/Northwest” submarkets includes these zip codes.” (p. 25)

ANNUAL INCOME-ELIGIBLE SUBMARKET DEMAND SUMMARY		
Type of Demand	Units of Demand	% of Total Demand
Household Growth	109	17%
Resident Turnover	462	74%
Other Sources	57	9%
TOTAL ANNUAL DEMAND*	628	100%

Ref: p. 38

*The market analyst calculated two different demand figures based on the rent-restricted units and the market rent units. The information represented above is total demand for the rent-restricted units. The market analyst calculated a total annual demand for 1,616 units for market rent units. The proposed development is to have 30 market rent units available.

Capture Rate: The market analyst calculated two separate capture rates, one for the rent-restricted units and another for the market rent units. “The subject will contain 120 rent-restricted units and 30 market rent units. Thus, based on our analysis, there are 120 rent-restricted units that are under construction, approved or proposed in the subject’s primary market (including the subject). As indicated earlier, there are approximately 628 potential households based on income eligibility, housing preference, and taking into consideration the typical turnover rate in the subject’s primary market.” (p. 39) Based on this information, the market analyst calculated a capture rate of 19.10% for the rent-restricted units. The market analyst further explains that “there is a 248-unit project, the Millstone Apartments, located at the southeast corner of West Fernhurst Drive and proposed Cobia Drive. This project will be a LIHTC apartment complex, but is not a senior project and will cater to garden style apartment dwellers...If the rent restricted units in this project were included in the capture rate analysis indicated above, the capture rate would be 58.06%. However, we consider that the above referenced LIHTC project would not be direct competition for the subject seniors project...therefore, the 19.10% capture rate calculated above is considered to be more representative of competition for a senior project.” (p. 39)

As stated before, the analyst also calculated a second capture rate for the market rent units that will be available at the subject development. “There are 1,462 market rate units that are under construction, approved or proposed in the subject’s primary market (including the subject). We have utilized only the subject’s market units, as these units are being developed for senior use. As indicated earlier, there are approximately 1,616 potential households based on income eligibility, housing preference, and taking into consideration the typical turnover rate in the subject’s primary market.” (p. 42) Based on this information the market analyst calculated a capture rate of 1.86% for the market rent units. Additionally, the analyst explains that “there are no seniors projects proposed in the subject primary market area. If we considered all of the

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
CREDIT UNDERWRITING ANALYSIS**

proposed in this market area and included them in the capture rate analysis indicated above, the capture rate would be 90.48%. However, we consider that the 1,432 proposed market rate units would not be direct competition for the subject seniors project...therefore, the 1.86% capture rate calculated above is considered to be more representative of competition for a seniors project.” (p. 42)

Local Housing Authority Waiting List Information: “There are thousands of families in the City of Houston currently on the growing waiting lists for low-rent public housing, apartment rental subsidies, or Section 8 vouchers administered by the Houston Housing Authority.” (p. 34)

Market Rent Comparables: The market analyst surveyed six comparable apartment projects totaling 2,051 units in the market area. (p. 53)

RENT ANALYSIS (net tenant-paid rents)					
Unit Type (% AMI)	Proposed	Program Max	Differential	Market	Differential
1-Bedroom (30%)	\$254	\$279	-\$25	\$750	-\$496
1-Bedroom (40%)	\$363	\$391	-\$28	\$750	-\$387
1-Bedroom (50%)	\$473	\$502	-\$29	\$750	-\$277
1-Bedroom (60%)	\$583	\$614	-\$31	\$750	-\$167
1-Bedroom (MR)	\$724	\$724	\$0	\$750	-\$26
2-Bedroom (30%)	\$300	\$332	-\$32	\$850	-\$550
2-Bedroom (40%)	\$431	\$466	-\$35	\$850	-\$419
2-Bedroom (50%)	\$563	\$600	-\$37	\$850	-\$287
2-Bedroom (60%)	\$695	\$734	-\$39	\$850	-\$155
2-Bedroom (MR)	\$869	\$869	\$0	\$850	-\$19

(NOTE: Differentials are amount of difference between proposed rents and program limits and average market rents, e.g., proposed rent = \$500, program max = \$600, differential = -\$100)

Submarket Vacancy Rates: “The occupancy of the comparable rentals included in this study range from 82% to 95%, with the recently-constructed properties all between 82% and 93%.” (p. 29)

Absorption Projections: “Absorption in the subject’s submarket over the past four quarters ending December 2001 totals a positive 2,097 units...Based on our research, most projects that are constructed in the Houston area typically lease up within 12 months.” (p. 29)

Known Planned Development: “Over the past 15 months, three new apartment projects, containing 993 units were constructed. Presently, there is one project under construction in this market area and four proposed projects...The closest project is Willow Lake II Apartments, a Class A project which will be located on Willow Lake, near the subject property, and will consist of 220 market units. The closest proposed project is the Ashley House, a Class A project which is located at 3903 South Mason and will contain 328 units. Additionally, there is a 248-unit project, the Millstone Apartments, located at the southeast corner of West Fernhurst Drive and proposed Cobia Drive currently under construction. This project will be a LIHTC apartment complex, but is not a seniors project. According to the Houston HUD office, there is one project in the subject’s primary market area in which the rents are based on income or otherwise restricted. This property is located at 13830 Canyon Hills, and is a senior housing project. Based on our research, the newer low-income housing projects in this market are highly occupied; therefore, there is a shortage of low-income housing in the subject’s primary market area, which is consistent with the Houston area in general.” (p. 27-28)

The Underwriter found the market study provided sufficient information on which to base a funding recommendation.

SITE and NEIGHBORHOOD CHARACTERISTICS

Location: Katy is located in east Texas within the Houston MSA in Harris County. The site is a rectangular-shaped parcel located in the west area of Harris County. The site is situated on the southwest corner of Kingsland Boulevard and Park Grove Drive.

Population: The estimated 2001 population of the primary market area was 465,327 and is expected to

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
CREDIT UNDERWRITING ANALYSIS**

increase by 2.5% to approximately 526,556 by 2006. Within the primary market area there were estimated to be 164,312 households in 2001.

Adjacent Land Uses: Land uses in the overall area in which the site is located are predominantly mixed. Adjacent land uses include:

- **North:** commercial service development
- **South:** Harris County Flood Control Easement
- **East:** vacant land
- **West:** commercial service development

Site Access: Access and entry to the property is from the north or south from Park Grove Drive and from the east or west from Kingsland Boulevard.

Public Transportation: The availability of public transportation is unknown.

Shopping & Services: The site is within 1-2 miles of grocery stores, shopping centers and a variety of other retail establishments and restaurants. Schools, churches, and hospitals and health care facilities are located within a short driving distance from the site.

Site Inspection Findings: The site has not been inspected by a TDHCA staff member, and receipt, review, and acceptance of an acceptable site inspection report is a condition of this report.

HIGHLIGHTS of SOILS & HAZARDOUS MATERIALS REPORT(S)

A Phase I Environmental Site Assessment report dated March 18, 2002 was prepared by Criterium Engineers and contained the following findings and recommendations:

“No evidence of hazardous chemical release or spills was found on-site...it is our opinion that there are no findings as related to this Phase I Environmental Site Assessment (ESA) of the subject property.” (p. 3)

OPERATING PROFORMA ANALYSIS

Income: The Applicant’s rent projections are slightly lower than the maximum rents allowed under LIHTC guidelines. The Underwriter used the 2002 maximum rents in this analysis, which results in an increase of \$50K in potential gross rent. The Applicant’s estimate of secondary income and vacancy and collection losses are in line with TDHCA guidelines.

Expenses: The Applicant’s total expense estimate of \$3,400 per unit is slightly less than a TDHCA database-derived estimate of \$3,471 per unit for comparably-sized developments. The Applicant’s budget shows several line item estimates that deviate significantly when compared to the database averages, particularly general and administrative (\$6K lower), payroll (\$37K lower), repairs and maintenance (\$46K higher), utilities (\$10K lower), water, sewer, and trash (\$5K higher), and property tax (\$9K lower).

Conclusion: The Applicant’s estimated income and total estimated operating expense is consistent with the Underwriter’s expectations however the Applicant’s net operating income is not within 5% of the Underwriter’s estimate. Therefore, the Underwriter’s NOI will be used to evaluate debt service capacity. Based on the proposed debt structure and under both the Applicant’s and Underwriter’s projections, the development would have a debt coverage ratio (DCR) within 1.10 to 1.25, allowed under LIHTC guidelines.

CONSTRUCTION COST ESTIMATE EVALUATION

Land Value: The Applicant submitted an original Contract of Sale between American Realty Trust, Inc. (seller) and Ginter Family Investments, Ltd. (purchaser). The original contract states that the purchase price for the subject property, 6.95 acres, is \$756,855, or \$2.50/SF or \$108,900/acre. A legal description of the property indicates that the actual acreage of the subject property is 6.97 acres. The subject property has been assigned under the rights of the contract to JBH 1970 Corporation from Ginter Family Investments, Ltd. Therefore, the earnest money contract shows the purchaser as JBH 1970 Corporation of which John Hunt is 100% owner and also principle of the applicant, The Villas of Park Grove, Ltd. Another Assignment of Contract assigns the property under rights of the contract to the Applicant, Villas of Park Grove, Ltd., from JBH 1970 Corporation. In a letter dated January 2, 2002 from John B. Hunt, he explains that “JBH 1970 Corporation was used as the purchaser of the contract because the Villas of Grove Park, Ltd. had not yet been formed.” Additionally, he explains that paragraph 11 of the earnest money contract allows the contract to be assigned to an affiliated or related party, as is the case with the assignment.

After a verbal inquiry with Ignacio Grillo regarding the total site acquisition cost as stated in the project

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
CREDIT UNDERWRITING ANALYSIS**

cost schedule, Mr. Grillo informed the Underwriter that an agreement between Ginter Family Investments, Ltd. And JBH 1970 Corporation indicates that if at any time JBH consummates the purchase of the property, JBH shall pay Ginter an amount equal to twenty-five cents (\$.25) per square foot contained in the property, which translates into \$75,903 for the subject property. Per Mr. Grillo, Ginter Family Investments, Ltd. was the original purchaser of the land, however, Ginter agreed to transfer the sale of the property to the Applicant if the Applicant agreed to pay Ginter a \$.25 premium for allowing the Applicant to take over the purchase of the property. Also, the correct purchase price of the subject property is \$759,033. This amount reflects the correct acreage of the subject property (6.97 acres) multiplied by the cost per square foot as indicated above. Also included in the site acquisition cost is \$30,000 in non-applicable extensions that the Applicant has already paid in order to extend the closing of the contract to August 31, 2002. The Applicant provided a revised cost breakdown to reflect these facts. The acquisition price is assumed to be reasonable since the acquisition is an arm's-length transaction.

Sitework Cost: The Applicant's claimed sitework costs of \$6,481 per unit are considered reasonable compared to historical sitework costs for multifamily projects and is slightly under the \$6,500 per unit maximum allowed.

Direct Construction Cost: The Applicant's direct construction cost estimate is \$7K lower than the Underwriter's Marshall & Swift *Residential Cost Handbook*-derived estimate, and is therefore regarded as reasonable as submitted. According to the site and floor plans for the development, the residential buildings are to be 3-story buildings and the Applicant has indicated on the application that elevator service will be available. However, there were no costs included for elevators in the Applicant's project cost schedule.

Ineligible Costs: The Applicant incorrectly included \$10,000 in marketing as an eligible cost; the Underwriter moved this cost to ineligible costs, resulting in an equivalent reduction in the Applicant's eligible basis.

Fees: Housing consulting fees of \$8,000 were moved from indirect construction costs to developer fees. The Applicant's contractor's and developer's fees for general requirements, general and administrative expenses, and profit are all within the maximums allowed by TDHCA guidelines.

Conclusion: The Applicant's total development cost estimate is within 5% of the Underwriter's verifiable estimate and is therefore generally acceptable. Since the Underwriter has been able to verify the Applicant's projected costs to a reasonable margin, the Applicant's total cost breakdown, as adjusted, is used to calculate eligible basis and determine the LIHTC allocation. As a result an eligible basis of \$9,273,523 is used to determine a credit allocation of \$626,148 from this method. The resulting syndication proceeds will be used to compare to the gap of need using the Applicant's costs to determine the recommended credit amount.

FINANCING STRUCTURE ANALYSIS

The Applicant intends to finance the development with three types of financing from two sources: a conventional interim to permanent loan, syndicated LIHTC equity, and deferred developer's fees.

Conventional Interim to Permanent Loan: There is a commitment for interim to permanent financing through SunAmerica Affordable Housing Partners in the amount of \$5,537,000 during the interim period and \$5,537,000 at conversion to permanent. The commitment letter indicated a term of 24 months for the construction portion and 30 years for the permanent. The interest rate will be 7% for the construction portion and 7% for the permanent.

LIHTC Syndication: SunAmerica Affordable Housing Partners has offered terms for syndication of the tax credits. The commitment letter shows net proceeds are anticipated to be \$4,909,525 based on a syndication factor of 78%. The funds would be disbursed in a 3-phased pay-in schedule:

1. \$77,750 concurrently with closing of the Amended Partnership Agreement;
2. \$3,945,233 upon (a) substantial completion of the Apartment Complex, (b) repayment of the bridge loan, (c) issuance of final certificates of occupancy, and (d) such other standard terms as set forth in SunAmerica's standard form partnership agreements;
3. \$886,543 upon (a) commencement of amortization of the permanent loan, (b) receipt of an audited cost certification of eligible basis, (c) receipt of Form(s) 8609 for the entire Apartment Complex, and (d) such other standard terms as set forth in SunAmerica's standard form partnership agreements.

Deferred Developer's Fees: The Applicant's proposed deferred developer's fees of \$262,666 amount to 23% of the total fees.

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
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Financing Conclusions: Based on the Applicant's estimate of eligible basis, the LIHTC allocation should not exceed \$626,148 annually for ten years, resulting in syndication proceeds of approximately \$898,434. This is \$1,418 less than the credits requested but, due to an overstatement of sources of funds, will result in a lower than anticipated deferred developer fee. Based on the underwriting analysis, the Applicant's deferred developer fee will be reduced to \$253,693, which appears to be repayable from cashflow between 2-3 years. Should the Applicant's final direct construction cost exceed the cost estimate used to determine credits in this analysis, additional deferred developer's fee may be available to fund those development cost overruns.

REVIEW of ARCHITECTURAL DESIGN

The exterior elevations are simple. All units are of average size for market rate and LIHTC units, and have covered patios or balconies. Each unit has a semi-private exterior entry that is off an interior breezeway that is shared with other units. The units are in three-story structures with stucco exterior finish and pitched roofs.

IDENTITIES of INTEREST

None noted by the Applicant.

APPLICANT'S/PRINCIPALS' FINANCIAL HIGHLIGHTS, BACKGROUND, and EXPERIENCE

Financial Highlights:

- The Applicant and General Partner are single-purpose entities created for the purpose of receiving assistance from TDHCA and therefore have no material financial statements.
- The principals of the General Partner, John Hunt, James Hunt and Ignacio Grillo, submitted unaudited financial statements as of February 28, 2002, January 1, 2002 and February 28, 2002, respectively.

Background & Experience:

- The Applicant and General Partner are new entities formed for the purpose of developing the project.

SUMMARY OF SALIENT RISKS AND ISSUES

- The Applicant's estimated income and operating expenses are more than 5% outside of the Underwriter's verifiable range.

RECOMMENDATION

- RECOMMEND APPROVAL OF AN LIHTC ALLOCATION NOT TO EXCEED \$626,148 ANNUALLY FOR TEN YEARS, SUBJECT TO CONDITIONS.

CONDITIONS

1. Receipt, review, and acceptance of a satisfactory TDHCA site inspection report.

Associate Underwriter:

Raquel Morales

Date: July 22, 2002

Director of Credit Underwriting:

Tom Gouris

Date: July 22, 2002

MULTIFAMILY FINANCIAL ASSISTANCE REQUEST: Comparative Analysis

Villas at Park Grove, Katy, LIHTC #02123

Type of Unit	Number	Bedrooms	No. of Baths	Size in SF	Gross Rent Lmt.	Net Rent per Unit	Rent per Month	Rent per SF	Tnt Pd Util	Wtr, Swr, Trsh
TC 30%	1	1	1	650	\$335	\$279	\$279	\$0.43	56.00	25.00
TC 40%	5	1	1	650	\$447	\$391	1,955	0.60	56.00	25.00
TC 50%	19	1	1	650	\$558	\$502	9,538	0.77	56.00	25.00
TC 60%	23	1	1	650	\$670	\$614	14,122	0.94	56.00	25.00
MR	12	1	1	650	\$780	\$724	8,688	1.11	56.00	25.00
TC 30%	1	2	1	850	\$402	\$332	332	0.39	70.00	25.00
TC 40%	7	2	1	850	\$536	\$466	3,262	0.55	70.00	25.00
TC 50%	29	2	1	850	\$670	\$600	17,400	0.71	70.00	25.00
TC 60%	35	2	1	850	\$804	\$734	25,690	0.86	70.00	25.00
MR	18	2	1	850	\$939	\$869	15,642	1.02	70.00	25.00
TOTAL:	150		AVERAGE:	770	\$710	\$646	\$96,908	\$0.84	\$64.40	\$25.00

INCOME				Total Net Rentable Sq Ft: 115,500		TDHCA	APPLICANT				
POTENTIAL GROSS RENT						\$1,162,896	\$1,113,168				
Secondary Income				Per Unit Per Month:	\$10.00	18,000	18,000	\$10.00	Per Unit Per Month		
Other Support Income: (describe)						0	0				
POTENTIAL GROSS INCOME						\$1,180,896	\$1,131,168				
Vacancy & Collection Loss				% of Potential Gross Income:	-7.50%	(88,567)	(84,840)	-7.50%	of Potential Gross Rent		
Employee or Other Non-Rental Units or Concessions						0	0				
EFFECTIVE GROSS INCOME						\$1,092,329	\$1,046,328				
EXPENSES				% OF EGI	PER UNIT	PER SQ FT		PER SQ FT	PER UNIT	% OF EGI	
General & Administrative				4.30%	\$313	\$0.41	\$47,016	\$41,000	\$0.35	\$273	3.92%
Management				5.00%	364	0.47	54,616	52,300	0.45	349	5.00%
Payroll & Payroll Tax				11.59%	844	1.10	126,615	90,000	0.78	600	8.60%
Repairs & Maintenance				4.94%	360	0.47	54,003	100,350	0.87	669	9.59%
Utilities				3.18%	232	0.30	34,776	25,000	0.22	167	2.39%
Water, Sewer, & Trash				4.12%	300	0.39	45,000	50,000	0.43	333	4.78%
Property Insurance				1.92%	140	0.18	20,948	23,100	0.20	154	2.21%
Property Tax				2.75%	688	0.89	103,125	93,750	0.81	625	8.96%
Reserve for Replacements				2.75%	200	0.26	30,000	30,000	0.26	200	2.87%
Other Expenses:				0.41%	30	0.04	4,500	4,500	0.04	30	0.43%
TOTAL EXPENSES				47.66%	\$3,471	\$4.51	\$520,598	\$510,000	\$4.42	\$3,400	48.74%
NET OPERATING INC				52.34%	\$3,812	\$4.95	\$571,731	\$536,328	\$4.64	\$3,576	51.26%
DEBT SERVICE											
First Lien Mortgage				44.63%	\$3,250	\$4.22	\$487,543	\$487,543	\$4.22	\$3,250	46.60%
Additional Financing				0.00%	\$0	\$0.00	0	0	\$0.00	\$0	0.00%
Additional Financing				0.00%	\$0	\$0.00	0	0	\$0.00	\$0	0.00%
NET CASH FLOW				7.71%	\$561	\$0.73	\$84,188	\$48,785	\$0.42	\$325	4.66%
AGGREGATE DEBT COVERAGE RATIO						1.17	1.10				
ALTERNATIVE DEBT COVERAGE RATIO						1.17					

CONSTRUCTION COST						TDHCA	APPLICANT			
Description	Factor	% of TOTAL	PER UNIT	PER SQ FT				PER SQ FT	PER UNIT	% of TOTAL
Acquisition Cost (site or bldg)		8.23%	\$5,866	\$7.62	\$879,936	\$879,936	\$7.62	\$5,866	8.23%	
Off-Sites		0.00%	0	0.00	0	0	0.00	0	0.00%	
Sitework		9.09%	6,481	8.42	972,100	972,100	8.42	6,481	9.09%	
Direct Construction		48.92%	34,884	45.30	5,232,600	5,225,690	45.24	34,838	48.89%	
Contingency	0.00%	0.00%	0	0.00	0	0	0.00	0	0.00%	
General Requiremen	5.05%	2.93%	2,090	2.71	313,541	313,541	2.71	2,090	2.93%	
Contractor's G & i	1.68%	0.98%	697	0.90	104,513	104,513	0.90	697	0.98%	
Contractor's Prof:	5.05%	2.93%	2,090	2.71	313,541	313,541	2.71	2,090	2.93%	
Indirect Construction		6.68%	4,760	6.18	714,000	714,000	6.18	4,760	6.68%	
Ineligible Costs		1.90%	1,358	1.76	203,668	203,668	1.76	1,358	1.91%	
Developer's G & A	1.25%	0.95%	675	0.88	101,189	0	0.00	0	0.00%	
Developer's Profit	13.00%	9.87%	7,040	9.14	1,056,019	1,157,208	10.02	7,715	10.83%	
Interim Financing		4.42%	3,153	4.09	472,930	472,930	4.09	3,153	4.42%	
Reserves		3.10%	2,213	2.87	332,000	332,000	2.87	2,213	3.11%	
TOTAL COST		100.00%	\$71,307	\$92.61	\$10,696,037	\$10,689,127	\$92.55	\$71,261	100.00%	
Recap-Hard Construction Costs		64.85%	\$46,242	\$60.05	\$6,936,295	\$6,929,385	\$59.99	\$46,196	64.83%	

SOURCES OF FUNDS				RECOMMENDED		
First Lien Mortgage	51.77%	\$36,913	\$47.94	\$5,537,000	\$5,537,000	\$5,537,000
LIHTC Syndication Proceeds	45.90%	\$32,730	\$42.51	4,909,525	4,909,525	4,898,434
Deferred Developer Fees	2.46%	\$1,751	\$2.27	262,666	262,666	253,693
Additional (excess) Funds Require	-0.12%	(\$88)	(\$0.11)	(13,154)	(20,064)	0
TOTAL SOURCES				\$10,696,037	\$10,689,127	\$10,689,127

MULTIFAMILY FINANCIAL ASSISTANCE REQUEST (continued)

Villas at Park Grove, Katy, LIHTC #02123

DIRECT CONSTRUCTION COST ESTIMATE
Residential Cost Handbook
Average Quality Multiple Residence Basis

CATEGORY	FACTOR	UNITS/SQ FT	PER SF	AMOUNT
Base Cost			\$41.01	\$4,737,124
Adjustments				
Exterior Wall Finish	8.00%		\$3.28	\$378,970
Elderly	5.00%		2.05	236,856
Roofing			0.00	0
Subfloor			(0.65)	(75,460)
Floor Cover			1.82	210,210
Porches/Balconies	\$28.10	12276	2.99	344,956
Plumbing	\$585	0	0.00	0
Built-In Appliances	\$1,550	150	2.01	232,500
Stairs	\$1,350	18	0.21	24,300
Floor Insulation			0.00	0
Heating/Cooling			1.41	162,855
Garages/Carports		0	0.00	0
Comm &/or Aux Bldgs	\$50.54	8,000	3.50	404,352
Other: Elevator	\$41,500	3	1.08	124,500
SUBTOTAL			58.71	6,781,163
Current Cost Multiplier	1.04		2.35	271,247
Local Multiplier	0.91		(5.28)	(610,305)
TOTAL DIRECT CONSTRUCTION COSTS			\$55.78	\$6,442,105
Plans, specs, survy, bld	3.90%		(\$2.18)	(\$251,242)
Interim Construction Inte	3.38%		(1.88)	(217,421)
Contractor's OH & Profit	11.50%		(6.41)	(740,842)
NET DIRECT CONSTRUCTION COSTS			\$45.30	\$5,232,600

PAYMENT COMPUTATION

Primary	\$5,537,000	Term	360
Int Rate	8.00%	DCR	1.17

Secondary	\$262,666	Term	
Int Rate		Subtotal DCR	1.17

Additional	\$4,909,525	Term	
Int Rate		Aggregate DCR	1.17

RECOMMENDED FINANCING STRUCTURE:

Primary Debt Service	\$487,543
Secondary Debt Service	0
Additional Debt Service	0
NET CASH FLOW	\$84,188

Primary	\$5,537,000	Term	360
Int Rate	8.00%	DCR	1.17

Secondary	\$262,666	Term	0
Int Rate	0.00%	Subtotal DCR	1.17

Additional	\$4,909,525	Term	0
Int Rate	0.00%	Aggregate DCR	1.17

OPERATING INCOME & EXPENSE PROFORMA: RECOMMENDED FINANCING STRUCTURE

INCOME at 3.00%	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15	YEAR 20	YEAR 30
POTENTIAL GROSS RENT	\$1,162,896	\$1,197,783	\$1,233,716	\$1,270,728	\$1,308,850	\$1,517,316	\$1,758,985	\$2,039,145	\$2,740,441
Secondary Income	18,000	18,540	19,096	19,669	20,259	23,486	27,227	31,563	42,418
Other Support Income: (desc)	0	0	0	0	0	0	0	0	0
POTENTIAL GROSS INCOME	1,180,896	1,216,323	1,252,813	1,290,397	1,329,109	1,540,801	1,786,211	2,070,708	2,782,859
Vacancy & Collection Loss	(88,567)	(91,224)	(93,961)	(96,780)	(99,683)	(115,560)	(133,966)	(155,303)	(208,714)
Employee or Other Non-Renta	0	0	0	0	0	0	0	0	0
EFFECTIVE GROSS INCOME	\$1,092,329	\$1,125,099	\$1,158,852	\$1,193,617	\$1,229,426	\$1,425,241	\$1,652,245	\$1,915,405	\$2,574,144
EXPENSES at 4.00%									
General & Administrative	\$47,016	\$48,896	\$50,852	\$52,886	\$55,002	\$66,918	\$81,416	\$99,055	\$146,625
Management	54,616	56,255	57,943	59,681	61,471	71,262	82,612	95,770	128,707
Payroll & Payroll Tax	126,615	131,680	136,947	142,425	148,122	180,213	219,256	266,759	394,868
Repairs & Maintenance	54,003	56,163	58,409	60,745	63,175	76,862	93,515	113,775	168,415
Utilities	34,776	36,167	37,614	39,118	40,683	49,497	60,221	73,268	108,454
Water, Sewer & Trash	45,000	46,800	48,672	50,619	52,644	64,049	77,925	94,808	140,339
Insurance	20,948	21,786	22,657	23,563	24,506	29,815	36,275	44,134	65,329
Property Tax	103,125	107,250	111,540	116,002	120,642	146,779	178,579	217,269	321,611
Reserve for Replacements	30,000	31,200	32,448	33,746	35,096	42,699	51,950	63,205	93,560
Other	4,500	4,680	4,867	5,062	5,264	6,405	7,793	9,481	14,034
TOTAL EXPENSES	\$520,598	\$540,876	\$561,949	\$583,847	\$606,604	\$734,500	\$889,542	\$1,077,524	\$1,581,942
NET OPERATING INCOME	\$571,731	\$584,223	\$596,903	\$609,770	\$622,822	\$690,742	\$762,703	\$837,881	\$992,202
DEBT SERVICE									
First Lien Financing	\$487,543	\$487,543	\$487,543	\$487,543	\$487,543	\$487,543	\$487,543	\$487,543	\$487,543
Second Lien	0	0	0	0	0	0	0	0	0
Other Financing	0	0	0	0	0	0	0	0	0
NET CASH FLOW	\$84,188	\$96,680	\$109,361	\$122,228	\$135,279	\$203,199	\$275,161	\$350,339	\$504,660
DEBT COVERAGE RATIO	1.17	1.20	1.22	1.25	1.28	1.42	1.56	1.72	2.04

LIHTC Allocation Calculation - Villas at Park Grove, Katy, LIHTC #02123

CATEGORY	APPLICANT'S TOTAL AMOUNTS	TDHCA TOTAL AMOUNTS	APPLICANT'S REHAB/NEW ELIGIBLE BASIS	TDHCA REHAB/NEW ELIGIBLE BASIS
(1) Acquisition Cost				
Purchase of land	\$879,936	\$879,936		
Purchase of buildings				
(2) Rehabilitation/New Construction Cost				
On-site work	\$972,100	\$972,100	\$972,100	\$972,100
Off-site improvements				
(3) Construction Hard Costs				
New structures/rehabilitation hard costs	\$5,225,690	\$5,232,600	\$5,225,690	\$5,232,600
(4) Contractor Fees & General Requirements				
Contractor overhead	\$104,513	\$104,513	\$104,513	\$104,513
Contractor profit	\$313,541	\$313,541	\$313,541	\$313,541
General requirements	\$313,541	\$313,541	\$313,541	\$313,541
(5) Contingencies				
(6) Eligible Indirect Fees				
	\$714,000	\$714,000	\$714,000	\$714,000
(7) Eligible Financing Fees				
	\$472,930	\$472,930	\$472,930	\$472,930
(8) All Ineligible Costs				
	\$203,668	\$203,668		
(9) Developer Fees				
Developer overhead		\$101,189		\$101,189
Developer fee	\$1,157,208	\$1,056,019	\$1,157,208	\$1,056,019
(10) Development Reserves				
	\$332,000	\$332,000		
TOTAL DEVELOPMENT COSTS	\$10,689,127	\$10,696,037	\$9,273,523	\$9,280,433

Deduct from Basis:				
All grant proceeds used to finance costs in eligible basis				
B.M.R. loans used to finance cost in eligible basis				
Non-qualified non-recourse financing				
Non-qualified portion of higher quality units [42(d)(3)]				
Historic Credits (on residential portion only)				
TOTAL ELIGIBLE BASIS			\$9,273,523	\$9,280,433
High Cost Area Adjustment			100%	100%
TOTAL ADJUSTED BASIS			\$9,273,523	\$9,280,433
Applicable Fraction			80%	80%
TOTAL QUALIFIED BASIS			\$7,418,818	\$7,424,346
Applicable Percentage			8.44%	8.44%
TOTAL AMOUNT OF TAX CREDITS			\$626,148	\$626,615

Syndication Proceeds 0.7823 \$4,898,434 \$4,902,084

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

DATE: July 20, 2003

PROGRAM: HTF

FILE NUMBER: 03820

DEVELOPMENT NAME

Villa Elaina Apartments

APPLICANT

Name: Mary Lee Foundation **Type:** Non Profit
Address: P.O. Box 3174 **City:** Austin **State:** TX
Zip: 78764 **Contact:** Wesla Liao Fletcher **Phone:** (512) 443-5777 **Fax:** (512) 443-5807

PRINCIPALS of the APPLICANT/ KEY PARTICIPANTS

Name: Charlene Crump **(%):** N/A **Title:** Executive Director

PROPERTY LOCATION

Location: 1318 Lamar Square Drive **QCT** **DDA**
City: Austin **County:** Travis **Zip:** 78704

REQUEST

<u>Amount</u>	<u>Interest Rate</u>	<u>Amortization</u>	<u>Term</u>
1) \$116,743	0%	30 yrs	30 yrs
2) \$28,000	NA	NA	NA
Other Requested Terms: 1) HTF Loan 2) SECO Grant			
Proposed Use of Funds: <u>Rehab</u>		Property Type: <u>Multifamily</u>	
Set-Aside(s): <input type="checkbox"/> General <input type="checkbox"/> Rural <input type="checkbox"/> TX RD <input checked="" type="checkbox"/> Non-Profit <input type="checkbox"/> Elderly <input type="checkbox"/> At Risk			

RECOMMENDATION

- RECOMMEND APPROVAL OF A HTF AWARD NOT TO EXCEED \$116,743, STRUCTURED AS A 30-YEAR TERM LOAN, FULLY AMORTIZING OVER 30 YEARS AT 0% INTEREST, SUBJECT TO CONDITIONS.
- RECOMMEND APPROVAL OF A \$28,000 SECO GRANT AS REQUESTED, SUBJECT TO CONDITIONS.

CONDITIONS

1. Receipt, review, and acceptance of a satisfactory TDHCA site inspection report prior to Board approval;
2. Should the terms and rates of the proposed debt or syndication change, the transaction should be re-evaluated and an adjustment to the credit amount may be warranted.

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

REVIEW of PREVIOUS UNDERWRITING REPORTS

No previous reports.

DEVELOPMENT SPECIFICATIONS

IMPROVEMENTS

Total Units: 22 **# Rental Buildings:** 3 **# Common Area Bldgs:** 0 **# of Floors:** 2 **Age:** N/A yrs **Vacant:** N/A at / /
Net Rentable SF: 14,128 **Av Un SF:** 642 **Common Area SF:** 100 **Gross Bldg SF:** 14,228

STRUCTURAL MATERIALS

Wood frame on a concrete slab on grade, 75% brick veneer/25% wood siding exterior wall covering, drywall interior wall surfaces, composite shingle roofing

APPLIANCES AND INTERIOR FEATURES

Carpeting & vinyl flooring, range & oven, hood & fan, garbage disposal, dishwasher, refrigerator, tile tub/shower, laminated counter tops.

ON-SITE AMENITIES

100 square foot laundry facility is available at the site.

Uncovered Parking: 30 spaces **Carports:** N/A spaces **Garages:** N/A spaces

PROPOSAL and DEVELOPMENT PLAN DESCRIPTION

Description: Villa Elaina Apartments is a relatively dense 22 units per acre acquisition and rehabilitation development of 22 units of affordable housing located in south central Austin. The development is part of a larger affordable housing community of seven small apartment buildings housing a total of 111 units. The Applicant also owns the other buildings located in the small campus and provides services to those tenants. Villa Elaina is comprised of 3 two story, medium garden style walk-up residential buildings that are located adjacent to each other in the shape of a triangle as follows:

- (2) Building Type A with four one-bedroom/ one-bath units and two two- bedroom/ two-bath units; and
- (1) Building Type B with ten one-bedroom/ one-bath units;

Development Plan: The scope of work includes rough carpentry for installing a new roof, replacement of flat roof with pitched roof, installing new heaters and air conditions and move air conditioners to the ground from roof, installing new tile flooring in all units, patching sheet rock, painting interior walls, ceilings, exterior wood siding, fascia and soffit, installing new kitchen and bathroom cabinets and counter tops, installing new appliances in all units including dishwasher, refrigerator, range and fan hood, and installing ramps, widening doors in bedroom and bath and lower counter tops and cabinets for two of the units to make fully ADA accessible. The Applicant has indicated that no displacement of any of the tenants is planned and that all of the renovations can be accomplished with the tenant staying in his/her apartment. Additionally, several of the units are already vacant due to water damage, thus, these units will be renovated first.

Architectural Review: The exterior elevations are average with flat roofs. Each unit has a semi-private exterior entry that is shared with another unit.

Supportive Services: The Applicant will provide supportive services to the tenants at no extra cost. According to the Supportive Service Plan, the Mary Lee Foundation will directly serve 22 families with assistance in money management, job training and, in some cases, independent living skills. The Applicant has budgeted \$1,500 annually for supportive services. In addition to these supportive services, the Applicant also included copies of agreements with the Austin Travis County Mental Health Mental Retardation Center, the Texas Department of Protective and Regulatory Services and the Texas Rehabilitation Commission to provide other services including adult group community support services, 24-hour residential childcare and post acute brain injury services.

Schedule: The Applicant anticipates construction to begin in September of 2003, to be completed in November of 2003, to be placed in service and substantially leased up in November of 2003.

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MULTIFAMILY UNDERWRITING ANALYSIS**

SITE ISSUES

SITE DESCRIPTION

Size: 0.60 acres 26,136 square feet **Zoning/ Permitted Uses:** CS
Flood Zone Designation: Zone X **Status of Off-Sites:** Partially Improved

SITE and NEIGHBORHOOD CHARACTERISTICS

Location: Villa Elaina Apartments is located in south central Austin and is within 2 miles from the central business district. The site is situated on the north side of Lamar Square Drive.

Adjacent Land Uses:

- **Northeast:** commercial properties
- **Southeast:** residential and MLF office properties
- **East:** Lamar Boulevard
- **West:** residential and MLF office properties

Site Access: Access to the property is from the east or west from Lamar Square Drive. The development has one main entry from Lamar Square Drive. Access to Interstate Highway 35 is 1.6 miles west, which provides connections to all other major roads serving the Austin area.

Public Transportation: Public transportation to the area is provided by Capital Metro bus service, though proximity to the nearest stop along Lamar Boulevard is not known.

Shopping & Services: “The neighborhood contains and is in proximity to support facilities such as schools, places of worship, shopping areas, civic, recreational and cultural facilities.” (p. 9-3)

Site Inspection Findings: The site has not been inspected by a TDHCA staff member, and receipt, review, and acceptance of an acceptable site inspection report is a condition of this report.

HIGHLIGHTS of SOILS & HAZARDOUS MATERIALS REPORT(S)

A Phase I Environmental Site Assessment report dated February 22, 2003 was prepared by William D. Green, PG and contained the following findings and recommendations:

“This assessment has revealed no evidence of recognized environmental conditions in connection with the property.” (p. 25)

POPULATIONS TARGETED

Income Set-Aside: 22 of the units (100% of the total) will be reserved for low-income tenants. 11 of the units (50%) will be reserved for households earning 30% or less of AMGI, 5 units (23%) will be reserved for households earning 50% or less of AMGI, and 6 units (27%) will be reserved for households earning 60% or less of AMGI.

MAXIMUM ELIGIBLE INCOMES

	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
60% of AMI	\$29,880	\$34,140	\$38,400	\$42,660	\$46,080	\$49,500

MARKET HIGHLIGHTS

A market feasibility study dated February 14, 2003 was prepared by The Aegis Group, Inc. and highlighted the following findings:

Definition of Market/Submarket: “For purposes of this analysis, the subject’s neighborhood boundaries have been defined as follows: Town Lake to the north; IH-35 to the east; Ben White Boulevard to the south; and Loop One and Zilker Park to the west... We estimated a 2-mile radius for the subject’s market area. This boundary includes primarily the south central sector which includes the previously described neighborhood boundaries.” (p. 9-1 and 9-4) “The subject’s secondary market area is Austin, Texas which is located within

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Travis and Williamson Counties.” (p. 7-1)

Population: The estimated 2001 population of subject’s market area was 63,095 and is expected to increase by 2.4% to approximately 70,765 by 2005. Within the primary market area there were estimated to be 29,859 households in 2001.

Total Local/Submarket Demand for Rental Units: “The subject primary market area is a mostly built-out area with older housing stock than the newer, developing areas of town. The majority of newer multi-family housing has been constructed in the north central, far northwest, and northwest areas of town...” (p. 10-1)

ANNUAL INCOME-ELIGIBLE SUBMARKET DEMAND SUMMARY				
Type of Demand	Market Analyst		Underwriter	
	Units of Demand	% of Total Demand	Units of Demand	% of Total Demand
Household Growth	322	100%	245	3%
Resident Turnover	N/A	N/A	6,773	97%
Other Sources: 10 yrs pent-up demand	N/A	N/A	N/A	N/A
TOTAL ANNUAL DEMAND	322	100%	7,018	100%

Ref: p. 11-4 thru 11-5

Inclusive Capture Rate: The Underwriter calculated an inclusive capture rate of 4% based upon a revised supply of unstabilized comparable affordable units of 302 (the subject’s plus 280 units from Blunn Creek Apartments) divided by a revised demand of 7,018. The market analyst calculated an inclusive capture rate of 9.3% based upon a total supply of unstabilized comparable affordable units of 30 (the subject plus 8 units from an adjacent property, the Enclave Apartments) divided by a demand of 322. The market analyst noted that the recently constructed Blunn Creek Apartments was not included because its units would be restricted to 60% of median family income, thus “it will not directly compete with the subject.” However, it should be noted that the market study for the proposed subject indicates that all units of the subject will be restricted to 50% of AMFI. The proposed rent schedule submitted by the Applicant, however, indicates that units will be restricted to 30%, 50% and 60% of AMFI. Therefore, the Underwriter included the 280 units from Blunn Creek in calculating the inclusive capture rate. As the units are currently occupied with no displacement expected, an inclusive capture rate calculation is not terribly relevant.

Local Housing Authority Waiting List Information: “As of January 24, 2003, there is a waiting list for 3,257 units.” (p. 10-9)

Market Rent Comparables: The market analyst surveyed five comparable apartment projects totaling 301 units in the market area. (p. 10-2 thru 10-3)

RENT ANALYSIS (net tenant-paid rents)					
Unit Type (% AMI)	Proposed	Program Max	Differential	Market	Differential
1-Bedroom (30%)	\$565	\$359	+\$206	\$530	+\$35
1-Bedroom (50%)	\$565	\$625	-\$60	\$530	+\$35
1-Bedroom (60%)	\$565	\$759	-\$194	\$530	+\$35
2-Bedroom (30%)	\$705	\$424	+\$281	\$710	-\$5
2-Bedroom (50%)	\$705	\$744	-\$39	\$710	-\$5
2-Bedroom (60%)	\$705	\$904	-\$199	\$710	-\$5

(NOTE: Differentials are amount of difference between proposed rents and program limits and average market rents, e.g., proposed rent =\$500, program max =\$600, differential = -\$100)

Submarket Vacancy Rates: The occupancy rates of the comparable unrestricted rental units ranged from 78% to 98%. “The subject typically has occupancy rates that range from 90 percent to 93 percent and current occupancy rates reflect the water damaged conditions of the four vacant units.” (p. 10-7)

Absorption Projections: “We surveyed one new apartment complex in the subject’s market for rent and absorption indications. The newest project, Blunn Creek Apartments, is a 280 unit affordable housing project. Since they began leasing in September 2002, they have leased 100 units or an average of 20 units per

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MULTIFAMILY UNDERWRITING ANALYSIS

month... This project is considered to be the best indicator of absorption; however, the subject is an already stabilized project.” (p. 10-8) “Between the subject’s affordability and the lack of new competition in that market segment, the subject should experience rapid absorption and demand for the four remaining units.” (p. 11-5)

Known Planned Development: “Within the subject’s primary market area, a subset of the SC market area, there have been two new projects completed, Alexan Congress with 253 units and Blunn Creek properties with 280 units. Additionally, adjacent to the subject, the Enclave Apartments, owned by the same property owner as the subject, is renovating and expanding their project by eight units.” (p. 10-1)

Effect on Existing Housing Stock: “The four units are expected to have an insignificant effect on the Primary Market Occupancy Rates.” (p. 11-6)

The Underwriter found the market study provided sufficient information on which to base a recommendation.

OPERATING PROFORMA ANALYSIS

Income: The Applicant’s rent projections for the one and two-bedroom units are higher than the maximum HTF rents allowed for the 30% units, but are less than the maximum rents for the 50% and 60% units. Based on the rent roll submitted as of February 2003, the current rents being charged for the one-bedroom units are \$595 and \$565 while the current rent charged for the two-bedroom units is \$675. The rent roll indicates that ten of the units currently have a Section 8 subsidy. According to the Applicant, however, this assistance is not project-based assistance. For purposes of this analysis, the Underwriter used the maximum HTF rent for the 30% units since the Applicant’s proposed rents were higher and used the Applicant’s proposed rents for the remaining units since the Applicant is currently collecting this amount per the rent roll submitted so it is the effective market rate rent. It should be noted that the Market Analyst indicates a lower adjusted market rent for the one and two-bedroom units in the primary market area. However, since the Applicant is already collecting the higher proposed rents the Underwriter regards the proposed rents to be achievable. The Applicant indicated that the owner pays for gas heating and gas water heat and rents and expenses were calculated accordingly. The Applicant’s estimate of secondary income is in line with TDHCA underwriting guidelines. The Applicant’s vacancy and collection loss estimate, 15%, is significantly higher than the TDHCA underwriting guideline of 7.50%. The Applicant indicated that this was due mainly to the fact that last year this project had three or four renters that were not paying rent and refused to move out when asked to. The Applicant indicated that evictions were difficult to enforce in these cases, thus causing a high vacancy and collection loss rate. Excluding this type of scenario, the Applicant anticipates that the property would more likely experience a 4-5 percent vacancy and collection loss rate.

Expenses:

The Applicant’s total expense estimate of \$4,561 per unit is more than 5% higher than a TDHCA database-derived estimate of \$3,687 per unit for comparably-sized developments. The Applicant’s budget shows several line item estimates that deviate significantly when compared to the Underwriter’s estimate, particularly general and administrative (\$4K higher), repairs and maintenance (\$13K higher) and insurance (\$2K lower). The Underwriter discussed these differences with the Applicant. The Applicant indicated that the maintenance portion of the repairs and maintenance estimate is what drives this to such a high amount. The Applicant explained that the tenants who occupy this transitional housing do not tend to take much care of the units, therefore, the maintenance for the units will likely remain high. Additionally, the Applicant’s property insurance estimate is based upon historical operating statements for the property and indicated that a quote from the insurance company was forthcoming.

Conclusion: The Applicant’s estimated income and total estimated operating expense is inconsistent with the Underwriter’s expectations and the Applicant’s net operating income is not within 5% of the Underwriter’s estimate. Therefore, the Underwriter’s NOI will be used to evaluate debt service capacity. Due primarily to the difference in operating expenses, the Underwriter’s estimated debt coverage ratio (DCR) of 1.46 exceeds the program maximum standard of 1.30. This suggests that the project could support additional debt service.

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
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ACQUISITION VALUATION INFORMATION					
APPRAISED VALUE					
Land Only: 0.60 acres	\$123,000		Date of Valuation:	02/ 06/ 2003	
Existing Building(s): "as is"	\$377,000		Date of Valuation:	02/ 06/ 2003	
Total Development: "as is"	\$500,000		Date of Valuation:	02/ 06/ 2003	
Appraiser: The Aegis Group, Inc.	City: Austin		Phone: (512)	346-9983	

APPRAISED ANALYSIS/CONCLUSIONS

Analysis: The appraiser concludes that the highest and best use of this property is for multifamily development/use. The appraiser's estimated land value is based on three comparable land sales within the same area as the subject property. Land sales ranged in price per square foot from \$2.56 to \$8.70. Adjustments to the comparable land sales were made based on variables which were considered to impact the per unit sales prices of the properties. Based on the information presented, the estimated land value of the subject property is \$4.70 per square foot or 123,000.

In estimating the "As Is" and "As Renovated" value of the development as a whole, the appraiser used the sales comparison approach and the income approach. The cost approach was not used because according to the Applicant, the subject's age would not produce a meaningful value indication. Based on the information

Conclusion: Based on the information presented, the appraiser's estimate of the property's value, "As Is", appears to be a reliable estimate.

ASSESSED VALUE					
Land: 0.60 acres	Tax-exempt		Assessment for the Year of:	2002	
Building:	Tax-exempt		Valuation by:	Travis County Appraisal District	
Total Assessed Value:	Tax-exempt		Tax Rate:	2.57	

EVIDENCE of SITE or PROPERTY CONTROL

Type of Site Control:	Warranty Deed				
Contract Expiration Date:	N/A		Anticipated Closing Date:	N/A	
Acquisition Cost:	N/A		Other Terms/Conditions:	N/A	
Seller:	N/A		Related to Development Team Member:	N/A	

CONSTRUCTION COST ESTIMATE EVALUATION

The Applicant is not claiming an acquisition cost but does have an existing first lien through Frost Bank covering five properties on which they pay approximately \$112,069 or \$22,414 annually for this development. The Applicant's project cost schedule consists of \$353,984 in direct construction costs and \$20,153 in indirect construction costs. The proposed work write-up is detailed and generally consistent with the Applicant's cost breakdown and has been certified by a third party contractor. Line item costs appear to be well documented and thus the costs are regarded as reasonable as submitted. No contractor fees, developer fees or contingency costs have been considered by the Applicant, leaving no margin for error.

APPLICANT EQUITY	
Amount: N/A	Source: N/A

FINANCING STRUCTURE ANALYSIS

The Applicant's sources of funds for the proposed rehabilitation consists of loans and grants from a variety of sources.

Existing Frost Bank Loan: The Applicant has indicated that a first lien of \$713,358 as of July 16, 2003 exists on the property and its four sister developments. The Applicant uses a straight proration (one-fifth) of

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
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the loan amount to account for the debt service attributable to this property. The first lien is said to be based upon an amortization lasting another eight years but is set to mature in January of 2005. The interest rate on the Frost Bank loan appears to be a floating rate as it was recently reduced according to the Applicant to 5%. Receipt, review and acceptance of original note documentation of this loan is a condition of this report.

HTF Loan and SECO Grant: The Applicant has applied for a HTF loan in the amount of \$116,743 with a 30-year amortization and 0% interest rate. Additionally, the Applicant has also applied for a SECO grant in the amount of \$28,000.

Washington Mutual Grant: A grant from Washington Mutual has already been committed in the amount of \$28,000 for support of low income housing.

HTF Predevelopment Loan: A HTF Predevelopment Loan in the amount of \$19,244 from Ark-Tex Council of Governments is also listed as a source of funds. According to the promissory note, the entire principal balance matures upon closing of the permanent financing on the completed development. The Applicant indicated that this will be paid by the Mary Lee Foundation in addition to a contribution from the MLF.

Federal Home Loan Bank: The Applicant has submitted an application to the Federal Home Loan Bank of Dallas requesting a grant in the amount of \$88,000. The Applicant indicated that a decision on the requested grant is not expected until July or August of this year.

Mary Lee Foundation: The Applicant initially indicated that the Mary Lee Foundation will make a contribution in the amount of \$56,743 to fund gap of need for the rehabilitation. The Applicant has since realized the gap in the application is actually \$93,950 and has indicated a willingness and ability to fund this higher amount. In addition, the repayment terms of the Predevelopment loan call for it to be repaid upon securing permanent financing so that this additional \$19,244 will need to be funded by the Applicant's equity. The Applicant appears to have the financial wherewithal to fund this amount as even an expansion of the current debt that could be re-amortized as a 5% interest rate and allow the additional equity required to be repaid in full.

Financing Conclusions: In order to efficiently size the HTF request, the Underwriter assumed that the Applicant could get a loan for the total amount of contribution that the Mary Lee Foundation will make of \$113,394, which consists of the Ark-Tex/HTF Predevelopment Loan and the MLF contribution. Assuming that the Applicant could get a loan for this amount at a 5% interest rate, the same rate as its current Frost Bank loan, the Applicant is qualified to receive the requested Housing Trust Fund loan at 0% interest with a 30-year amortization period at a debt coverage ratio that is within the underwriting guidelines.

DEVELOPMENT TEAM

IDENTITIES of INTEREST

The Applicant, Developer, Property Manager and Supportive Services firm are all related entities. These are common relationships for HTF-funded developments.

APPLICANT'S/PRINCIPALS' FINANCIAL HIGHLIGHTS, BACKGROUND, and EXPERIENCE

Financial Highlights:

- The Applicant, Mary Lee Foundation, submitted an unaudited financial statement as of February 14, 2003 reporting total assets of \$5.2M and consisting of \$605K in cash, \$554K in receivables, \$146K in current assets, and \$3.8M in real property. Liabilities totaled \$1.9M, resulting in a net worth of \$3.2M.

Background & Experience:

- Over the past 20 years the Applicant has acquired almost all of the property on Lamar Square Drive and has turned the complexes into affordable housing. The Applicant owns over 100 units of affordable housing units in the square. The Applicant listed participation in completing two affordable housing developments totaling 46 units since 2001, but it is unclear if these units are a part of the community on Lamar Square Drive.

SUMMARY OF SALIENT RISKS AND ISSUES

- The Applicant's estimated income/operating expenses/operating proforma are more than 5% outside of the Underwriter's verifiable ranges.

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MULTIFAMILY UNDERWRITING ANALYSIS

Underwriter:

Raquel Morales

Date: July 20, 2003

Director of Real Estate Analysis:

Tom Gouris

Date: July 20, 2003

MULTIFAMILY COMPARATIVE ANALYSIS

Villa Elaina Apartments, Austin, HTF #03820

Type of Unit	Number	Bedrooms	No. of Baths	Size in SF	Gross Rent Lmt.	Net Rent per Unit	Rent per Month	Rent per SF	Int Pd Unit	Wtr, Swr, Trsh
HTF30%	10	1	1	596	\$400	\$359	\$3,590	\$0.60	\$41.00	\$40.00
HTF50%	4	1	1	596	666	\$565	2,260	0.95	41.00	40.00
HTF60%	4	1	1	596	800	\$565	2,260	0.95	41.00	40.00
HTF30%	1	2	2	850	480	\$424	424	0.50	56.00	46.00
HTF50%	1	2	2	850	800	\$705	705	0.83	56.00	46.00
HTF60%	2	2	2	850	960	\$705	1,410	0.83	56.00	46.00
TOTAL:	22		AVERAGE:	642	\$594	\$484	\$10,649	\$0.75	\$43.73	\$41.09

INCOME				TDHCA		APPLICANT		USS Region 7		
Total Net Rentable Sq Ft: 14,128				\$127,788	\$155,880	IREM Region Austin				
POTENTIAL GROSS RENT				1,320	1,200	\$4.55	Per Unit Per Month			
Secondary Income	Per Unit Per Month:	\$5.00		0						
Other Support Income: (describe)										
POTENTIAL GROSS INCOME				\$129,108	\$157,080					
Vacancy & Collection Loss	% of Potential Gross Income:	-7.50%		(9,683)	(23,556)	-15.00%	of Potential Gross Rent			
Employee or Other Non-Rental Units or Concessions				0						
EFFECTIVE GROSS INCOME				\$119,425	\$133,524					
EXPENSES	% OF EGI	PER UNIT	PER SQ FT			PER SQ FT	PER UNIT	% OF EGI		
General & Administrative	6.23%	\$338	0.53	\$7,440	\$11,851	\$0.84	\$539	8.88%		
Management	5.46%	296	0.46	6,515	5,000	0.35	\$227	3.74%		
Payroll & Payroll Tax	16.81%	913	1.42	20,081	20,000	1.42	\$909	14.98%		
Repairs & Maintenance	10.01%	543	0.85	11,949	24,600	1.74	\$1,118	18.42%		
Utilities	6.46%	350	0.55	7,711	7,929	0.56	\$360	5.94%		
Water, Sewer, & Trash	7.67%	416	0.65	9,161	9,912	0.70	\$451	7.42%		
Property Insurance	8.51%	462	0.72	10,164	8,560	0.61	\$389	6.41%		
Property Tax Tax Exempt	0.00%	0	0.00	0	0	0.00	\$0	0.00%		
Reserve for Replacements	5.53%	300	0.47	6,600	11,000	0.78	\$500	8.24%		
Other Expenses: supportive services	1.26%	68	0.11	1,500	1,500	0.11	68	1.12%		
TOTAL EXPENSES	67.93%	\$3,687	\$5.74	\$81,120	\$100,352	\$7.10	\$4,561	75.16%		
NET OPERATING INC	32.07%	\$1,741	\$2.71	\$38,305	\$33,172	\$2.35	\$1,508	24.84%		
DEBT SERVICE										
HTF Loan	3.26%	\$177	\$0.28	\$3,891	\$0	\$0.00	\$0	0.00%		
Existing Mortgage- Frost Bank	18.65%	\$1,012	\$1.58	22,275		\$0.00	\$0	0.00%		
Additional Financing	0.00%	\$0	\$0.00		26,500	\$1.88	\$1,205	19.85%		
NET CASH FLOW	10.16%	\$552	\$0.86	\$12,139	\$6,672	\$0.47	\$303	5.00%		
AGGREGATE DEBT COVERAGE RATIO				1.46	1.25					
RECOMMENDED DEBT COVERAGE RATIO				1.14						

CONSTRUCTION COST				TDHCA		APPLICANT		PER SQ FT	PER UNIT	% of TOTAL
Description	Factor	% of TOTAL	PER UNIT	PER SQ FT						
Acquisition Cost (site or bldg)		0.00%	\$0	\$0.00	\$0	\$0	\$0.00	\$0	0.00%	
Off-Sites		0.00%	0	0.00	0	0	0.00	\$0	0.00%	
Sitework		0.00%	0	0.00	0	0	0.00	\$0	0.00%	
Direct Construction		94.61%	16,090	25.06	353,984	353,984	25.06	\$16,090	94.61%	
Contingency	0.00%	0.00%	0	0.00	0	0	0.00	\$0	0.00%	
General Req'ts	0.00%	0.00%	0	0.00	0	0	0.00	\$0	0.00%	
Contractor's G & A	0.00%	0.00%	0	0.00	0	0	0.00	\$0	0.00%	
Contractor's Profit	0.00%	0.00%	0	0.00	0	0	0.00	\$0	0.00%	
Indirect Construction		5.39%	916	1.43	20,153	20,153	1.43	\$916	5.39%	
Ineligible Costs		0.00%	0	0.00	0		0.00	\$0	0.00%	
Developer's G & A	0.00%	0.00%	0	0.00	0		0.00	\$0	0.00%	
Developer's Profit	0.00%	0.00%	0	0.00	0		0.00	\$0	0.00%	
Interim Financing		0.00%	0	0.00	0		0.00	\$0	0.00%	
Reserves		0.00%	0	0.00	0		0.00	0	0.00%	
TOTAL COST		100.00%	\$17,006	\$26.48	\$374,137	\$374,137	\$26.48	\$17,006	100.00%	
Recap-Hard Construction Costs		94.61%	\$16,090	\$25.06	\$353,984	\$353,984	\$25.06	\$16,090	94.61%	

SOURCES OF FUNDS				TDHCA		APPLICANT		RECOMMENDED		
HTF Loan	31.20%	\$5,307	\$8.26	\$116,743	\$116,743	\$116,743		Developer Fee Available		
SECO Grant		\$1,273		\$28,000	\$28,000	\$28,000				
Federal Home Loan Bank- Grant		\$4,000		\$88,000	\$88,000	\$88,000				
Washington Mutual Grant		\$1,273		\$28,000	\$28,000	\$28,000				
Ark-Tex COG	5.14%	\$875	\$1.36	19,244	19,244	0		\$0		
Mary Lee Foundation	15.17%	\$2,579	\$4.02	56,743	56,743	113,394		% of Dev. Fee Deferred		
Deferred Developer Fees	9.94%	\$1,691	\$2.63	37,207	37,207			#DIV/0!		
Additional (excess) Funds Required	0.05%	\$9	\$0.01	200	200	0		15-Yr Cumulative Cash Flow		
TOTAL SOURCES				\$374,137	\$374,137	\$374,137		\$102,480.37		

MULTIFAMILY COMPARATIVE ANALYSIS (continued)

Villa Elaina Apartments, Austin, HTF #03820

PAYMENT COMPUTATION

Primary	\$116,743	Term	360
Int Rate	0.00%	DCR	9.84

Secondary	\$142,872	Term	93
Int Rate	5.00%	Subtotal DCR	1.46

Additional		Term	
Int Rate		Aggregate DCR	1.46

RECOMMENDED FINANCING STRUCTURE:

Primary Debt Service	\$3,891
Secondary Debt Service	22,275
Additional Debt Service	7,305
NET CASH FLOW	\$4,834

Primary	\$116,743	Term	360
Int Rate	0.00%	DCR	9.84

Secondary	\$142,872	Term	93
Int Rate	5.00%	Subtotal DCR	1.46

Additional	\$113,394	Term	360
Int Rate	5.00%	Aggregate DCR	1.14

OPERATING INCOME & EXPENSE PROFORMA: RECOMMENDED FINANCING STRUCTURE

INCOME at 3.00%	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15	YEAR 20	YEAR 30
POTENTIAL GROSS RENT	\$127,788	\$131,622	\$135,570	\$139,637	\$143,827	\$166,734	\$193,291	\$224,077	\$301,141
Secondary Income	1,320	1,360	1,400	1,442	1,486	1,722	1,997	2,315	3,111
Other Support Income: (describ	0	0	0	0	0	0	0	0	0
POTENTIAL GROSS INCOME	129,108	132,981	136,971	141,080	145,312	168,457	195,287	226,392	304,251
Vacancy & Collection Loss	(9,683)	(9,974)	(10,273)	(10,581)	(10,898)	(12,634)	(14,647)	(16,979)	(22,819)
Employee or Other Non-Rental l	0	0	0	0	0	0	0	0	0
EFFECTIVE GROSS INCOME	\$119,425	\$123,008	\$126,698	\$130,499	\$134,414	\$155,822	\$180,641	\$209,412	\$281,433
EXPENSES at 4.00%									
General & Administrative	\$7,440	\$7,737	\$8,047	\$8,369	\$8,703	\$10,589	\$12,883	\$15,674	\$23,202
Management	6,515	6,710	6,912	7,119	7,332	8,500	9,854	11,424	15,352
Payroll & Payroll Tax	20,081	20,884	21,719	22,588	23,492	28,581	34,774	42,307	62,625
Repairs & Maintenance	11,949	12,427	12,924	13,441	13,979	17,007	20,692	25,175	37,266
Utilities	7,711	8,019	8,340	8,674	9,020	10,975	13,352	16,245	24,047
Water, Sewer & Trash	9,161	9,527	9,908	10,304	10,717	13,038	15,863	19,300	28,569
Insurance	10,164	10,571	10,993	11,433	11,890	14,467	17,601	21,414	31,698
Property Tax	0	0	0	0	0	0	0	0	0
Reserve for Replacements	6,600	6,864	7,139	7,424	7,721	9,394	11,429	13,905	20,583
Other	1,500	1,560	1,622	1,687	1,755	2,135	2,598	3,160	4,678
TOTAL EXPENSES	\$81,120	\$84,300	\$87,604	\$91,040	\$94,610	\$114,687	\$139,046	\$168,605	\$248,020
NET OPERATING INCOME	\$38,305	\$38,708	\$39,093	\$39,459	\$39,804	\$41,136	\$41,595	\$40,807	\$33,413
DEBT SERVICE									
First Lien Financing	\$3,891	\$3,891	\$3,891	\$3,891	\$3,891	\$3,891	\$3,891	\$3,891	\$3,891
Second Lien	22,275	22,275	22,275	22,275	22,275	22,275	22,275	22,275	22,275
Other Financing	7,305	7,305	7,305	7,305	7,305	7,305	7,305	7,305	7,305
NET CASH FLOW	\$4,834	\$5,237	\$5,622	\$5,988	\$6,333	\$7,665	\$8,124	\$7,336	(\$58)
DEBT COVERAGE RATIO	1.14	1.16	1.17	1.18	1.19	1.23	1.24	1.22	1.00

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

DATE: June 14 2003 **PROGRAM:** 9% LIHTC **FILE NUMBER:** 03068

DEVELOPMENT NAME

Killeen Stone Ranch Apartments

APPLICANT

Name: Killeen Stone Ranch Apartments, L.P. **Type:** For Profit
Address: 4900 Woodway, Suite 970 **City:** Houston **State:** TX
Zip: 77056 **Contact:** Michael G. Lankford **Phone:** (713) 626-9655 **Fax:** (713) 621-4947

PRINCIPALS of the APPLICANT/ KEY PARTICIPANTS

Name :	<u>Killeen Stone Ranch Apartment Homes I, LLC</u>	(%): <u>.01</u>	Title: <u>Managing General Partner</u>
Name :	<u>Hill Country Community Housing Corporation</u>	(%): <u>.51 of MGP</u>	Title: <u>Co-owner of MGP</u>
Name :	<u>Lankford Interests, LLC</u>	(%): <u>.49 of MGP</u>	Title: <u>Co-owner of MGP & Dev.</u>
Name :	<u>Michael G. Lankford</u>	(%): <u>N/A</u>	Title: <u>Owner of Lankford Interests</u>
Name :	<u>Hill Country Community Action Association, Inc.</u>	(%): <u>N/A</u>	Title: <u>100% owner of HCCHC</u>
Name :	<u>Tama Shaw</u>	(%): <u>N/A</u>	Title: <u>Exec. Director of HCCAA</u>

PROPERTY LOCATION

Location: 4400 Block East Rancier Avenue **QCT** **DDA**
City: Killeen **County:** Bell **Zip:** 76543

REQUEST

<u>Amount</u>	<u>Interest Rate</u>	<u>Amortization</u>	<u>Term</u>
1) \$583,608	N/A	N/A	N/A
2) \$136,000	0%	30 yrs	30 yrs
2) \$114,000	N/A	N/A	N/A

Other Requested Terms: 1) Annual ten-year allocation of low-income housing tax credits
2) HTF loan
3) HTF/SECO grant

Proposed Use of Funds: New Construction **Property Type:** Multifamily

Set-Aside(s): General Rural TX RD Non-Profit Elderly At Risk

RECOMMENDATION

- APPROVAL OF AN LIHTC ALLOCATION NOT TO EXCEED \$568,718 ANNUALLY FOR TEN YEARS, SUBJECT TO CONDITIONS.
- RECOMMEND APPROVAL OF A HTF/SECO GRANT NOT TO EXCEED \$114,000 AND A HTF

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AWARD NOT TO EXCEED \$136,000, STRUCTURED AS A 30 YEAR TERM LOAN, FULLY AMORTIZING OVER 30YEARS AT 0% INTEREST, SUBJECT TO CONDITIONS.

CONDITIONS

1. Receipt, review, and acceptance of revised loan commitments prior to carryover reflecting total permanent debt service of not more than \$322,661, and should the HTF loan be approved, the remaining debt service should not exceed \$318,128;
2. Should the terms or rates of the proposed debt or syndication change, the transaction should be re-evaluated and an adjustment to the credit amount may be warranted.

REVIEW of PREVIOUS UNDERWRITING REPORTS

Killeen Stone Ranch Apartments, a 128 unit development on the same site, was submitted and underwritten in the 2002 LIHTC cycle. The underwriting analysis recommended the project be declined due to the following:

- € The anticipated deferred development fee can not be reasonably foreseeable to be repaid and no viable source of funds has been indicated to fill the gap.
- € The development is not reasonably foreseeable to be built for the estimated cost anticipated by the Applicant.
- € The proposed debt is not serviceable and the reduction in debt that is anticipated adds to the gap of funds for which no sources have been identified.

The analysis also included an alternative recommendation that any award of tax credits for this development should be limited to \$481,024 and be allocated in conjunction with a HTF grant of \$175,000 and SECO grant of \$192,000 subject to the following conditions:

1. Board acceptance of a revised rent schedule/low income targeting schedule or documentation of additional operating subsidy to significantly improve the expense to income ratio.
2. Receipt, review and acceptance of a revised application pursuant to the item above and to a complete re-evaluation by the Underwriting Division.
3. Receipt, review and acceptance of documentation showing HUD approval of the proposed voucher program, CDBG funding program, and HOME funding program for this development.
4. Receipt, review and acceptance of a fixed price contract to contract the proposed development at a price consistent with the project cost schedule provided in the application or higher if new sources of additional financing can be documented to cover the difference.

The project did not receive the recommended award in the 2002 year cycle. The previous application also had a significantly high percentage of units dedicated to 40 and 50% tenants.

DEVELOPMENT SPECIFICATIONS

IMPROVEMENTS

Total Units:	<u>152</u>	# Rental Buildings:	<u>38</u>	# Common Area Bldgs:	<u>3</u>	# of Floors:	<u>1</u>	Age:	<u>N/A</u> yrs	Vacant:	<u>N/A</u> at / /	
Net Rentable SF:	<u>114,800</u>	Av Un SF:	<u>755</u>	Common Area SF:	<u>4,215</u>	Gross Bldg SF:	<u>119,015</u>					

STRUCTURAL MATERIALS

Wood frame on a post-tensioned concrete slab, 25% stone veneer/75% Hardiplank siding exterior wall covering, drywall interior wall surfaces, composite shingle and galvanized metal roofing.

APPLIANCES AND INTERIOR FEATURES

Carpeting & tile flooring, range & oven, hood & fan, garbage disposal, dishwasher, refrigerator, fiberglass tub/shower, washer & dryer connections, ceiling fans, laminated counter tops, cable, individual water heaters.

ON-SITE AMENITIES

Amenities include 3500 square foot community building with activity room, management offices, fitness facilities, kitchen, restrooms, computer/business center and central mailroom and an adjacent swimming pool located at the entrance to the property. In addition a 715 square foot laundry and maintenance building is

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also planned for the site to be located at the entrance to the property. Additionally, perimeter fencing with limited access gate is also planned for the site.

Uncovered Parking: 66 spaces **Carpports:** 152 spaces **Garages:** N/A spaces

PROPOSAL and DEVELOPMENT PLAN DESCRIPTION

Description: Killeen Stone Ranch Apartments is a relatively dense 13.8 units per acre new construction development of 152 units of mixed income housing located in northeast Killeen. The development is comprised of 38 evenly distributed small garden style residential buildings as follows:

- € (18) Building Type A with four one-bedroom/ one-bath units; and
- € (20) Building Type B with four two-bedroom/ two-bath units;

Architectural Review: The exterior elevations are functional with gabled roofs. All units are of average size for LIHTC and market rate units. Each unit has a semi-private exterior entry area that is shared with another unit. The site plan is slightly more dense this year as there are six more fourplex buildings.

Supportive Services: The Applicant has indicated that Hill Country Community Action Association, Inc. will provide supportive services to the tenants. A contract between the Applicant and Hill Country Community Action Association, Inc. was not provided. The Applicant included \$18,240 in annual supportive services expenses for this project.

Schedule: The Applicant anticipates construction to begin in January of 2004, to be completed in May of 2005, to be placed in service in June of 2005, and to be substantially leased-up in April of 2005.

SITE ISSUES

SITE DESCRIPTION

Size: 11.04 acres 480,902 square feet **Zoning/ Permitted Uses:** R-3
Flood Zone Designation: Zone C **Status of Off-Sites:** Fully Improved

SITE and NEIGHBORHOOD CHARACTERISTICS

Location: Killeen is located in central Texas, approximately 13 miles west from Interstate 35 in Bell County. The site is an irregularly-shaped parcel located in the northeast area of Killeen, approximately 3 miles from the central business district. The site is situated on the north side of Rancier Street.

Adjacent Land Uses:

- € **North:** vacant land and single-family residential
- € **South:** vacant land and commercial
- € **East:** vacant land
- € **West:** multi-family residential (The Veranda)

Site Access: Access to the property is from the east or west along Rancier Avenue (FM 439). The development is to have one main entry from the south. Access to Interstate Highway 35 is 13 miles east, which provides direct access to Waco, Dallas, Austin and San Antonio.

Public Transportation: The availability of public transportation is unknown.

Shopping & Services: The site is within one mile of one major grocer, one department store, within two miles of a movie theatre and a variety of other retail establishments and restaurants. Schools, churches, and hospitals and health care facilities are located within a short driving distance from the site.

Site Inspection Findings: The site has not been inspected by a TDHCA staff member this year but was inspected last year on May 17, 2002 and found to be acceptable for the proposed development.

HIGHLIGHTS of SOILS & HAZARDOUS MATERIALS REPORT(S)

A Phase I Environmental Site Assessment report updated February 11, 2003 was prepared by Turley Associates, Inc. and contained the following findings and recommendations:

“Based on the information obtained and site observations made, it is our opinion that the environmental risks associated with the 11.014 acres, J.S. Wilder Survey, Abstract No. 912, Killeen, Bell County, Texas are

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minimal at this time.” (p. 4)

POPULATIONS TARGETED

Income Set-Aside: The Applicant has elected the 40% at 60% or less of area median gross income (AMGI) set-aside. 129 of the units (85% of the total) will be reserved for low-income/elderly tenants. 14 of the units (9%) will be reserved for households earning 30% or less of AMGI, 17 units (11%) will be reserved for households earning 40% or less of AMGI, 25 units (16%) will be reserved for households earning 50% or less of AMGI, 73 units (48%) will be reserved for households earning 60% or less of AMGI and the remaining 23 units (15%) will be offered at market rents.

MAXIMUM ELIGIBLE INCOMES

	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
60% of AMI	\$19,200	\$21,960	\$24,660	\$27,420	\$29,640	\$31,800

MARKET HIGHLIGHTS

A market feasibility study dated March 8, 2003 was prepared by Allen & Associates Consulting and highlighted the following findings:

Definition of Market/Submarket: “Based on conversations we had with managers of similar elderly multifamily properties, we define the Primary Market Area for the subject property as the Killeen-Temple, TX MSA (Bell and Coryell Counties).” (p. 30) This is an extremely large market area containing over 2,000 square miles. The Underwriter believes that including Coryell County is somewhat superfluous in that the 1,000 square miles only adds 75,000 persons most of which live in the southern and central portion of the county. Killeen and Bell county are east of Coryell County.

Population: The estimated 2002 population of the primary market area was 321,694 and is expected to increase by 7.18% to approximately 344,809 by 2007. Bell County’s 2000 population was 237,974. Within the primary market area there were estimated to be 15,901 households consisting of persons aged 65+ in 2002.

Total Local/Submarket Demand for Rental Units: “In our opinion, the local economy is fairly strong, exhibiting modest job growth (1.5%) and fairly low unemployment (5.0%). While new supply is continually being completed, growth has outpaced supply resulting in upward pressure on rents and occupancies. This trend is anticipated to continue for the foreseeable future resulting in low regional vacancy rates (5-7%) and fairly strong anticipated annual rent increase potential (2.9%).” (p. 46)

ANNUAL INCOME-ELIGIBLE SUBMARKET DEMAND SUMMARY

Type of Demand	Market Analyst		Underwriter	
	Units of Demand	% of Total Demand	Units of Demand	% of Total Demand
Growth	N/A	N/A	15	4%
Turnover	N/A	N/A	374	96%
Total adjusted demand (1-bedroom)	406	56%	N/A	N/A
Total adjusted demand (2-bedroom)	314	44%	N/A	N/A
TOTAL ANNUAL DEMAND	720	100%	389	100%

Ref: p. 111

Inclusive Capture Rate: The Market Analyst defines demand as “...the sum of the number of overburdened households, the number of householders residing in substandard housing units, and income-qualified household formation within the specified market area...” (p. 106) Therefore, the analyst used household growth, overburdened households and substandard households in estimating demand for the market area. Additionally, the Market Analyst used a factor of 30% for demand from the secondary market and used a 30% capped factor to account for elderly owner households converting to renter households. The

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analyst also indicated a percentage of renter movership, which the Underwriter interpreted to be the turnover percentage, for the calculation. The Market Analyst concluded an inclusive capture rate of 32.2% for the rent restricted units. This is based on a total of 232 unstabilized comparable units (including the subject) divided by a total demand of 720. However, the Underwriter’s interpretation of the data presented in the market study and census figures of only Bell County concludes total demand of 389 which would result in a lower capture rate. The Underwriter’s recalculated demand based on the broader demographic data in the study and determined an inclusive capture rate for the subject of 33%. All of the methods used to calculate the demand and capture rate result in a capture rate of less than the 100% maximum for rural developments.

Market Rent Comparables: The Market Analyst surveyed 25 comparable apartment projects totaling 3,296 units in the market area. (p. 61)

RENT ANALYSIS (net tenant-paid rents)					
Unit Type (% AMI)	Proposed	Program Max	Differential	Market	Differential
1-Bedroom (30%)	\$229	\$229	\$0	\$650	-\$421
1-Bedroom (40%)	\$316	\$316	\$0	\$650	-\$334
1-Bedroom (50%)	\$401	\$401	\$0	\$650	-\$249
1-Bedroom (60%)	\$487	\$487	\$0	\$650	-\$163
1-Bedroom (MR)	\$640	N/A	\$N/A	\$650	-\$10
2-Bedroom (30%)	\$271	\$271	\$0	\$750	-\$479
2-Bedroom (40%)	\$374	\$374	\$0	\$750	-\$376
2-Bedroom (50%)	\$476	\$476	\$0	\$750	-\$274
2-Bedroom (60%)	\$579	\$579	\$0	\$750	-\$171
2-Bedroom (MR)	\$740	N/A	N/A	\$750	-\$10

(NOTE: Differentials are amount of difference between proposed rents and program limits and average market rents, e.g., proposed rent =\$500, program max =\$600, differential = -\$100)

Submarket Vacancy Rates: “Overall market occupancies currently stand at 95.0% (3,296 units in sample).” (p. 104)

Absorption Projections: “We estimate an overall lease up period of 11 months for the subject property.” (p. 118)

Known Planned Development: “There are no other known proposed competing affordable multifamily developments in the market area.” (p. 105)

Effect on Existing Housing Stock: “Based on our assessment of market rental rates, in our opinion the proposed development will compete directly with only restricted multifamily properties. Because the subject property will not utilize project-based rental assistance, it will not compete directly with other subsidized properties in the marketplace. Because of the current undersupply of and pent-up demand for multifamily units in the region, we believe the impact of the proposed development on other projects will be minimal.” (p. 105)

The Underwriter found the market study provided sufficient information on which to base a funding recommendation.

OPERATING PROFORMA ANALYSIS

Income: The Applicant initially provided income projections based upon 2002 rents but was allowed the opportunity to revise these rents. The Applicant’s revised rent projections are the maximum rents allowed under LIHTC guidelines. Estimates of secondary income and vacancy and collection losses are in line with TDHCA underwriting guidelines.

Expenses: The Applicant’s total expense estimate of \$3,336 per unit compares favorably with a TDHCA database-derived estimate of \$3,424 per unit for comparably-sized developments. The Applicant’s budget shows several line item estimates, however, that deviate significantly when compared to the database averages, particularly general and administrative (\$6K lower), payroll (\$23K lower), water, sewer, and trash (\$8K lower), and property tax (\$14K higher). The Underwriter discussed these differences with the

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Applicant but was unable to fully reconcile them with the additional information provided by the Applicant.

Conclusion: The Applicant's total estimated income and operating expenses are consistent with the Underwriter's expectations and the Applicant's net operating income is within 5% of the Underwriter's estimate. Therefore, the Applicant's NOI will be used to evaluate debt service capacity. In both the Underwriter's and Applicant's income and expense estimates there is sufficient net operating income to service the proposed first lien permanent mortgage at a debt coverage ratio that is within the acceptable TDHCA underwriting guidelines. However, there is not enough income to service the additional non-profit HOME/CDBG loan and the requested HTF loan at an acceptable debt coverage ratio. Therefore, the maximum debt service for this project should be limited to \$322,661 by a reduction of the permanent loan amount and/or a reduction in the interest rate and/or an extension of the term.

ACQUISITION VALUATION INFORMATION

ASSESSED VALUE

Land: 11.04 acres	\$192,361	Assessment for the Year of:	2002
Building:	N/A	Valuation by:	Bell County Appraisal District
Total Assessed Value:	\$192,361	Tax Rate:	2.7201

EVIDENCE of SITE or PROPERTY CONTROL

Type of Site Control:	Unimproved Property Commercial Contact					
Contract Expiration Date:	07/	31/	2002	Anticipated Closing Date:	07/	31/ 2002
Acquisition Cost:	\$165,600			Other Terms/Conditions:		
Seller:	M. Allen Powers			Related to Development Team Member:	No	

CONSTRUCTION COST ESTIMATE EVALUATION

Acquisition Value: The total site acquisition cost of \$165,826, which is comprised of \$165,600 site cost plus \$226 closing costs, is substantiated by the tax assessed value of \$192,361. It should be noted that in 2002 the City of Killeen granted \$165,826 in HOME funds to Hill Country Community Housing Corporation, 51% owner of the Managing General Partner, in order to acquire the 11.04 acre development site. HCCHC will contribute the land to the partnership. Since federal HOME funds were used to purchase the land, and the purchase of the site is regarded by the Applicant as a development cost and not a gift or least, the total site cost via the HOME/CDBG loan will be deducted from eligible basis as a below market federal loan.

Sitework Cost: The Applicant's claimed sitework costs of \$5,597 per unit are considered reasonable compared to historical sitework costs for multifamily projects.

Direct Construction Cost: The Applicant's direct construction cost estimate is \$127K or 2.6% lower than the Underwriter's Marshall & Swift *Residential Cost Handbook*-derived estimate, and is therefore regarded as reasonable as submitted.

Ineligible Costs: The Applicant included \$52,500 in marketing as an eligible cost; the Underwriter moved this cost to ineligible costs, resulting in an equivalent reduction in the Applicant's eligible basis.

Interim Financing Fees: The Underwriter reduced the Applicant's eligible interim financing fees by \$130,430 to reflect an apparent overestimation of eligible construction loan interest, to bring the eligible interest expense down to one year of fully drawn interest expense. This results in an equivalent reduction to the Applicant's eligible basis estimate.

Fees: The Applicant's contractor's fees for general requirements, general and administrative expenses, and profit are all within the maximums allowed by TDHCA guidelines. The Applicant's developer fees exceed 15% of the Applicant's adjusted eligible basis and therefore the eligible portion of the Applicant's developer fee must be reduced by \$27,440.

Conclusion: The Applicant's total development cost estimate is within 5% of the Underwriter's verifiable

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estimate and is therefore generally acceptable. Since the Underwriter has been able to verify the Applicant's projected costs to a reasonable margin, the Applicant's total cost breakdown, as adjusted, is used to calculate eligible basis and determine the LIHTC allocation. In addition to the adjustment described earlier, the Underwriter also deducted \$550,600 in financing from eligible basis that will be provided by Hill Country Community Housing Corporation. This amount consists of HOME and CDBG funds from the City of Killeen which were awarded previously and are being applied for. As a result an eligible basis of \$8,034,985 is used to determine a credit allocation of \$568,718 from this method. The resulting syndication proceeds will be used to compare to the gap of funds needed to determine a final allocation recommendation. It should be noted that when this development was underwritten for the 2002 LIHTC cycle, the Applicant's total development costs were understated by \$577K or 8% when compared to the Underwriter's Marshall & Swift *Residential Cost Handbook*-derived estimate. The Applicant appealed the Underwriter's recommendation that a fixed price contract to construct the proposed development at a price consistent with the project cost schedule provided last year be a condition of the report, indicating that the Underwriter's cost estimate was too high. Last year the Underwriter's per square foot hard costs were \$57.92 while the Applicant's estimate was at \$51.91. This year, the Applicant's cost schedule indicates hard costs of \$57.95 per square foot for the same project while the Underwriter's estimate is at \$59.06 per square foot. While the Board initially upheld the cost difference last year they subsequently added the development to the waiting list which as since expired.

FINANCING STRUCTURE									
INTERIM TO PERMANENT FINANCING									
Source:	Key Bank				Contact:	Craig Hackett			
Principal Amount:	\$3,860,223		Interest Rate:	7%					
Additional Information:									
Amortization:	30	yrs	Term:	18	yrs	Commitment:	<input checked="" type="checkbox"/> LOI	<input type="checkbox"/> Firm	<input type="checkbox"/> Conditional
Annual Payment:	\$308,186		Lien Priority:	1 st		Commitment Date	06/ 10/ 2003		
PERMANENT FINANCING									
Source:	Hill Country Community Housing Corporation				Contact:	Tama Shaw			
Principal Amount:	\$550,000		Interest Rate:	1%					
Additional Information:									
Amortization:	0	yrs	Term:	15	yrs	Commitment:	<input type="checkbox"/> LOI	<input type="checkbox"/> Firm	<input checked="" type="checkbox"/> Conditional
Annual Payment:	\$39,544		Lien Priority:			Commitment Date	/ /		
LIHTC SYNDICATION									
Source:	Columbia Housing Partners				Contact:	Bradley Bullock			
Address:	111 SW Fifth Avenue, Suite 3200				City:	Portland			
State:	OR	Zip:	97204	Phone:	(503) 808-1300	Fax:	(503) 808-1301		
Net Proceeds:	\$4,544,146		Net Syndication Rate (per \$1.00 of 10-yr LIHTC)	81¢					
Commitment	<input checked="" type="checkbox"/> LOI	<input type="checkbox"/> Firm	<input type="checkbox"/> Conditional	Date:	03/ 31/ 2003				
Additional Information:	The letter states total proceeds are anticipated to be \$5,042,394, based on \$622,580 in credits, however, the Applicant submitted a revised sources and uses indicating a lower amount.								
APPLICANT EQUITY									
Amount:	\$0		Source:	Deferred Developer Fee					
FINANCING STRUCTURE ANALYSIS									
Permanent Financing:	The permanent financing commitment is consistent with the terms reflected in the								

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sources and uses listed in the application. In particular, the commitment letter indicates that the term of the construction is two years. The permanent loan term is 18 years and will have a 30 year amortization period. Based on a conversation with Mr. Craig Hackett from Key Bank, the interest rate on the permanent loan will be 7.00%.

Non-Profit HOME/CDBG Loan: The Applicant's sources and uses indicate a private loan or grant from its General Partner, Hill Country Community Housing Corporation, funded through the city of Killeen HOME and CDBG funds in the amount of \$550,600. The financing narrative describes a property contribution in the amount of \$165,826 and a BMR loan in the amount of \$384,774. The initial \$165,826 was awarded and spent on the acquisition of the site. \$204,174 in HOME and \$80,600 in CDBG grants have been previously committed from the City of Killeen and are in the form of a 1% loan. HCCHC will also request an additional \$100,000 in City of Killeen HOME funds. The Applicant also indicated that while the \$100K HOME grant had not yet been approved the General Partner was confident they would be successful in obtaining this award.

HTF Request: The Applicant has also requested funding through the Housing Trust Fund Program in the form of a SECO grant of \$114,000 and a loan in the amount of \$136,000 structured as a 30 year term loan, fully amortizing over 30 years with an interest rate of 0%. Neither this loan or the HOME fund loans are repayable at the stated rates within a 1.10 DCR without a reduction in the permanent loan debt service.

LIHTC Syndication: Columbia Housing Partners has offered terms for syndication of the tax credits. The commitment letter shows net proceeds are anticipated to be \$5,042,394 based on a syndication factor of 81%. However, the Applicant submitted a revised sources and uses and estimates a lower \$4,544,146 in net proceeds and a revised credit request of \$583,608 which implies a 77.86% syndication rate. The Underwriter's analysis reflects that the development qualifies for \$568,718 in credits resulting in syndication proceeds of \$4,606,158. The syndication commitment reflects that any adjustment of credits will be made at the 81% syndication rate.

Deferred Developer's Fees: The Applicant is not anticipating the need to defer any fees. Based on the Underwriter's analysis, the Applicant will need to defer a minimum of \$308,769 and a maximum of \$504,809 in developer fees both of which appear to be repayable within 10 years.

Financing Conclusions: Based on the Applicant's proforma, the proposed debt cannot be adequately serviced at a debt coverage ratio that is within the acceptable TDHCA underwriting guidelines. Therefore, the development's debt service capacity should be limited to no more than 322,661 with no HTF allocation and \$318,128 for the remaining repayable debt service if the HTF loan is approved by a reduction of the permanent loan amount and/or a reduction in the interest rate and/or an extension of the term. The Applicant did not include debt service for either the HOME/CDBG loan or the HTF loan but assumed they would be deferred or payable out of cash flow. In order to allow these secondary notes to be fully repayable above the line the principal of the primary loan must be reduced to \$3,489,443 with the HTF loan or \$3,543,402 without the HTF loan. The Applicant's cost breakdown, as adjusted, is used to calculate eligible basis and a credit allocation of \$568,718.

The credit recommendation would not be affected by the lack of the HTF/SECO award but the percentage of deferred developer fee would rise from 28% to 45%.

DEVELOPMENT TEAM

IDENTITIES of INTEREST

The Applicant and Developer firms are related entities. These are common relationships for LIHTC-funded developments.

APPLICANT'S/PRINCIPALS' FINANCIAL HIGHLIGHTS, BACKGROUND, and EXPERIENCE

Financial Highlights:

- € The Applicant and General Partner are single-purpose entities created for the purpose of receiving assistance from TDHCA and therefore have no material financial statements.
- € The principal of the General Partner, Michael G. Lankford, submitted an unaudited financial statement as of January 30, 2003 and is anticipated to be guarantor of the development.

Background & Experience:

TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS

- € The Applicant and General Partner are new entities formed for the purpose of developing the project.
- € Michael G. Lankford, the principal of the General Partner has completed 2 LIHTC housing developments totaling 156 units since 1999.

SUMMARY OF SALIENT RISKS AND ISSUES

- € Significant inconsistencies in the application could affect the financial feasibility of the project.

Underwriter:	_____	Date:	June 14, 2003
	<i>Raquel Morales</i>		
Director of Real Estate Analysis:	_____	Date:	June 14, 2003
	<i>Tom Gouris</i>		

MULTIFAMILY COMPARATIVE ANALYSIS (continued)
Stone Ranch Apartment Homes, Killeen, LIHTC #03068

DIRECT CONSTRUCTION COST ESTIMATE

Residential Cost Handbook
 Average Quality Multiple Residence Basis

CATEGORY	FACTOR	UNITS/SQ FT	PER SF	AMOUNT
Base Cost			\$45.15	\$5,183,445
Adjustments				
Exterior Wall Finish	2.75%		\$1.24	\$142,545
Elderly	5.00%		2.26	259,172
Roofing			0.00	0
Subfloor			(2.02)	(231,896)
Floor Cover			1.92	220,416
Porches/Balconies	\$14.81	20,552	2.65	304,373
Plumbing	\$615	240	1.29	147,600
Built-In Appliances	\$1,625	152	2.15	247,000
Stairs/Fireplaces	\$1,475	1	0.01	1,475
Floor Insulation			0.00	0
Heating/Cooling			1.47	168,756
Carports	\$7.83	22,800	1.56	178,524
Comm &/or Aux Bldgs	\$57.91	4,215	2.13	244,080
Other:			0.00	0
SUBTOTAL			59.80	6,865,490
Current Cost Multiplier	1.03		1.79	205,965
Local Multiplier	0.86		(8.37)	(961,169)
TOTAL DIRECT CONSTRUCTION COSTS			\$53.23	\$6,110,286
Plans, specs, survy, bld prrr	3.90%		(\$2.08)	(\$238,301)
Interim Construction Interes	3.38%		(1.80)	(206,222)
Contractor's OH & Profit	11.50%		(6.12)	(702,683)
NET DIRECT CONSTRUCTION COSTS			\$43.23	\$4,963,080

PAYMENT COMPUTATION

Primary	\$3,860,223	Term	360
Int Rate	7.00%	DCR	1.11
Secondary	\$550,601	Term	180
Int Rate	1.00%	Subtotal DCR	0.98
Additional	\$136,000	Term	360
Int Rate	0.00%	Aggregate DCR	0.97
Additional	\$0	Term	0
Int Rate	0.00%	Aggregate DCR	0.97

RECOMMENDED FINANCING STRUCTURE APPLICANT'S NO

Primary Debt Service	\$278,584
Secondary Debt Service	39,544
Additional Debt Service	4,533
NET CASH FLOW	\$32,041

Primary	\$3,489,443	Term	360
Int Rate	7.00%	DCR	1.27
Secondary	\$550,601	Term	180
Int Rate	1.00%	Subtotal DCR	1.11
Additional	\$136,000	Term	360
Int Rate	0.00%	Aggregate DCR	1.10
Additional	\$0	Term	0
Int Rate	0.00%	Aggregate DCR	1.10

OPERATING INCOME & EXPENSE PROFORMA: RECOMMENDED FINANCING STRUCTURE (APPLICANT'S NOI)

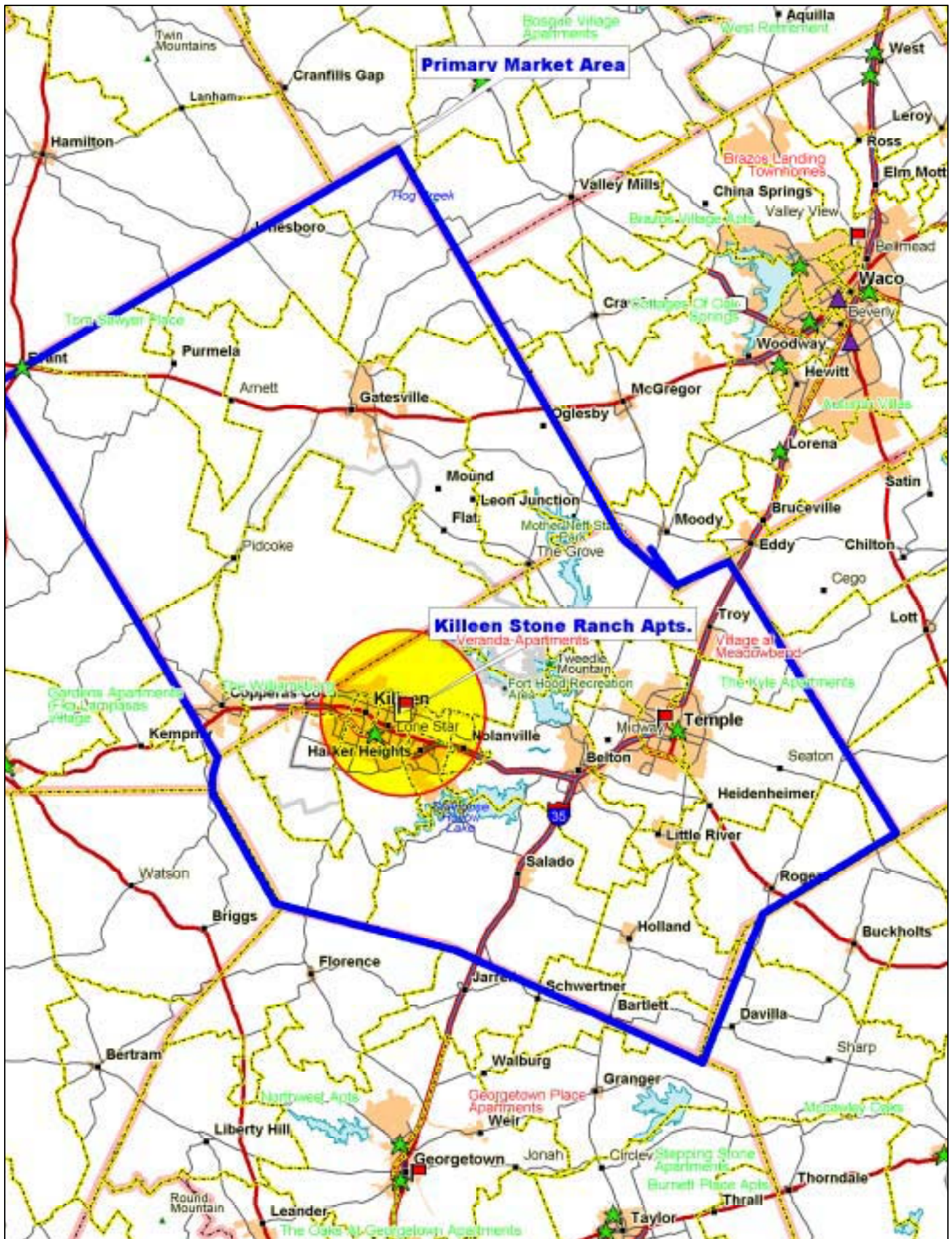
INCOME at 3.00%	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15	YEAR 20	YEAR 30
POTENTIAL GROSS RENT	\$904,236	\$931,363	\$959,304	\$988,083	\$1,017,726	\$1,179,823	\$1,367,738	\$1,585,583	\$2,130,891
Secondary Income	27,360	28,181	29,026	29,897	30,794	35,699	41,384	47,976	64,476
Contractor's Profit	0	0	0	0	0	0	0	0	0
POTENTIAL GROSS INCOME	931,596	959,544	988,330	1,017,980	1,048,520	1,215,521	1,409,123	1,633,559	2,195,367
Vacancy & Collection Loss	(69,864)	(71,966)	(74,125)	(76,349)	(78,639)	(91,164)	(105,684)	(122,517)	(164,653)
Developer's G & A	0	0	0	0	0	0	0	0	0
EFFECTIVE GROSS INCOME	\$861,732	\$887,578	\$914,205	\$941,632	\$969,881	\$1,124,357	\$1,303,438	\$1,511,042	\$2,030,714
EXPENSES at 4.00%									
General & Administrative	\$32,280	\$33,571	\$34,914	\$36,311	\$37,763	\$45,945	\$55,899	\$68,009	\$100,670
Management	43,086	44,378,2865	45,709,63505	47,080,9241	48,493,35182	56,217,08554	65,171,0098	75,551,06206	101,534,3098
Payroll & Payroll Tax	102,622	106,727	110,996	115,436	120,053	146,063	177,708	216,209	320,042
Repairs & Maintenance	49,264	51,235	53,284	55,415	57,632	70,118	85,309	103,792	153,637
Utilities	32,749	34,059	35,421	36,838	38,312	46,612	56,711	68,997	102,133
Water, Sewer & Trash	47,944	49,862	51,856	53,930	56,088	68,239	83,023	101,011	149,521
Insurance	52,808	54,920	57,117	59,402	61,778	75,162	91,446	111,258	164,690
Property Tax	96,829	100,702	104,730	108,919	113,276	137,818	167,676	204,004	301,975
Reserve for Replacements	30,400	31,616	32,881	34,196	35,564	43,269	52,643	64,048	94,807
Other	19,048	19,810	20,602	21,426	22,283	27,111	32,985	40,131	59,404
TOTAL EXPENSES	\$607,030	\$526,880	\$547,511	\$568,955	\$591,242	\$716,554	\$868,571	\$1,053,011	\$1,548,413
NET OPERATING INCOME	\$354,702	\$360,698	\$366,694	\$372,677	\$378,639	\$407,804	\$434,867	\$458,032	\$482,301
DEBT SERVICE									
First Lien Financing	\$278,584	\$278,584	\$278,584	\$278,584	\$278,584	\$278,584	\$278,584	\$278,584	\$278,584
Second Lien	39,544	39,544	39,544	39,544	39,544	39,544	39,544	39,544	39,544
Other Financing	4,533	4,533	4,533	4,533	4,533	4,533	4,533	4,533	4,533
NET CASH FLOW	\$32,041	\$38,037	\$44,033	\$50,016	\$55,977	\$85,142	\$112,206	\$135,370	\$159,640
DEBT COVERAGE RATIO	1.10	1.12	1.14	1.16	1.17	1.26	1.35	1.42	1.49

LIHTC Allocation Calculation - Stone Ranch Apartment Homes, Killeen, LIHTC #03068

CATEGORY	APPLICANT'S TOTAL AMOUNTS	TDHCA TOTAL AMOUNTS	APPLICANT'S REHAB/NEW ELIGIBLE BASIS	TDHCA REHAB/NEW ELIGIBLE BASIS
(1) Acquisition Cost				
Purchase of land	\$165,826	\$165,826		
Purchase of buildings				
(2) Rehabilitation/New Construction Cost				
On-site work	\$850,668	\$850,668	\$850,668	\$850,668
Off-site improvements				
(3) Construction Hard Costs				
New structures/rehabilitation hard costs	\$4,835,376	\$4,963,080	\$4,835,376	\$4,963,080
(4) Contractor Fees & General Requirements				
Contractor overhead	\$113,721	\$113,721	\$113,721	\$113,721
Contractor profit	\$341,163	\$341,163	\$341,163	\$341,163
General requirements	\$341,163	\$341,163	\$341,163	\$341,163
(5) Contingencies				
	\$170,581	\$170,581	\$170,581	\$170,581
(6) Eligible Indirect Fees				
	\$280,200	\$280,200	\$280,200	\$280,200
(7) Eligible Financing Fees				
	\$532,855	\$532,855	\$532,855	\$532,855
(8) All Ineligible Costs				
	\$251,118	\$251,118		
(9) Developer Fees				
			\$1,119,859	
Developer overhead		\$151,869		\$151,869
Developer fee	\$1,147,299	\$987,146		\$987,146
(10) Development Reserves				
	\$175,000	\$193,893		
TOTAL DEVELOPMENT COSTS	\$9,204,970	\$9,343,283	\$8,585,585	\$8,732,445

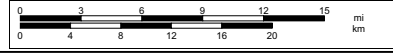
Deduct from Basis:				
All grant proceeds used to finance costs in eligible basis			\$550,600	\$550,600
B.M.R. loans used to finance cost in eligible basis				
Non-qualified non-recourse financing				
Non-qualified portion of higher quality units [42(d)(3)]				
Historic Credits (on residential portion only)				
TOTAL ELIGIBLE BASIS			\$8,034,985	\$8,181,845
High Cost Area Adjustment			100%	100%
TOTAL ADJUSTED BASIS			\$8,034,985	\$8,181,845
Applicable Fraction			84.87%	84.87%
TOTAL QUALIFIED BASIS			\$6,819,165	\$6,943,803
Applicable Percentage			8.34%	8.34%
TOTAL AMOUNT OF TAX CREDITS			\$568,718	\$579,113

Syndication Proceeds	0.8099	\$4,606,158	\$4,690,347
Total Credits (Eligible Basis Method)		\$568,718	\$579,113
Syndication Proceeds		\$4,606,158	\$4,690,347
Requested Credits		\$583,608	
Syndication Proceeds		\$4,726,752	
Gap of Syndication Proceeds Needed		\$5,164,926	
Credit Amount		\$637,709	



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 Zoom Level: 8-4 Datum: WGS84

Scale 1 : 600 000
 1" = 0.47 mi



**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

DATE: June 16, 2003

PROGRAM: 9% LIHTC

FILE NUMBER: 03191

DEVELOPMENT NAME

Bentley Place Apartments

APPLICANT

Name: AAMHA BPA San Antonio, L.P. **Type:** For Profit
Address: 4502 Centerview Street, Suite 233 **City:** San Antonio **State:** TX
Zip: 78228 **Contact:** Sandra Williams **Phone:** (210) 731-8030 **Fax:** (210) 731-8025

PRINCIPALS of the APPLICANT/ KEY PARTICIPANTS

Name: <u>AAMHA Bentley Place, LLC</u>	(%): <u>0.01</u>	Title: <u>Managing General Partner</u>
Name: <u>Southern Affordable Housing, Inc.</u>	(%): <u>.01</u>	Title: <u>Special Limited Partner</u>
Name: <u>Alamo Area Mutual Housing Association</u>	(%): <u>N/A</u>	Title: <u>Developer & owner of MGP</u>
Name: <u>Stephen Barnes</u>	(%): <u>N/A</u>	Title: <u>49% owner of SLP</u>
Name: <u>Debra Clark</u>	(%): <u>N/A</u>	Title: <u>51% owner of SLP</u>
Name: <u>Diana McIver & Associates, Inc.</u>	(%): <u>N/A</u>	Title: <u>Consultant</u>

PROPERTY LOCATION

Location: 8004 Bentley Drive **QCT** **DDA**
City: San Antonio **County:** Bexar **Zip:** 78218

REQUEST

<u>Amount</u>	<u>Interest Rate</u>	<u>Amortization</u>	<u>Term</u>
1) \$1,006,759	N/A	N/A	N/A
2) \$525,000	1%	30 yrs	30 yrs
3) \$249,000	N/A	N/A	N/A

Other Requested Terms: 1) Annual ten-year allocation of low-income housing tax credits
2) Housing Trust Fund loan
3) SECO grant

Proposed Use of Funds: New construction **Property Type:** Multifamily

Set-Aside(s): General Rural TX RD Non-Profit Elderly At Risk

RECOMMENDATION

- RECOMMEND APPROVAL OF AN LIHTC ALLOCATION NOT TO EXCEED \$981,468 ANNUALLY FOR TEN YEARS, SUBJECT TO CONDITIONS.
- RECOMMEND APPROVAL OF A HOUSING TRUST FUND AWARD NOT TO EXCEED \$525,000, STRUCTURED AS A 40-YEAR TERM LOAN, FULLY AMORTIZING OVER 40 YEARS AT 0% INTEREST, SUBJECT TO CONDITIONS.
- RECOMMEND APPROVAL OF A GRANT OF SECO FUNDS NOT TO EXCEED \$249,000,

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

SUBJECT TO CONDITIONS.

- SHOULD EITHER THE HTF LOAN OR SECO GRANT NOT BE AWARDED, THE LIHTC ALLOCATION IS NOT RECOMMENDED

CONDITIONS

1. Receipt, review, and acceptance, prior to carryover, of a commitment for soft financing in the amount of at least \$350,000.
2. Receipt, review, and acceptance of a copy of the release of lien on the property or an updated title commitment showing clear title prior to the initial closing on the property;
3. Receipt, review, and acceptance of revised financing structure commitments wherein total annual debt service does not exceed \$435,359 by construction loan closing.
4. Should the terms and rates of the proposed debt or syndication change, the transaction should be re-evaluated.

REVIEW of PREVIOUS UNDERWRITING REPORTS

No previous reports.

DEVELOPMENT SPECIFICATIONS

IMPROVEMENTS

Total Units:	<u>208</u>	# Rental Buildings	<u>13</u>	# Common Area Bldgs	<u>2</u>	# of Floors	<u>3</u>	Age:	<u>0</u> yrs	Vacant:	<u>N/A</u>	at / /
Net Rentable SF:	<u>209,864</u>	Av Un SF:	<u>1,009</u>	Common Area SF:	<u>5,587</u>	Gross Bldg SF:	<u>215,451</u>					

STRUCTURAL MATERIALS

Wood frame on a post-tensioned concrete slab on grade, 75% stucco/25% masonry veneer exterior wall covering, drywall interior wall surfaces, composite shingle roofing.

APPLIANCES AND INTERIOR FEATURES

Carpeting & vinyl flooring, range & oven, hood & fan, garbage disposal, dishwasher, refrigerator, fiberglass tub/shower, washer & dryer connections, ceiling fans, laminated counter tops, individual water heaters, high-speed internet access.

ON-SITE AMENITIES

A 5,229-SF community building with activity rooms, management offices, maintenance facilities, kitchen, restrooms, computer/business center, & covered patio with outdoor fireplace will be located near the entrance to the property. A 358-SF laundry and central mailroom is to be located at the middle of the property.

Uncovered Parking: 353 spaces **Carports:** 0 spaces **Garages:** 0 spaces

PROPOSAL and DEVELOPMENT PLAN DESCRIPTION

Description: Bentley Place Apartments is a relatively dense (15.25 units per acre) new construction development of 208 units of mixed income housing located in northeast San Antonio. The development is comprised of 13 evenly distributed medium to large garden style, walk-up residential buildings as follows:

- € Four Building Type I with eight two-bedroom/1.5-bath units and four three-bedroom/two-bath units;
- € One Building Type IA with four two-bedroom/1.5-bath units and four three-bedroom/two-bath units;
- € Four Building Type II with eight one-bedroom/one-bath units and eight two-bedroom/one-bath units;
- € Two Building Type III with 12 one-bedroom/one-bath units and eight two-bedroom/one-bath units; and
- € Two Building Type IV with 12 two-bedroom/two-bath units and 12 three-bedroom/two-bath units.

Architectural Review: The elevations are simple and functional, with a significant amount of limestone veneer and pitched roofs. The units are well laid out, and each features a balcony or patio.

Supportive Services: Supportive services will be provided by the nonprofit owner of the Managing General Partner, and \$15,000/year has been budgeted for these services.

Schedule: The Applicant anticipates construction to begin in May of 2004, to be completed in July of 2005,

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MULTIFAMILY UNDERWRITING ANALYSIS**

and to be placed in service and substantially leased-up in September of 2005.

SITE ISSUES			
SITE DESCRIPTION			
Size:	13.636 acres	593,984 square feet	Zoning/ Permitted Uses: C-3, Business District (rezoning required & application submitted) & MF33, Multiple Family Residence District
Flood Zone Designation:	Zo ne X	Status of Off-Sites:	Partially improved

SITE and NEIGHBORHOOD CHARACTERISTICS

Location: The site is an irregularly-shaped parcel located in the northeast area of San Antonio, approximately nine miles from the central business district. The site is situated on the south and east sides of Bentley Drive (a cul-de-sac).

Adjacent Land Uses:

- ∉ **North:** vacant land and commercial fronting on Walzem Road , with commercial and single-family residential beyond
- ∉ **South:** vacant land
- ∉ **East:** vacant land, including a creek
- ∉ **West:** multifamily residential and a public middle school

Site Access: Access to the property is from the north from Bentley Drive, from which the development is to have two entries. Access to Interstate Highway 35 is 1.25 miles west, which provides connections to all other major roads serving the San Antonio area.

Public Transportation: Public transportation to the area is provided by the city bus system.

Shopping & Services: The site is within one-half mile of a major grocery/pharmacy and two miles of a shopping centers and a variety of other retail establishments and restaurants. Public elementary, middle, and high schools are located within a mile, and churches, hospitals, and health care facilities are located within a short driving distance from the site.

Special Adverse Site Characteristics: The title commitment lists a vendor's lien that must be cleared by the closing. Receipt, review, and acceptance of documentation verifying the resolution of these issues is a condition of this report.

Site Inspection Findings: TDHCA staff performed a site inspection on May 7, 2003 and found the location to be acceptable for the proposed development. The inspectors noted the site is in a major growth corridor, with plentiful shopping nearby.

HIGHLIGHTS of SOILS & HAZARDOUS MATERIALS REPORT(S)

A Phase I Environmental Site Assessment Update report dated February 25, 2003 was prepared by Drash Consulting Engineers, Inc. and contained the following findings and recommendations: "Based on the available data obtained for this Phase I ESA Update, there does not appear to be evidence that suggests environmental concerns currently exist or have existed at the site. No further investigation is recommended." (p. 12)

POPULATIONS TARGETED

Income Set-Aside: The Applicant has elected the 40% at 60% or less of area median gross income (AMGI) set-aside. 166 of the units (80% of the total) will be reserved for low-income tenants. 32 of the units (15%) will be reserved for households earning 30% or less of AMGI, 17 units (8%) will be reserved for households earning 40% or less of AMGI, 34 units (16%) will be reserved for households earning 50% or less of AMGI 83 units (40%) will be reserved for households earning 60% or less of AMGI, and the remaining 42 units will be offered at market rents.

MAXIMUM ELIGIBLE INCOMES

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MULTIFAMILY UNDERWRITING ANALYSIS**

	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
60% of AMI	\$21,240	\$24,240	\$27,300	\$30,300	\$32,700	\$35,160

MARKET HIGHLIGHTS

A market feasibility study dated February 27, 2003 was prepared by Apartment MarketData Research Services, LLC and highlighted the following findings:

Definition of Market/Submarket: "...we utilized a primary market area comprising a trade area known as the "E2" submarket area in northeast San Antonio." This area is defined by Interstate Highway 35 on the north and west, Interstate Highway 10 on the south, and Loop 1604 on the east. (p. 31)

Population: The estimated 2002 population of the primary market area was 103,324 and is expected to increase by 7.9% to approximately 111,530 by 2007. Within the primary market area there were estimated to be 35,672 households in 2002.

Total Local/Submarket Demand for Rental Units: "In the primary market area we have determined that there is a demand for a minimum of 171 rental units per year, based on the household growth analysis." (p. 17)

ANNUAL INCOME-ELIGIBLE SUBMARKET DEMAND SUMMARY				
Type of Demand	Market Analyst		Underwriter	
	Units of Demand	% of Total Demand	Units of Demand	% of Total Demand
Household Growth	32	1%	53	2%
Resident Turnover	4,780	99%	2,371	98%
Other Sources:	0	0%	0	0%
TOTAL ANNUAL DEMAND	4,812	100%	2,425	100%

Ref: p. 44

Inclusive Capture Rate: The analyst calculated an inclusive capture rate of 3.5%. (p. 44) The Underwriter calculated an inclusive capture rate of 6.8% based upon a revised demand of 2,425 units.

Local Housing Authority Waiting List Information: No information provided.

Market Rent Comparables: The market analyst surveyed five comparable apartment projects totaling 1,012 units in the market area. "The level of rent being [proposed] is below that which is currently charged on existing market rate projects." (p. 17)

RENT ANALYSIS (net tenant-paid rents)					
Unit Type (% AMI)	Proposed	Program Max	Differential	Market	Differential
1-Bedroom (30%)	\$223	\$221	+\$2	\$631	-\$408
1-Bedroom (40%)	\$317	\$317	\$0	\$631	-\$314
1-Bedroom (50%)	\$412	\$411	+\$1	\$631	-\$219
1-Bedroom (60%)	\$507	\$506	+\$1	\$631	-\$124
1-Bedroom (MR)	\$550	N/A	N/A	\$631	-\$81
2-Bedroom (30%)	\$263	\$265	-\$2	\$782	-\$519
2-Bedroom (40%)	\$377	\$379	-\$2	\$782	-\$405
2-Bedroom (50%)	\$490	\$492	-\$2	\$782	-\$292
2-Bedroom (60%)	\$604	\$606	-\$2	\$782	-\$178
2-Bedroom (MR)	\$780	N/A	N/A	\$782	-\$2
3-Bedroom (30%)	\$300	\$294	+\$6	\$877	-\$577
3-Bedroom (40%)	\$432	\$426	+\$6	\$877	-\$445
3-Bedroom (50%)	\$563	\$557	+\$6	\$877	-\$314
3-Bedroom (60%)	\$694	\$688	+\$6	\$877	-\$183
3-Bedroom (MR)	\$875	N/A	N/A	\$877	-\$2

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(NOTE: Differentials are amount of difference between proposed rents and program limits and average market rents, e.g., proposed rent =\$500, program max =\$600, differential = -\$100)

Submarket Vacancy Rates: “The current occupancy of the market area is 92.6% as a result of ever-increasing demand. Demand for new rental apartment units is considered to be stable.” (p. 94)

Absorption Projections: “...we estimate that the project would achieve a lease rate of approximately 7% to 10% of its units per month as they come on line for occupancy from construction [resulting in a 12-month lease-up period].” (p. 78)

Known Planned Development: The analyst identified one 208-unit conventional property in lease-up and two conventional properties totaling 476 units in the planning stage, but noted that the latter developments have a low probability of proceeding. No affordable properties were identified. (p. 53)

Effect on Existing Housing Stock: “The subject should not have a detrimental effect on any existing projects, as occupancies are stable throughout northeast San Antonio.” (p. 79)

The Underwriter found the market study to provide sufficient information to make a funding determination.

OPERATING PROFORMA ANALYSIS

Income: The Applicant’s rent projections are the maximum rents allowed under LIHTC guidelines, and are achievable according to the market analyst. The Applicant miscalculated (understated) tenant-paid utility allowances by \$2-\$6 on some units, which results in the Underwriter’s potential gross rent estimate being \$820 lower than the Applicant’s. The Applicant stated that tenants will pay water in this development, and rents and expenses were calculated accordingly. Estimates of secondary income and vacancy and collection losses are in line with TDHCA underwriting guidelines. As a result of the minor difference in tenant-paid utility allowances, the Underwriter’s estimated effective gross income is \$764 less than the Applicant’s.

Expenses: The Applicant’s total expense estimate of \$3,401 per unit is 10% lower than the Underwriter’s database-derived estimate of \$3,764 per unit for comparably-sized developments. The Applicant’s budget shows several line item estimates that deviate significantly when compared to the database averages, particularly general and administrative (\$19.5K lower), payroll (\$36K lower), and repairs and maintenance (\$21K lower). The Underwriter was unable to reconcile these differences even with additional information provided by the Applicant.

Conclusion: The Applicant’s estimated total estimated operating expense is inconsistent with the Underwriter’s expectations and the Applicant’s net operating income is not within 5% of the Underwriter’s estimate. Therefore, the Underwriter’s NOI will be used to evaluate debt service capacity. Due primarily to the difference in estimated operating expenses, the Underwriter’s estimated debt coverage ratio (DCR) of 0.97 is less than the TDHCA minimum standard of 1.10. Therefore, the maximum debt service for this project should be limited to \$435,310 by a reduction of the loan amount and/or a reduction in the interest rate and/or an extension of the term.

ACQUISITION VALUATION INFORMATION

APPRAISED VALUE

Land Only: 13.636 acres	\$742,000	Date of Valuation:	2/	12/	2003
Appraiser: T.C. Doctor & Associates, Inc.	City: San Antonio	Phone:	(210)	493-3132	

APPRAISED ANALYSIS/CONCLUSIONS

Analysis: The Appraiser selected and considered four comparable land sales in the determination of value, all of which were used for multifamily residential developments following the sales. The adjustments made to the comparable properties were reasonable.

Conclusion: The appraised value is considered reasonable as submitted.

ASSESSED VALUE

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

Land: 13.636 acres	\$593,300	Assessment for the Year of:	2002
Building:	N/A	Valuation by:	Bexar County Appraisal District
Total Assessed Value:	\$593,300	Tax Rate:	2.96987
EVIDENCE of SITE or PROPERTY CONTROL			
Type of Site Control:	Purchase option		
Contract Expiration Date:	9/ 30/ 2003	Anticipated Closing Date:	9/ 30/ 2003
Acquisition Cost:	\$600,000	Other Terms/Conditions:	
Seller:	AAMHA Bentley Place Apartments, Inc.		Related to Development Team Member: Yes

CONSTRUCTION COST ESTIMATE EVALUATION

Acquisition Value: Alamo Area Mutual Housing Association, Inc. (AAMHA), the purchaser and the owner of the Managing General Partner, acquired the site in 2000 at a cost of \$593,287.20. AAMHA subsequently transferred control of the land to an affiliate, AAMHA Bentley Place Apartments, Inc., which is the current seller. The current sales price of \$600,000 is supported by the original purchase price plus property taxes of approximately \$18K/year, and the Applicant also provided an appraisal stating the market value to be \$742,000. Therefore, the acquisition cost of \$600,000 is regarded as reasonable.

Sitework Cost: The Applicant's claimed sitework costs of \$6,733 per unit are considered reasonable compared to historical sitework costs for multifamily projects.

Direct Construction Cost: The Applicant's direct construction cost estimate is \$258K or 3% higher than the Underwriter's Marshall & Swift *Residential Cost Handbook*-derived estimate, and is therefore regarded as reasonable as submitted.

Fees: The Applicant's general requirements and contractor's general and administrative fees exceed the 6% and 2% maximums allowed by LIHTC guidelines based on their own construction costs. Consequently the Applicant's eligible fees in these areas have been reduced with the overage effectively moved to ineligible costs. The Underwriter placed the \$85K housing consultant fee in developer's fees which cause them to exceed 15% of the Applicant's adjusted eligible basis, and therefore the eligible portion of the Applicant's developer fee must be reduced by \$15,108.

Conclusion: The Applicant's total development cost estimate is within 5% of the Underwriter's verifiable estimate and is therefore generally acceptable. Since the Underwriter has been able to verify the Applicant's projected costs to a reasonable margin, the Applicant's total cost breakdown, as adjusted, is used to calculate eligible basis and determine the LIHTC allocation. Although the Applicant did not remove the \$400,000 City of San Antonio HOME loan from eligible basis, the Underwriter has done so as it appears that the development will be unable to service any additional debt, and even so the proposed unit mix calls for less than 40% of the units to be restricted for residents at or below 50% of AMGI, and thus the property cannot escape the below market rate taint associated with federal funds. Ironically, the unit mix reflects 39.9% and only one more unit would have needed to be at or below the 50% threshold to have avoided removal from eligible basis. As a result an eligible basis of \$15,151,648 is used to determine a credit allocation of \$1,008,081 from this method. The resulting syndication proceeds will be used to compare to the gap of need using the Applicant's costs to determine the recommended credit amount.

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

FINANCING STRUCTURE									
INTERIM CONSTRUCTION or GAP FINANCING									
Source:	Enterprise Foundation				Contact:	Jeffrey Balloutine			
Principal Amount:	\$3,563,931			Interest Rate:	6%				
Additional Information:	Construction phase bridge loan								
Amortization:	N/A	yrs	Term:	2	yrs	Commitment:	<input checked="" type="checkbox"/> LOI	<input type="checkbox"/> Firm	<input type="checkbox"/> Conditional
INTERIM to PERMANENT FINANCING									
Source:	D. Ansley Company, Inc.				Contact:	Randall Mason			
Principal Amount:	\$6,528,000			Interest Rate:	Estimated & underwritten at 6.75%				
Additional Information:	FHA Section 221(d)(4) program loan								
Amortization:	40	yrs	Term:	40	yrs	Commitment:	<input type="checkbox"/> LOI	<input type="checkbox"/> Firm	<input checked="" type="checkbox"/> Conditional
Annual Payment:	\$472,700			Lien Priority:	1st		Commitment Date	2/ 26/ 2003	
LONG TERM/PERMANENT FINANCING									
Source:	City of San Antonio HOME funds				Contact:	Andrew Cameron			
Principal Amount:	\$400,000			Interest Rate:	Applicable Federal Rate				
Additional Information:	Unconfirmed, application only, requesting soft second lien with 5-year debt service deferral								
Amortization:	40	yrs	Term:	40	yrs	Commitment:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Firm	<input type="checkbox"/> Conditional
Annual Payment:	None provided, estimated at \$21,889 at current AFR			Lien Priority:	2nd		Commitment Date	2/ 18/ 2003	
LIHTC SYNDICATION									
Source:	Enterprise Social Investment Corporation				Contact:	Diana Helms-Morreale			
Address:	8419 Emmett F. Lowry Expressway				City:	Texas City			
State:	Texas	Zip:	77591	Phone:	(409) 908-9400	Fax:	(409) 908-9404		
Net Proceeds:	\$8,003,137			Net Syndication Rate (per \$1.00 of 10-yr LIHTC)	79.5¢				
Commitment	<input checked="" type="checkbox"/> LOI	<input type="checkbox"/> Firm	<input type="checkbox"/> Conditional	Date:	2/ 18/ 2003				
Additional Information:									
APPLICANT EQUITY									
Amount:	\$672,167			Source:	Deferred developer fee				
FINANCING STRUCTURE ANALYSIS									
Permanent Financing: The permanent financing commitment is consistent with the terms reflected in the sources and uses of funds listed in the application.									
LIHTC Syndication: The LIHTC syndication commitment is consistent with the terms reflected in the sources and uses of funds listed in the application.									
City of San Antonio HOME Loan: The Applicant has applied for a loan of HOME funds but this source of funds and the financing terms thereof remain unconfirmed. As discussed above this loan must be shown to be repayable at AFR or the unit mix must reflect at least 40% of the units restricted to tenants at or below 50% of AMGI, or the proceeds must be reduced from basis. Both the Applicant's proforma and the underwriting analysis reflect the inability to service all of the proposed debt and the deferral of the HOME loan in this case is quite speculative, thus the HOME funds were excluded from eligible basis. Even if the HOME funds had not been sought the higher tax credit conclusion would have not been sufficient to fill the gap and the resulting deferred developer fees would not have been repayable within 15 years.									

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

Deferred Developer's Fees: The proposed deferred developer's fees of \$672,167 amount to approximately 34% of the total eligible fees.

Financing Conclusions: Based on the Applicant's adjusted estimate of eligible basis, the LIHTC allocation should not exceed \$981,468 annually for ten years, resulting in syndication proceeds of approximately \$7,787,062. The Housing Trust Fund loan of \$525,000, if approved, should be structured with a term and amortization period of 40 years and a 0% interest rate to minimize debt service. Based on the underwriting analysis, the Applicant's deferred developer fee will be increased to \$1,251,574, which represents approximately 65% of the eligible fee and which should be repayable from cash flow within 15 years. If the HTF, SECO, or City of San Antonio HOME funds are not awarded, it is projected that insufficient cumulative cash flow would exist to permit repayment within 15 years of the additional deferred developer fee required to substitute for any of those funds, and therefore the development as structured would be deemed infeasible. It is therefore necessary that an LIHTC allocation be conditioned on the award of the requested HTF and SECO funds and that the Applicant also provide a firm commitment for soft funding in the amount of at least \$350,000. Should the Applicant's final direct construction cost exceed the cost estimate used to determine credits in this analysis, additional deferred developer's fee may not be available to fund those development cost overruns.

DEVELOPMENT TEAM

IDENTITIES of INTEREST

The Developer, Alamo Area Mutual Housing Association, Inc. owns the Managing General Partner and the land seller and will be the supportive services provider. Debra Clark, 51% owner of the Special Limited Partner, is the spouse of Mike Clark, a principal of the Property Manager. These are permissible relationships for LIHTC-funded developments.

APPLICANT'S/PRINCIPALS' FINANCIAL HIGHLIGHTS, BACKGROUND, and EXPERIENCE

Financial Highlights:

- € The Applicant and Managing General Partner are single-purpose entities created for the purpose of receiving assistance from TDHCA and therefore have no material financial statements.
- € The Special Limited Partner, Southern Affordable Housing, Inc., submitted an unaudited financial statement as of February 20, 2003 reporting total assets of \$335 and consisting entirely of cash. No liabilities were reported.
- € The Alamo Area Mutual Housing Association, owner of the Managing General Partner, submitted an audited financial statement as of December 31, 2002 reporting total assets of \$12.6M and consisting of \$835K in cash, \$1.7M in receivables and other current assets, \$8.8M in fixed assets, and \$1.3M in deposits, reserves, and prepaids. Liabilities totaled \$7.5M, resulting in a net fund balance of \$5.1M.
- € The principals of the Special Limited Partner, Stephen Barnes and Debra Clark, submitted unaudited financial statements as of January and February 2003, respectively.

Background & Experience:

- € The Applicant and Managing General Partner are new entities formed for the purpose of developing the project.
- € The principals of Alamo Area Mutual Housing Association listed participation in two LIHTC-funded housing developments totaling 224 units since 2001.
- € Stephen Barnes listed participation in four LIHTC-funded housing developments totaling 854 units since 1989.
- € Debra Clark listed participation in one nine-unit LIHTC-funded housing development since 1998.

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

SUMMARY OF SALIENT RISKS AND ISSUES

- ⊘ The Applicant's estimated operating expenses and operating proforma are more than 5% outside of the Underwriter's verifiable ranges.
- ⊘ The recommended amount of deferred developer fee cannot be repaid within ten years, and any amount unpaid past ten years would be removed from eligible basis.
- ⊘ The seller of the property has an identity of interest with the Applicant.
- ⊘ The significant financing structure changes being proposed have not been reviewed/accepted by the Applicant, lenders, and syndicators, and acceptable alternative structures may exist.

Underwriter:	_____	Date:	June 16, 2003
	<i>Jim Anderson</i>		
Director of Real Estate Analysis:	_____	Date:	June 16, 2003
	<i>Tom Gouris</i>		

MULTIFAMILY COMPARATIVE ANALYSIS

Bentley Place Apartments, San Antonio, 9% LIHTC #03191

Type of Unit	Number	Bedrooms	No. of Baths	Size in Sq Ft	Gross Rent Lmt.	Net Rent per Unit	Rent per Month	Rent per Sq Ft	Int. Pt. Unit	Shir & Trsh
TC (30%)	10	1	1	729	\$283	\$221	\$2,212	\$0.30	\$61.77	\$20.77
TC (40%)	6	1	1	729	379	\$317	1,903	0.44	61.77	20.77
TC (50%)	8	1	1	729	473	\$411	3,290	0.56	61.77	20.77
TC (50%)	2	1	1	761	473	\$411	822	0.54	61.77	20.77
TC (60%)	17	1	1	761	568	\$506	8,606	0.67	61.77	20.77
MR	13	1	1	761		550	7,150	0.72	61.77	20.77
TC (60%)	14	2	1	1,019	682	\$606	8,483	0.59	76.07	22.51
MR	10	2	1	1,019		780	7,800	0.77	76.07	22.51
TC (30%)	17	2	1	1,048	341	\$265	4,504	0.25	76.07	22.51
TC (40%)	8	2	1	1,048	455	\$379	3,031	0.36	76.07	22.51
TC (50%)	14	2	1	1,048	568	\$492	6,887	0.47	76.07	22.51
TC (60%)	9	2	1	1,048	682	\$606	5,453	0.58	76.07	22.51
TC (60%)	28	2	1.5	1,065	682	\$606	16,966	0.57	76.07	22.51
MR	8	2	1.5	1,065		780	6,240	0.73	76.07	22.51
TC (30%)	3	3	2	1,187	393	\$294	881	0.25	99.21	26.16
TC (40%)	1	3	2	1,187	525	\$426	426	0.36	99.21	26.16
TC (50%)	6	3	2	1,187	656	\$557	3,341	0.47	99.21	26.16
TC (60%)	6	3	2	1,187	787	\$688	4,127	0.58	99.21	26.16
MR	4	3	2	1,187		875	3,500	0.74	99.21	26.16
TC (30%)	2	3	2	1,299	393	\$294	588	0.23	99.21	26.16
TC (40%)	2	3	2	1,299	525	\$426	852	0.33	99.21	26.16
TC (50%)	4	3	2	1,299	656	\$557	2,227	0.43	99.21	26.16
TC (60%)	9	3	2	1,299	787	\$688	6,190	0.53	99.21	26.16
MR	7	3	2	1,299		875	6,125	0.67	99.21	26.16
TOTAL:	208		AVERAGE:	1,009	\$450	\$537	\$111,605	\$0.53	\$77.12	\$22.81

INCOME		Total Net Rentable Sq Ft:	209,864		TDHCA	APPLICANT	USS Region	9	
POTENTIAL GROSS RENT					\$1,339,256	\$1,340,076	IREM Region	San Antonio	
Secondary Income	Per Unit Per Month:	\$10.00			24,960	24,960	Per Unit Per Month		
Other Support Income:					0	0			
POTENTIAL GROSS INCOME					\$1,364,216	\$1,365,036			
Vacancy & Collection Loss	% of Potential Gross Income:	-7.50%			(102,316)	(102,372)	-7.50%	of Potential Gross Rent	
Employee or Other Non-Rental Units or Concessions					0	0			
EFFECTIVE GROSS INCOME					\$1,261,900	\$1,262,664			
EXPENSES		% OF EGI	PER UNIT	PER SQ FT	TDHCA	APPLICANT	PER SQ FT	PER UNIT	% OF EGI
General & Administrative		5.33%	\$323	0.32	\$67,272	\$47,760	\$0.23	\$230	3.78%
Management		4.50%	273	0.27	56,785	\$56,910	0.27	274	4.51%
Payroll & Payroll Tax		15.62%	948	0.94	197,156	\$161,150	0.77	775	12.76%
Repairs & Maintenance		7.33%	445	0.44	92,461	\$71,500	0.34	344	5.66%
Utilities		3.89%	236	0.23	49,082	\$46,800	0.22	225	3.71%
Water, Sewer, & Trash		4.51%	274	0.27	56,943	\$66,000	0.31	317	5.23%
Property Insurance		4.09%	248	0.25	51,584	\$60,000	0.29	288	4.75%
Property Tax	2.96987	11.88%	721	0.71	149,921	\$135,400	0.65	651	10.72%
Reserve for Replacements		3.30%	200	0.20	41,600	\$41,600	0.20	200	3.29%
Others: spt svcs, compl fees		1.60%	97	0.10	20,200	\$20,200	0.10	97	1.60%
TOTAL EXPENSES		62.05%	\$3,764	\$3.73	\$783,005	\$707,320	\$3.37	\$3,401	56.02%
NET OPERATING INC		37.95%	\$2,302	\$2.28	\$478,895	\$555,344	\$2.65	\$2,670	43.98%
DEBT SERVICE									
D. Ansley Company, Inc.		37.46%	\$2,272	\$2.25	\$472,646	\$472,700	\$2.25	\$2,273	37.44%
Housing Trust Fund Loan		1.61%	\$97	\$0.10	20,263	20,343	\$0.10	\$98	1.61%
Additional Financing		0.00%	\$0	\$0.00	0	0	\$0.00	\$0	0.00%
NET CASH FLOW		-1.11%	(\$67)	(\$0.07)	(\$14,014)	\$62,301	\$0.30	\$300	4.93%
AGGREGATE DEBT COVERAGE RATIO					0.97	1.13			
RECOMMENDED DEBT COVERAGE RATIO					1.10				

CONSTRUCTION COST		Description	Factor	% of TOTAL	PER UNIT	PER SQ FT	TDHCA	APPLICANT	PER SQ FT	PER UNIT	% of TOTAL
Acquisition Cost (site or bldg)				3.80%	\$2,933	\$2.91	\$610,000	\$610,000	\$2.91	\$2,933	3.72%
Off-Sites				0.00%	0	0.00	0	0	0.00	0	0.00%
Sitework				8.73%	6,733	6.67	1,400,449	1,400,449	6.67	6,733	8.55%
Direct Construction				50.43%	38,897	38.55	8,090,519	8,348,265	39.78	40,136	50.97%
Contingency	4.21%			2.49%	1,923	1.91	400,017	400,017	1.91	1,923	2.44%
General Req'ts	6.00%			3.55%	2,738	2.71	569,458	593,764	2.83	2,855	3.63%
Contractor's G & A	2.00%			1.18%	913	0.90	189,819	197,921	0.94	952	1.21%
Contractor's Profit	5.92%			3.50%	2,702	2.68	561,915	561,915	2.68	2,702	3.43%
Indirect Construction				3.98%	3,067	3.04	638,000	638,000	3.04	3,067	3.90%
Ineligible Costs				1.66%	1,280	1.27	266,170	266,170	1.27	1,280	1.63%
Developer's G & A	2.00%			1.61%	1,240	1.23	257,940	293,600	1.40	1,412	1.79%
Developer's Profit	13.00%			10.45%	8,061	7.99	1,676,608	1,684,400	8.03	8,098	10.28%
Interim Financing				6.52%	5,033	4.99	1,046,803	1,046,803	4.99	5,033	6.39%
Reserves				2.09%	1,615	1.60	336,000	336,000	1.60	1,615	2.05%
TOTAL COST				100.00%	\$77,133	\$76.45	\$16,043,698	\$16,377,304	\$78.04	\$78,737	100.00%
Recap-Hard Construction Costs				69.89%	\$53,905	\$53.43	\$11,212,178	\$11,502,331	\$54.81	\$55,300	70.23%

SOURCES OF FUNDS		RECOMMENDED		RECOMMENDED		RECOMMENDED	
D. Ansley Company, Inc.	40.69%	\$31,385	\$31.11	\$6,528,000	\$6,528,000	\$5,831,061	Developer Fee Available
Housing Trust Fund Loan	3.27%	\$2,524	\$2.50	525,000	525,000	525,000	\$1,934,547
SECO Grant				249,000	249,000	249,000	
City of San Antonio HOME Loan				400,000	400,000	400,000	
LIHTC Syndication Proceeds	49.88%	\$38,477	\$38.13	8,003,137	8,003,137	7,787,062	% of Dev. Fee Deferred
Deferred Developer Fees	4.19%	\$3,232	\$3.20	672,167	672,167	1,251,574	65%
Additional (excess) Funds Required	-2.08%	(\$1,604)	(\$1.59)	(333,606)	0	0	15-Yr Cumulative Cash Flow
TOTAL SOURCES				\$16,043,698	\$16,377,304	\$16,043,698	\$1,308,993

MULTIFAMILY COMPARATIVE ANALYSIS (continued)

Bentley Place Apartments, San Antonio, 9% LIHTC #03191

DIRECT CONSTRUCTION COST ESTIMATE

Residential Cost Handbook
Average Quality Multiple Residence Basis

CATEGORY	FACTOR	UNITS/SQ FT	PER SF	AMOUNT
Base Cost			\$41.77	\$8,765,313
Adjustments				
Exterior Wall Finish	2.00%		\$0.84	\$175,306
9-Ft. Ceilings	3.25%		1.36	284,873
Roofing			0.00	0
Subfloor			(0.90)	(188,411)
Floor Cover			1.92	402,939
Porches/Balconies	\$29.24	23.404	3.26	684,333
Plumbing	\$615	276	0.81	169,740
Built-in Appliances	\$1,625	208	1.61	338,000
Stairs	\$1,625	120	0.93	195,000
Floor Insulation			0.00	0
Heating/Cooling			1.47	308,500
Garages/Carports		0	0.00	0
Comm &/or Aux Bldgs	\$55.70	5,587	1.48	311,204
Other: Fireplace	\$2,200.00	1	0.01	2,200
SUBTOTAL			54.55	11,448,997
Current Cost Multiplier	1.03		1.64	343,470
Local Multiplier	0.84		(8.73)	(1,831,839)
TOTAL DIRECT CONSTRUCTION COSTS			\$47.46	\$9,960,627
Plans, specs, survy, bld prm	3.90%		(\$1.85)	(\$388,464)
Interim Construction Interest	3.38%		(1.60)	(336,171)
Contractor's OH & Profit	11.50%		(5.46)	(1,145,472)
NET DIRECT CONSTRUCTION COSTS			\$38.55	\$8,090,519

PAYMENT COMPUTATION

Primary	\$6,528,000	Term	480
Int Rate	6.75%	DCR	1.01

Secondary	\$525,000	Term	360
Int Rate	1.00%	Subtotal DCR	0.97

Additional	\$8,003,137	Term	
Int Rate		Aggregate DCR	0.97

RECOMMENDED FINANCING STRUCTURE:

Primary Debt Service	\$422,185
Secondary Debt Service	13,125
Additional Debt Service	0
NET CASH FLOW	\$43,585

Primary	\$5,831,061	Term	480
Int Rate	6.75%	DCR	1.13

Secondary	\$525,000	Term	480
Int Rate	0.00%	Subtotal DCR	1.10

Additional	\$400,000	Term	0
Int Rate	4.60%	Aggregate DCR	1.10

OPERATING INCOME & EXPENSE PROFORMA: RECOMMENDED FINANCING STRUCTURE

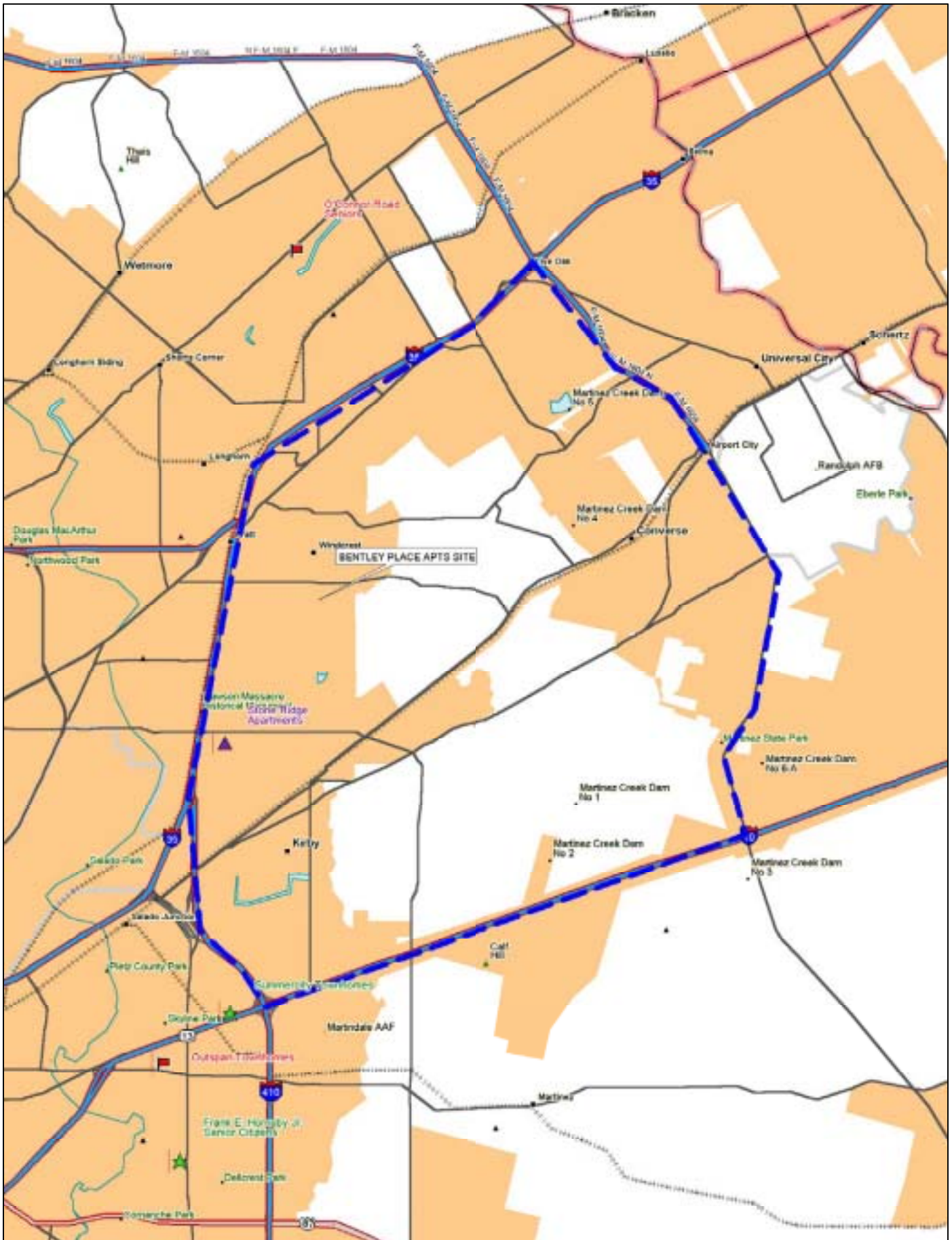
INCOME at 3.00%	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15	YEAR 20	YEAR 30
POTENTIAL GROSS RENT	\$1,339,256	\$1,379,434	\$1,420,817	\$1,463,441	\$1,507,344	\$1,747,425	\$2,025,745	\$2,348,393	\$3,156,044
Secondary Income	24,960	25,709	26,480	27,274	28,093	32,567	37,754	43,768	58,820
Other Support Income:	0	0	0	0	0	0	0	0	0
POTENTIAL GROSS INCOME	1,364,216	1,405,142	1,447,297	1,490,716	1,535,437	1,779,992	2,063,499	2,392,161	3,214,864
Vacancy & Collection Loss	(102,316)	(105,386)	(108,547)	(111,804)	(115,158)	(133,499)	(154,762)	(179,412)	(241,115)
Employee or Other Non-Rental I	0	0	0	0	0	0	0	0	0
EFFECTIVE GROSS INCOME	\$1,261,900	\$1,299,757	\$1,338,749	\$1,378,912	\$1,420,279	\$1,646,493	\$1,908,737	\$2,212,749	\$2,973,749
EXPENSES at 4.00%									
General & Administrative	\$67,272	\$69,963	\$72,762	\$75,672	\$78,699	\$95,750	\$116,494	\$141,733	\$209,799
Management	56,785	58,489	60,244	62,051	63,913	74,092	85,893	99,574	133,819
Payroll & Payroll Tax	197,156	205,043	213,244	221,774	230,645	280,615	341,411	415,379	614,862
Repairs & Maintenance	92,461	96,159	100,006	104,006	108,166	131,601	160,112	194,801	288,353
Utilities	49,082	51,045	53,087	55,211	57,419	69,859	84,994	103,409	153,070
Water, Sewer & Trash	56,943	59,221	61,589	64,053	66,615	81,047	98,607	119,970	177,585
Insurance	51,584	53,647	55,793	58,025	60,346	73,420	89,327	108,680	160,873
Property Tax	149,921	155,917	162,154	168,640	175,386	213,384	259,614	315,860	467,550
Reserve for Replacements	41,600	43,264	44,995	46,794	48,666	59,210	72,038	87,645	129,736
Other	20,200	21,008	21,848	22,722	23,631	28,751	34,980	42,558	62,997
TOTAL EXPENSES	\$783,005	\$813,757	\$845,722	\$878,949	\$913,486	\$1,107,729	\$1,343,470	\$1,629,608	\$2,398,644
NET OPERATING INCOME	\$478,895	\$486,000	\$493,027	\$499,963	\$506,793	\$538,764	\$565,267	\$583,141	\$575,106
DEBT SERVICE									
First Lien Financing	\$422,185	\$422,185	\$422,185	\$422,185	\$422,185	\$422,185	\$422,185	\$422,185	\$422,185
Second Lien	13,125	13,125	13,125	13,125	13,125	13,125	13,125	13,125	13,125
Other Financing	0	0	0	0	0	0	0	0	0
NET CASH FLOW	\$43,585	\$50,689	\$57,717	\$64,653	\$71,483	\$103,454	\$129,956	\$147,830	\$139,796
DEBT COVERAGE RATIO	1.10	1.12	1.13	1.15	1.16	1.24	1.30	1.34	1.32

LIHTC Allocation Calculation - Bentley Place Apartments, San Antonio, 9% LIHTC #0319

CATEGORY	APPLICANT'S TOTAL AMOUNTS	TDHCA TOTAL AMOUNTS	APPLICANT'S REHAB/NEW ELIGIBLE BASIS	TDHCA REHAB/NEW ELIGIBLE BASIS
(1) Acquisition Cost				
Purchase of land	\$610,000	\$610,000		
Purchase of buildings				
(2) Rehabilitation/New Construction Cost				
On-site work	\$1,400,449	\$1,400,449	\$1,400,449	\$1,400,449
Off-site improvements				
(3) Construction Hard Costs				
New structures/rehabilitation ha	\$8,348,265	\$8,090,519	\$8,348,265	\$8,090,519
(4) Contractor Fees & General Requirements				
Contractor overhead	\$197,921	\$189,819	\$194,974	\$189,819
Contractor profit	\$561,915	\$561,915	\$561,915	\$561,915
General requirements	\$593,764	\$569,458	\$584,923	\$569,458
(5) Contingencies	\$400,017	\$400,017	\$400,017	\$400,017
(6) Eligible Indirect Fees	\$638,000	\$638,000	\$638,000	\$638,000
(7) Eligible Financing Fees	\$1,046,803	\$1,046,803	\$1,046,803	\$1,046,803
(8) All Ineligible Costs	\$266,170	\$266,170		
(9) Developer Fees			\$1,976,302	
Developer overhead	\$293,600	\$257,940		\$257,940
Developer fee	\$1,684,400	\$1,676,608		\$1,676,608
(10) Development Reserves	\$336,000	\$336,000		
TOTAL DEVELOPMENT COSTS	\$16,377,304	\$16,043,698	\$15,151,648	\$14,831,528

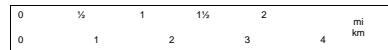
Deduct from Basis:			
All grant proceeds used to finance costs in eligible basis			
B.M.R. loans used to finance cost in eligible basis		\$400,000	\$400,000
Non-qualified non-recourse financing			
Non-qualified portion of higher quality units [42(d)(3)]			
Historic Credits (on residential portion only)			
TOTAL ELIGIBLE BASIS		\$14,751,648	\$14,431,528
High Cost Area Adjustment		100%	100%
TOTAL ADJUSTED BASIS		\$14,751,648	\$14,431,528
Applicable Fraction		79.78%	79.78%
TOTAL QUALIFIED BASIS		\$11,768,197	\$11,512,820
Applicable Percentage		8.34%	8.34%
TOTAL AMOUNT OF TAX CREDITS		\$981,468	\$960,169

Syndication Proceeds	0.7934	\$7,787,062	\$7,618,078
Total Credits (Eligible Basis Method)		\$981,468	\$960,169
Syndication Proceeds		\$7,787,062	\$7,618,078
Requested Credits		\$1,006,759	
Syndication Proceeds		\$7,987,727	
Gap of Syndication Proceeds Needed		\$10,021,243	
Credit Amount		\$1,263,060	



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 Zoom Level: 11-0 Datum: WGS84

Scale 1 : 100 000
 1" = 1.58 mi



**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

DATE: June 10, 2003 **PROGRAM:** 9% LIHTC
HTF **FILE NUMBER:** 03029
03813

DEVELOPMENT NAME

La Villita Apartments

APPLICANT

Name: Housing Associates of Brownsville, Ltd. **Type:** For Profit
Address: 1013 Van Buren **City:** Houston **State:** TX
Zip: 77019 **Contact:** Mark Musemeche **Phone:** (713) 522-4141 **Fax:** (713) 522-9775

PRINCIPALS of the APPLICANT/ KEY PARTICIPANTS

Name: <u>Texas Housing Associates, Inc. (THAI)</u>	(%): <u>1%</u>	Title: <u>Managing General Partner</u>
Name: <u>Daniel Allgeier</u>	(%): _____	Title: <u>100% owner of HAI</u>
Name: <u>Housing Associates, Inc. (HAI)</u>	(%): <u>1%</u>	Title: <u>Co-General Partner</u>
Name: <u>Laura Musemeche</u>	(%): <u>N/A</u>	Title: <u>President & 75% owner of THAI</u>
Name: <u>Mark Musemeche</u>	(%): <u>N/A</u>	Title: <u>Vice president & 25% owner of THAI</u>
Name: <u>Neighbors in Need of Services (NINOS)</u>	(%): <u>.05</u>	Title: <u>Nonprofit Co-General Partner</u>
Name: <u>Albert Garcia</u>	(%): <u>N/A</u>	Title: <u>President of NINOS</u>
Name: <u>Kingsway Development Group, LLC</u>	(%): <u>N/A</u>	Title: <u>Developer</u>

PROPERTY LOCATION

Location: 600 block of Old Port Isabel Road **QCT** **DDA**
City: Brownsville **County:** Cameron **Zip:** 78521

REQUEST

<u>Amount</u>	<u>Interest Rate</u>	<u>Amortization</u>	<u>Term</u>
1) \$856,933	N/A	N/A	N/A
2) \$175,000	1%	30 yrs	18 yrs
3) \$50,000	N/A	N/A	N/A

Other Requested Terms: 1) Annual ten-year allocation of low-income housing tax credits
2) Housing Trust Fund loan
3) SECO grant

Proposed Use of Funds: New construction **Property Type:** Multifamily

Set-Aside(s): General Rural TX RD Non-Profit Elderly At Risk

RECOMMENDATION

RECOMMEND APPROVAL OF AN LIHTC ALLOCATION NOT TO EXCEED \$851,428

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

ANNUALLY FOR TEN YEARS, SUBJECT TO CONDITIONS.

- RECOMMEND APPROVAL OF A HOUSING TRUST FUND AWARD NOT TO EXCEED \$170,000, STRUCTURED AS AN 18-YEAR TERM LOAN (AS REQUESTED), AMORTIZING OVER 30 YEARS AT 1% INTEREST, AND A GRANT OF SECO FUNDS IN THE AMOUNT OF \$50,000, SUBJECT TO CONDITIONS.

CONDITIONS

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

REVIEW of PREVIOUS UNDERWRITING REPORTS

No previous reports.

DEVELOPMENT SPECIFICATIONS

IMPROVEMENTS

Total Units:	<u>128</u>	# Rental Buildings	<u>8</u>	# Common Area Bldgs	<u>2</u>	# of Floors	<u>2</u>	Age:	<u>0</u> yrs	Vacant:	<u>N/A</u>	at	<u>/</u>	/	<u>/</u>
Net Rentable SF:	<u>119,360</u>	Av Un SF:	<u>933</u>	Common Area SF:	<u>7,420</u>	Gross Bldg SF:	<u>126,780</u>								

STRUCTURAL MATERIALS

Wood frame on a post-tensioned concrete slab on grade, 75% brick veneer 25% cementitious fiber siding exterior wall covering, drywall interior wall surfaces, composite shingle roofing.

APPLIANCES AND INTERIOR FEATURES

Carpeting & vinyl & tile flooring, range & oven, hood & fan, garbage disposal, dishwasher, refrigerator, fiberglass tub/shower, washer & dryer connections, ceiling fans, laminated counter tops, individual water heaters.

ON-SITE AMENITIES

A 3,120-SF community building with activity rooms, management offices, fitness facilities, kitchen, restrooms, & conference room, along with a swimming pool, are to be located at the eastern entrance to the site. A 3,500-SF daycare & learning center & equipped children's play area are to be located at the western entrance of the property. In addition, another play area and an 800-SF maintenance building are also planned for the site.

Uncovered Parking:	<u>288</u>	spaces	Carpports:	<u>0</u>	spaces	Garages:	<u>0</u>	spaces
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PROPOSAL and DEVELOPMENT PLAN DESCRIPTION

Description: La Villita Apartments is a moderately dense (10.43 units per acre) new construction development of 128 units of affordable housing located in north central Brownsville. The development is comprised of eight fairly evenly distributed medium sized, garden style, walk-up residential buildings as follows:

- Four Building Type I with eight one-bedroom/one-bath units and eight two- bedroom/two-bath units; and
- Four Building Type II with eight two-bedroom/one-bath units and eight three-bedroom/two-bath units.

Architectural Review: The residential building elevations are attractive, with pitched and hipped roofs and 75% brick veneer exterior wall finishes. The three unit types are well laid out and feature built-in computer work areas and covered patios with storage closets. There are both one- and two-bath versions of the 940-SF, two-bedroom units, which are used interchangeably.

Supportive Services: The Applicant proposes to use Neighbors in Need of Services, one of the Co-General Partners, as the supportive services provider to provide Head Start and adult learning classes. The Applicant states that the services will be provided at no cost to the property.

Schedule: The Applicant anticipates construction to begin in February of 2004, to be completed in February

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

of 2005, and to be placed in service and substantially leased-up in May of 2005.

SITE ISSUES

SITE DESCRIPTION

Size: 12.28 acres 534,917 square feet **Zoning/ Permitted Uses:** Apartment "F"
Flood Zone Designation: Zone X **Status of Off-Sites:** Partially improved

SITE and NEIGHBORHOOD CHARACTERISTICS

Location: Brownsville is located in far south Texas, on the Mexican border in Cameron County. The site is an irregularly-shaped parcel located in the north central area of the city, approximately 2.5 miles from the central business district. The site is situated on the west side of Old Port Isabel Road and the east side of Rockwell Drive.

Adjacent Land Uses:

- **North:** vacant land and single-family residential with a Catholic school beyond
- **South:** single-family residential
- **East:** Old Port Isabel Road with single-family residential beyond
- **West:** Rockwell Road with residential beyond

Site Access: Access to the property is from the northeast or southwest from Old Port Isabel Road or Rockwell Drive. The development is to have two entries, one each from Old Port Isabel Road and Rockwell Drive. Access to State Highway 48 is one mile south, which provides connections to all other major roads serving the Brownsville area.

Public Transportation: The Applicant indicates that a public bus stop is located adjacent to the site.

Shopping & Services: The site is within two miles of two major grocery/pharmacies. Shopping centers and a variety of other retail establishments and restaurants as well as schools, churches, and hospitals and health care facilities are located within a short driving distance from the site.

Site Inspection Findings: TDHCA staff performed a site inspection on May 15, 2003 and found the location to be acceptable.

HIGHLIGHTS of SOILS & HAZARDOUS MATERIALS REPORT(S)

A Phase I Environmental Site Assessment report dated February 12, 2003 was prepared by Raba-Kistner Consultants, Inc. and contained the following findings and recommendations:

Findings: "Based on the information reviewed, there was no evidence that the site or adjoining properties are currently under environmental regulatory review or enforcement action. The site reconnaissance and interview sources did not reveal any recognized environmental conditions involving the site and adjoining properties." (p. 13)

Recommendations: "Based on the information presented herein, no further environmental related actions are deemed warranted for the site at this time." (p. 14)

POPULATIONS TARGETED

Income Set-Aside: The Applicant has elected the 40% at 60% or less of area median gross income (AMGI) set-aside. All 128 of the units will be reserved for low-income tenants. Five units (4% of the total) will be reserved for households earning 30% or less of AMGI, four units (3%) will be reserved for households earning 40% or less of AMGI, five units (4%) will be reserved for households earning 50% or less of AMGI, and the remaining 114 (89%) will be reserved for households earning 60% or less of AMGI.

MAXIMUM ELIGIBLE INCOMES						
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
60% of AMI	\$17,280	\$19,800	\$22,260	\$24,720	\$26,700	\$28,680

MARKET HIGHLIGHTS

A market feasibility study dated March 10, 2003, 2003 was prepared by Ipser & Associates, Inc. and

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MULTIFAMILY UNDERWRITING ANALYSIS**

highlighted the following findings:

Definition of Market/Submarket: “The primary market area for the proposed family housing complex is considered to be the City of Brownsville.” (p. 2-5)

Population: The estimated 2000 population of Brownsville was 139,722 and is expected to increase by 12.1% to approximately 156,622 by 2005. Within the primary market area there were estimated to be 38,174 households in 2000.

Total Local/Submarket Demand for Rental Units: “Our demand analysis..., based solely on projected household growth and a very low replacement rate (units lost by demolition or catastrophic losses and substandard units), in effect considers the market in balance and looks only on future needs. The figures from these analysis methods indicate a need for 1,076 rental units in Brownsville over the two-year time frame from 2003 to 2005, and a continuing demand for 2,663 rental units between 2005 and 2010. An alternate approach to a demand analysis (based on projected growth, existing households, income limits, and turnover) indicates a figure of 1,624 income-qualified renter households in the next year in Brownsville.” (p. 3-3)

ANNUAL INCOME-ELIGIBLE SUBMARKET DEMAND SUMMARY				
Type of Demand	Market Analyst		Underwriter	
	Units of Demand	% of Total Demand	Units of Demand	% of Total Demand
Household Growth	85	5%	80	6%
Resident Turnover	1,391	86%	1,322	94%
Other Sources: 10% of growth & turnover demand	148	9%	0	0%
TOTAL ANNUAL DEMAND	1,624	100%	1,402	100%

Ref: Ex. N-1

Inclusive Capture Rate: The Market Analyst calculated an inclusive capture rate of 15.5%. (Ex. N-1) The Underwriter calculated an inclusive capture rate of 18% based upon a revised demand of 1,402 units. The supply of unstablized units includes 124 restricted units from the 2001 LIHTC funded development known as El Dorado Village.

Local Housing Authority Waiting List Information: “According to the Brownsville Housing Authority, the wait for a vacant public housing unit is one year..., and the Section 8 waiting list has 710 names...” (p. 2-20)

Market Rent Comparables: “The comparable market data used in this report consists of 2,953 total units, including 1,645 private market units at 12 locations (55.7% of all units) and 1,308 rental-assisted units at three locations (44.3%). The 12 private market projects consist of eight conventional complexes with 961 units and four LIHTC properties with 684 units (23.2% of all units). Two of the three rental-assisted complexes are project-based Section 8 complexes (228 units), while the remaining 1,080 units are managed by the Brownsville Housing Authority.” (p. 2-19)

RENT ANALYSIS (net tenant-paid rents)					
Unit Type (% AMI)	Proposed	Program Max	Differential*	Market	Differential
1-Bedroom (60%)	\$404	\$391	+\$13	\$490	-\$86
2-Bedroom (30%)	\$202	\$189	+\$13	\$580	-\$378
2-Bedroom (40%)	\$295	\$283	+\$13	\$580	-\$285
2-Bedroom (50%)	\$387	\$375	+\$13	\$580	-\$193
2-Bedroom (60%)	\$480	\$468	+\$13	\$580	-\$100
3-Bedroom (60%)	\$549	\$537	+\$13	\$635	-\$86

(NOTE: Differentials are amount of difference between proposed rents and program limits and average market rents, e.g., proposed rent =\$500, program max =\$600, differential = -\$100)

*Combined amount of Brownsville Housing Authority’s miscellaneous and electrical flat fees.

Submarket Vacancy Rates: “The current survey of apartments in Brownsville found 95% economic occupancy in the private market locations, and 99% occupancy in LIHTC projects...and 100% in the rental-

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

assisted units. Based on the survey reports, at least 353 applicants are on waiting lists, including more than 305 in LIHTC family projects...” (p. 3-2)

Absorption Projections: “Absorption of the subject’s competitively priced affordable units is estimated at approximately 12 to 14 units per month. It is expected that an eight- to nine-month lease-up period will be required to achieve 92.5% occupancy of the 128 units. Acceptance of Section 8 certificates and vouchers will accelerate the absorption, but Section 8 tenants should be limited to 15% to 20% of the total units.” (p. 3-4)

Known Planned Development: No information was provided by the Market Analyst other than inclusion of El Dorado Village (a 146 total, 124 unit restricted LIHTC development funded in 2001) in the inclusive capture rate calculation.

Effect on Existing Housing Stock: “The addition of the proposed 128 units to the Brownsville/Cameron County market is expected to have little impact on existing rental properties, since occupancy is over 95% and many projects report waiting lists.” (p. 3-3)

The Underwriter found the market study to be acceptable.

OPERATING PROFORMA ANALYSIS

Income: The Applicant’s rent projections are the maximum rents allowed under LIHTC guidelines, and are achievable according to the Market Analyst. The utility allowances published by the Brownsville Housing Authority include an electricity flat fee of \$4.75 per unit and a “miscellaneous fee” of \$8.20 per unit. When queried by the Underwriter, the Housing Authority stated that the flat fees are environmental and maintenance fees which are charged to all users. The Applicant, however, did not include these fees in the tenant-paid utility allowance and informed the Underwriter that these fees are not paid by the Developer’s other properties in the area. In light of this discrepancy the Underwriter has elected to conservatively increase the tenant paid utility allowances by the amount of these fees, which has the effect of reducing potential gross rent by \$18,713. Estimates of secondary income and vacancy and collection losses are in line with TDHCA underwriting guidelines. As a result of the Underwriter’s increased tenant-paid utility allowances and commensurately decreased net rents, the Underwriter’s effective gross income estimate is \$17,849 less than the Applicant’s. This amount also represents the amount of additional effective gross income the development could achieve if the miscellaneous utility allowance fees were ignored.

Expenses: The Applicant’s estimate of total operating expense is 2% lower than the Underwriter’s database-derived estimate, an acceptable deviation. The Applicant’s budget shows several line item estimates, however, that deviate significantly when compared to the database averages, particularly payroll (\$20K lower), repairs and maintenance (\$24K higher, utilities (\$20K lower), and insurance (\$16K higher). The Underwriter discussed these differences with the Applicant but was unable to reconcile them even with additional information provided by the Applicant.

Conclusion: Although the Applicant’s estimated income is consistent with the Underwriter’s expectations and total operating expenses are within 5% of the database-derived estimate, the Applicant’s net operating income is not within 5% of the Underwriter’s estimate. Therefore, the Underwriter’s NOI will be used to evaluate debt service capacity. In both the Applicant’s and the Underwriter’s income and expense estimates there is sufficient net operating income to service the proposed first lien permanent mortgage at a debt coverage ratio that is within the TDHCA underwriting guidelines of 1.10 to 1.30. This would also be the case if the additional income resulting from the Applicant’s higher net rents were combined with the Underwriter’s higher expenses.

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ACQUISITION VALUATION INFORMATION			
ASSESSED VALUE			
Land: 12.153 acres	\$145,836	Assessment for the Year of:	2002
Building:	N/A	Valuation by:	Cameron County Appraisal District
Total Assessed Value:	\$145,836	Tax Rate:	2.691661
EVIDENCE of SITE or PROPERTY CONTROL			
Type of Site Control:	Option agreement		
Contract Expiration Date:	Earlier of carryover deadline or 9/15/2003	Anticipated Closing Date:	10/ 7/ 2003
Acquisition Cost:	\$636,000	Other Terms/Conditions:	\$500/month earnest money
Seller:	Henry A. Willms	Related to Development Team Member:	No

CONSTRUCTION COST ESTIMATE EVALUATION	
Acquisition Value:	The site cost of \$636,000 (\$1.19/SF or \$51.8K/acre), although over four times the tax assessed value, is assumed to be reasonable since the acquisition is an arm's-length transaction.
Site work Cost:	The Applicant's claimed site work costs of \$7,148 per unit are considered reasonable compared to the Department's safe harbor guidelines for site work costs for multifamily projects.
Direct Construction Cost:	The Applicant's costs are \$404K (9%) lower than the Underwriter's Marshall & Swift <i>Residential Cost Handbook</i> -derived estimate after all of the Applicant's additional justifications were considered. This would suggest that the Applicant's direct construction costs are understated.
Ineligible Costs:	The Applicant included \$20K in marketing, as an eligible cost; the Underwriter moved this cost to ineligible costs, resulting in an equivalent reduction in the Applicant's eligible basis.
Interim Financing Fees:	The Underwriter reduced the Applicant's eligible interim financing fees by \$15,918 to reflect an apparent overestimation of eligible construction loan interest, to bring the eligible interest expense down to one year of fully drawn interest expense. This results in an equivalent reduction to the Applicant's eligible basis estimate.
Fees:	The Applicant's contractor's fees for general requirements, general and administrative expenses, and profit are all within the maximums allowed by TDHCA guidelines. The Applicant's developer's fees are set at the maximums allowed by TDHCA guidelines, but with the reduction in eligible basis due to the misapplication of eligible basis discussed above now exceed the maximum by \$5,387.
Conclusion:	The Applicant's total development cost estimate is within 5% of the Underwriter's verifiable estimate and is therefore generally acceptable. Since the Underwriter has been able to verify the Applicant's projected costs to a reasonable margin, the Applicant's total cost breakdown, as adjusted, is used to calculate eligible basis and determine the LIHTC allocation. As a result an eligible basis of \$7,853,055 is used to determine a credit allocation of \$851,428 from this method. The resulting syndication proceeds will be used to compare to the gap of need using the Applicant's costs to determine the recommended credit amount.

FINANCING STRUCTURE	
INTERIM CONSTRUCTION or GAP FINANCING	
Source: MuniMae Midland, LLC	Contact: John Mullaney
Principal Amount: \$2,545,943	Interest Rate: 6%
Additional Information:	
Amortization: N/A yrs	Term: 2 yrs
Commitment: <input type="checkbox"/> LOI <input type="checkbox"/> Firm <input checked="" type="checkbox"/> Conditional	

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

LONG TERM/PERMANENT FINANCING			
Source: MuniMae Midland, LLC			Contact: John Mullaney
Principal Amount: \$2,036,754	Interest Rate:	40 basis points over unspecified index rate, 6.125% minimum, 8.625% maximum, underwritten at 7.375%	
Additional Information:			
Amortization: 30 yrs	Term: 18 yrs	Commitment: <input type="checkbox"/> LOI <input type="checkbox"/> Firm <input checked="" type="checkbox"/> Conditional	
Annual Payment: \$168,276	Lien Priority: 1st	Commitment Date 2/ 11/ 2003	

LONG TERM/PERMANENT FINANCING			
Source: City of Brownsville CDBG funds			Contact: Charlie Cabler
Principal Amount: \$1,500	Interest Rate:	(Grant)	
Additional Information: Application only, uses restricted to city-approved utility infrastructure			
Amortization: N/A yrs	Term: N/A yrs	Commitment: <input type="checkbox"/> LOI <input type="checkbox"/> Firm <input checked="" type="checkbox"/> Conditional	
Annual Payment: (None)	Lien Priority: N/A	Commitment Date 2/ 25/ 2003	

LIHTC SYNDICATION			
Source: Midland Equity Corporation			Contact: Mark George
Address: 33 N. Garden Avenue, #1200	City: Clearwater		
State: FL	Zip: 33755	Phone: (727) 461-4801	Fax: (727) 443-6067
Net Proceeds: \$6,506,177	Net Syndication Rate (per \$1.00 of 10-yr LIHTC)		76¢
Commitment	<input checked="" type="checkbox"/> LOI	<input type="checkbox"/> Firm	<input type="checkbox"/> Conditional
Additional Information:			Date: 2/ 26/ 2003

APPLICANT EQUITY	
Amount: \$9,989	Source: Deferred Developer Fee

FINANCING STRUCTURE ANALYSIS

Permanent Financing: The permanent financing commitment is consistent with the terms reflected in the sources and uses of funds listed in the application.

The Housing Trust Fund loan of \$175,000 is recommended to be structured as requested, with a 1% interest rate, an 18-year term, and a 30-year amortization schedule, and the SECO grant is recommended in the full amount of \$50,000.

LIHTC Syndication: The LIHTC syndication commitment is consistent with the terms reflected in the sources and uses of funds listed in the application.

Deferred Developer's Fees: The anticipated deferred developer's fees of \$9,989 amount to 1% of the total eligible fees.

Financing Conclusions: Since the Applicant's total development costs were within 5% of the Underwriter's estimate, the Applicant's adjusted development costs were used to determine an eligible basis of \$7,853,055, yielding a recommended tax credit allocation of \$851,428 per year. Based on the underwriting analysis, the Applicant's deferred developer fee will be increased to \$51,784, which represents approximately 5% of the eligible fee and which should be repayable from cash flow within three years.

The development remains feasible without the HTF and SECO funds, and the Applicant's eligible basis-driven LIHTC allocation remains the recommended amount. Based on the underwriting analysis, the Applicant's deferred developer fee would be increased to \$276,784 the amount of the HTF and SECO funds if they are not approved. This represents approximately 27% of the eligible fee, should be repayable from cash flow within ten years.

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS
MULTIFAMILY UNDERWRITING ANALYSIS**

**DEVELOPMENT TEAM
IDENTITIES of INTEREST**

- Mark Musemeche is a principal of both Texas Housing Associates, Inc. and the project architect.
- Daniel Allgeier is a principal of both Housing Associates, Inc. and the General Contractor.
- Neighbors in Need of Services, Inc. will also be the supportive services provider.

These are common relationships for LIHTC-funded developments.

APPLICANT'S/PRINCIPALS' FINANCIAL HIGHLIGHTS, BACKGROUND, and EXPERIENCE

Financial Highlights:

- The Applicant is a single-purpose entity created for the purpose of receiving assistance from TDHCA and therefore has no material financial statement.
- Housing Associates, Inc., a Co-General Partner, submitted an unaudited financial statement as of February 9, 2003 reporting total assets of \$2.36M and consisting of \$80K in cash, \$513K in receivables, \$1.8M in real property, and \$6K in machinery, equipment, and fixtures. Liabilities totaled \$108K, resulting in a net worth of \$2.26M.
- Neighbors in Need of Services, Inc., the nonprofit Co-General Partner, submitted an audited financial statement as of March 31, 2002 reporting total assets of \$3.66M and consisting of \$266K in cash, \$1.32M in receivables and prepaids, and \$2.1M in property and equipment. Liabilities totaled \$1.29M, resulting in net assets of \$2.1M.
- Texas Housing Associates, Inc. the remaining Co-General Partner, submitted an unaudited financial statement as of February 11, 2003 reporting total assets of \$1.88M and consisting of \$34K in cash, \$735K in receivables, \$1.1M in real property, and \$42K in other assets. Liabilities totaled \$20K, resulting in a net worth of \$1.86M.
- The principals of the for-profit General Partners, Daniel Allgeier and Laura and Mark Musemeche, submitted unaudited financial statements as of February 2003 and are anticipated to be guarantors of the development.

Background & Experience:

- The Applicant is a new entity formed for the purpose of developing the project.
- Laura and Mark Musemeche listed participation in eight previous LIHTC-funded affordable housing developments totaling 830 units since 1997.
- Daniel Allgeier listed participation in nine previous LIHTC-funded affordable housing developments totaling 904 units since 1997.
- The principals of Neighbors in Need of Services, Inc. claimed no previous experience in the development of affordable housing.

SUMMARY OF SALIENT RISKS AND ISSUES

- The Applicant's estimated operating proforma is more than 5% outside of the Underwriter's verifiable ranges.
- The Applicant's direct construction costs differ from the Underwriter's *Marshall and Swift*-based estimate by more than 5%.

Underwriter:

Jim Anderson

Date: June 10, 2003

Director of Real Estate Analysis:

Tom Gouris

Date: June 10, 2003

MULTIFAMILY COMPARATIVE ANALYSIS

La Villita Apartments, Brownsville, 9% LIHTC #03029

Type of Unit	Number	Bedrooms	No. of Baths	Size in SF	Gross Rent Lmt.	Net Rent per Unit	Rent per Month	Rent per SF	Tnt Pd Util	Wtr, Swr, Trsh
TC (60%)	32	1	1	725	\$463	\$391	\$12,519	\$0.54	\$71.77	\$44.62
TC (30%)	5	2	1 or 2	940	277	189	943	0.20	88.50	48.02
TC (40%)	4	2	1 or 2	940	371	283	1,130	0.30	88.50	48.02
TC (50%)	5	2	1 or 2	940	463	375	1,873	0.40	88.50	48.02
TC (60%)	50	2	1 or 2	940	556	468	23,375	0.50	88.50	48.02
TC (60%)	32	3	2	1,125	642	537	17,173	0.48	105.34	54.86
TOTAL:	128		AVERAGE:	933	\$534	\$445	\$57,012	\$0.48	\$88.53	\$48.88

INCOME				TOTAL Net Rentable Sq Ft: 119,360		TDHCA	APPLICANT			
POTENTIAL GROSS RENT						\$684,150	\$703,452	USS Region 11		
Secondary Income		Per Unit Per Month:	\$10.00			15,360	15,360	\$10.00	IREM Region	
Other Support Income:						0	0		Per Unit Per Month	
POTENTIAL GROSS INCOME						\$699,510	\$718,812			
Vacancy & Collection Loss		% of Potential Gross Income:	-7.50%			(52,463)	(53,916)	-7.50%	of Potential Gross Rent	
Employee or Other Non-Rental Units or Concessions						0	0			
EFFECTIVE GROSS INCOME						\$647,047	\$664,896			
EXPENSES				% OF EGI	PER UNIT	PER SQ FT		PER SQ FT	PER UNIT	% OF EGI
General & Administrative				6.99%	\$353	0.38	\$45,200	\$0.32	\$302	5.81%
Management				5.00%	253	0.27	32,367	0.28	260	5.00%
Payroll & Payroll Tax				13.81%	698	0.75	89,352	0.58	540	10.40%
Repairs & Maintenance				6.50%	329	0.35	42,069	0.55	513	9.87%
Utilities				5.36%	271	0.29	34,674	0.13	117	2.26%
Water, Sewer, & Trash				8.45%	427	0.46	54,684	0.49	453	8.72%
Property Insurance				4.61%	233	0.25	29,840	0.39	359	6.92%
Property Tax	2.691661			13.31%	673	0.72	86,133	0.66	619	11.91%
Reserve for Replacements				4.45%	225	0.24	28,800	0.24	225	4.33%
Other: compliance fees				0.77%	39	0.04	5,000	0.04	39	0.75%
TOTAL EXPENSES				69.26%	\$3,501	\$3.75	\$448,119	\$3.67	\$3,427	65.96%
NET OPERATING INC				30.74%	\$1,554	\$1.67	\$198,927	\$1.90	\$1,768	34.04%
DEBT SERVICE										
Midland Mortgage				26.09%	\$1,319	\$1.41	\$168,808	\$1.41	\$1,315	25.31%
Housing Trust Fund Loan				1.04%	\$53	\$0.06	6,754	\$0.06	\$53	1.02%
Additional Financing				0.00%	\$0	\$0.00	0	\$0.00	\$0	0.00%
NET CASH FLOW				3.61%	\$183	\$0.20	\$23,364	\$0.43	\$400	7.71%
AGGREGATE DEBT COVERAGE RATIO						1.13	1.29			
RECOMMENDED DEBT COVERAGE RATIO						1.13				

CONSTRUCTION COST					TDHCA	APPLICANT	PER SQ FT	PER UNIT	% of TOTAL
Description	Factor	% of TOTAL	PER UNIT	PER SQ FT					
Acquisition Cost (site or bldg)		7.12%	\$5,117	\$5.49	\$655,000	\$655,000	\$5.49	\$5,117	7.46%
Off-Sites		0.00%	0	0.00	0	0	0.00	0	0.00%
Sitework		9.95%	7,148	7.67	915,000	915,000	7.67	7,148	10.42%
Direct Construction		50.22%	36,078	38.69	4,618,022	4,214,000	35.30	32,922	48.00%
Contingency	4.36%	2.62%	1,883	2.02	241,059	241,059	2.02	1,883	2.75%
General Req'ts	5.48%	3.30%	2,369	2.54	303,240	303,240	2.54	2,369	3.45%
Contractor's G & A	1.83%	1.10%	790	0.85	101,080	101,080	0.85	790	1.15%
Contractor's Profit	5.48%	3.30%	2,369	2.54	303,240	303,240	2.54	2,369	3.45%
Indirect Construction		5.03%	3,612	3.87	462,284	462,284	3.87	3,612	5.27%
Ineligible Costs		1.50%	1,078	1.16	137,978	137,978	1.16	1,078	1.57%
Developer's G & A	1.24%	0.97%	699	0.75	89,439	0	0.00	0	0.00%
Developer's Profit	13.00%	10.23%	7,346	7.88	940,260	1,029,699	8.63	8,045	11.73%
Interim Financing		3.14%	2,257	2.42	288,841	288,841	2.42	2,257	3.29%
Reserves		1.52%	1,089	1.17	139,379	128,000	1.07	1,000	1.46%
TOTAL COST		100.00%	\$71,835	\$77.03	\$9,194,822	\$8,779,421	\$73.55	\$68,589	100.00%
Recap-Hard Construction Costs		70.49%	\$50,638	\$54.30	\$6,481,641	\$6,077,619	\$50.92	\$47,481	69.23%

SOURCES OF FUNDS					TDHCA	APPLICANT	RECOMMENDED		
Midland Mortgage		22.15%	\$15,912	\$17.06	\$2,036,754	\$2,036,754	\$2,036,754	Developer Fee Available	
Housing Trust Fund Loan		1.90%	\$1,367	\$1.47	175,000	175,000	175,000	\$1,029,699	
SECO Grant					50,000	50,000	50,000		
City Of Brownsville CDBG Funds					1,500	1,500	1,500		
LIHTC Syndication Proceeds		70.76%	\$50,830	\$54.51	6,506,177	6,506,177	6,464,383	% of Dev. Fee Deferred	
Deferred Developer Fees		0.11%	\$78	\$0.08	9,989	9,989	51,784	5%	
Additional (excess) Funds Required		4.52%	\$3,245	\$3.48	415,402	1	0	15-Yr Cumulative Cash Flow	
TOTAL SOURCES					\$9,194,822	\$8,779,421	\$8,779,421	\$467,650.10	

MULTIFAMILY COMPARATIVE ANALYSIS (continued)
La Villita Apartments, Brownsville, 9% LIHTC #03029

DIRECT CONSTRUCTION COST ESTIMATE

Residential Cost Handbook
 Average Quality Multiple Residence Basis

CATEGORY	FACTOR	UNITS/SQ FT	PER SF	AMOUNT
Base Cost			\$42.35	\$5,055,240
Adjustments				
Exterior Wall Finish	6.25%		\$2.65	\$315,952
Elderly			0.00	0
Roofing			0.00	0
Subfloor			(1.01)	(120,554)
Floor Cover			1.92	229,171
Porches/Balconies	\$18.37	23,188	3.57	425,964
Plumbing	\$615	192	0.99	118,080
Built-In Appliances	\$1,625	128	1.74	208,000
Stairs	\$1,625	32	0.44	52,000
Floor Insulation			0.00	0
Heating/Cooling			1.47	175,459
Garages/Carports		0	0.00	0
Comm &/or Aux Bldgs	\$59.01	6,620	3.27	390,650
Other:			0.00	0
SUBTOTAL			57.39	6,849,962
Current Cost Multiplier	1.03		1.72	205,499
Local Multiplier	0.80		(11.48)	(1,369,992)
TOTAL DIRECT CONSTRUCTION COSTS			\$47.63	\$5,685,469
Plans, specs, survy, bld prm	3.90%		(\$1.86)	(\$221,733)
Interim Construction Interes	3.38%		(1.61)	(191,885)
Contractor's OH & Profit	11.50%		(5.48)	(653,829)
NET DIRECT CONSTRUCTION COSTS			\$38.69	\$4,618,022

PAYMENT COMPUTATION

Primary	\$2,036,754	Term	360
Int Rate	7.375%	DCR	1.18

Secondary	\$175,000	Term	360
Int Rate	1.00%	Subtotal DCR	1.13

Additional	\$6,506,177	Term	
Int Rate		Aggregate DCR	1.13

RECOMMENDED FINANCING STRUCTURE:

Primary Debt Service	\$168,808
Secondary Debt Service	6,754
Additional Debt Service	0
NET CASH FLOW	\$23,364

Primary	\$2,036,754	Term	360
Int Rate	7.38%	DCR	1.18

Secondary	\$175,000	Term	360
Int Rate	1.00%	Subtotal DCR	1.13

Additional	\$6,506,177	Term	0
Int Rate	0.00%	Aggregate DCR	1.13

OPERATING INCOME & EXPENSE PROFORMA: RECOMMENDED FINANCING STRUCTURE

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15	YEAR 20	YEAR 30
INCOME at 3.00%									
POTENTIAL GROSS RENT	\$684,150	\$704,674	\$725,814	\$747,589	\$770,017	\$892,660	\$1,034,838	\$1,199,661	\$1,612,244
Secondary Income	15,360	15,821	16,295	16,784	17,288	20,041	23,233	26,934	36,197
Other Support Income:	0	0	0	0	0	0	0	0	0
POTENTIAL GROSS INCOME	699,510	720,495	742,110	764,373	787,304	912,702	1,058,071	1,226,595	1,648,441
Vacancy & Collection Loss	(52,463)	(54,037)	(55,658)	(57,328)	(59,048)	(68,453)	(79,355)	(91,995)	(123,633)
Employee or Other Non-Rental	0	0	0	0	0	0	0	0	0
EFFECTIVE GROSS INCOME	\$647,047	\$666,458	\$686,452	\$707,045	\$728,257	\$844,249	\$978,716	\$1,134,600	\$1,524,808
EXPENSES at 4.00%									
General & Administrative	\$45,200	\$47,008	\$48,888	\$50,844	\$52,877	\$64,333	\$78,272	\$95,229	\$140,963
Management	32,367	33,338	34,338	35,368	36,429	42,231	48,957	56,755	76,274
Payroll & Payroll Tax	89,352	92,926	96,644	100,509	104,530	127,176	154,729	188,252	278,659
Repairs & Maintenance	42,069	43,752	45,502	47,322	49,215	59,877	72,850	88,633	131,198
Utilities	34,674	36,061	37,504	39,004	40,564	49,353	60,045	73,054	108,138
Water, Sewer & Trash	54,684	56,872	59,146	61,512	63,973	77,833	94,695	115,211	170,541
Insurance	29,840	31,034	32,275	33,566	34,909	42,472	51,673	62,868	93,061
Property Tax	86,133	89,578	93,162	96,888	100,764	122,594	149,155	181,470	268,619
Reserve for Replacements	28,800	29,952	31,150	32,396	33,692	40,991	49,872	60,677	89,817
Other	5,000	5,200	5,408	5,624	5,849	7,117	8,658	10,534	15,593
TOTAL EXPENSES	\$448,119	\$465,721	\$484,016	\$503,033	\$522,801	\$633,977	\$768,907	\$932,684	\$1,372,862
NET OPERATING INCOME	\$198,927	\$200,737	\$202,436	\$204,012	\$205,456	\$210,272	\$209,809	\$201,917	\$151,945
DEBT SERVICE									
First Lien Financing	\$168,808	\$168,808	\$168,808	\$168,808	\$168,808	\$168,808	\$168,808	\$168,808	\$168,808
Second Lien	6,754	6,754	6,754	6,754	6,754	6,754	6,754	6,754	6,754
Other Financing	0	0	0	0	0	0	0	0	0
NET CASH FLOW	\$23,364	\$25,175	\$26,873	\$28,449	\$29,893	\$34,709	\$34,247	\$26,354	(\$23,617)
DEBT COVERAGE RATIO	1.13	1.14	1.15	1.16	1.17	1.20	1.20	1.15	0.87

LIHTC Allocation Calculation - La Villita Apartments, Brownsville, 9% LIHTC #03029

CATEGORY	APPLICANT'S TOTAL AMOUNTS	TDHCA TOTAL AMOUNTS	APPLICANT'S REHAB/NEW ELIGIBLE BASIS	TDHCA REHAB/NEW ELIGIBLE BASIS
(1) Acquisition Cost				
Purchase of land	\$655,000	\$655,000		
Purchase of buildings				
(2) Rehabilitation/New Construction Cost				
On-site work	\$915,000	\$915,000	\$915,000	\$915,000
Off-site improvements				
(3) Construction Hard Costs				
New structures/rehabilitation hard costs	\$4,214,000	\$4,618,022	\$4,214,000	\$4,618,022
(4) Contractor Fees & General Requirements				
Contractor overhead	\$101,080	\$101,080	\$101,080	\$101,080
Contractor profit	\$303,240	\$303,240	\$303,240	\$303,240
General requirements	\$303,240	\$303,240	\$303,240	\$303,240
(5) Contingencies				
	\$241,059	\$241,059	\$241,059	\$241,059
(6) Eligible Indirect Fees				
	\$462,284	\$462,284	\$462,284	\$462,284
(7) Eligible Financing Fees				
	\$288,841	\$288,841	\$288,841	\$288,841
(8) All Ineligible Costs				
	\$137,978	\$137,978		
(9) Developer Fees				
			\$1,024,312	
Developer overhead		\$89,439		\$89,439
Developer fee	\$1,029,699	\$940,260		\$940,260
(10) Development Reserves				
	\$128,000	\$139,379		
TOTAL DEVELOPMENT COSTS	\$8,779,421	\$9,194,822	\$7,853,055	\$8,262,464

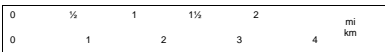
Deduct from Basis:				
All grant proceeds used to finance costs in eligible basis				
B.M.R. loans used to finance cost in eligible basis				
Non-qualified non-recourse financing				
Non-qualified portion of higher quality units [42(d)(3)]				
Historic Credits (on residential portion only)				
TOTAL ELIGIBLE BASIS			\$7,853,055	\$8,262,464
High Cost Area Adjustment			130%	130%
TOTAL ADJUSTED BASIS			\$10,208,972	\$10,741,204
Applicable Fraction			100%	100%
TOTAL QUALIFIED BASIS			\$10,208,972	\$10,741,204
Applicable Percentage			8.34%	8.34%
TOTAL AMOUNT OF TAX CREDITS			\$851,428	\$895,816

Syndication Proceeds	0.7592	\$6,464,383	\$6,801,395
Total Credits (Eligible Basis Method)		\$851,428	\$895,816
Syndication Proceeds		\$6,464,383	\$6,801,395
Requested Credits		\$856,933	
Syndication Proceeds		\$6,506,177	
Gap of Syndication Proceeds Needed		\$6,567,667	
Credit Amount		\$865,032	



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REPORT ITEMS

Executive Directors Report

Edwina Carrington

EXECUTIVE SESSION

Michael Jones

Litigation and Anticipated Litigation (Potential or Threatened under Sec. 551.071 and 551.103, Texas Government Code Litigation Exception) – Century Pacific Equity Corporation v. Texas Department of Housing and Community Affairs et al. Cause No. GN-202219, in the District Court of Travis County, Texas, 53rd Judicial District

Consultation with Attorney Pursuant to Sec. 551.071, Texas Government Code – Matters Concerning Section 572.054, Texas Government Code;

Personnel Matters under Section 551.074, Texas Government Code

If permitted by law, the Board may discuss any item listed on this agenda in Executive Session

OPEN SESSION

Michael Jones

Action in Open Session on Items Discussed in Executive Session

ADJOURNMichael Jones
Chair of Board

To access this agenda and details on each agenda item in the board book, please visit our website at www.tdhca.state.tx.us or contact the Board Secretary, Delores Groneck, TDHCA, 507 Sabine, Austin, Texas 78701, 512-475-3934 and request the information.

Individuals who require auxiliary aids, services or translators 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.