BOARD BOOK OF DECEMBER 14, 2017

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

J. B. Goodwin, Chair
Leslie Bingham Escareño, Vice-Chair
Paul Braden, Member
Asusena Reséndiz, Member
Sharon Thomason, Member
Leo Vasquez, III, Member

Texas Department of Housing and Community Affairs

PROGRAMMATIC IMPACT IN FISCAL YEAR 2016

The Texas Department of Housing and Community Affairs ("TDHCA") is the State of Texas' lead agency responsible for affordable housing and administers a statewide array of programs to help Texans become more independent and self-sufficient. Short descriptions and key impact measures for these programs – including the total number of households/individuals to be served and total funding either administered or pledged for Fiscal Year 2016 (September 1, 2015, through August 31, 2016) – are set out below:

Multifamily New Construction & Rehabilitation:

Provides mechanisms to attract investment capital and to make available significant financing for the construction and rehabilitation of affordable rental housing through the Housing Tax Credit, Multifamily Bond, and Multifamily Direct Loan programs.

Total Households Served: 11,728
Total Funding: $1,127,191,576

Single Family Homeownership Program & Homebuyer Assistance:

Provides down payment and closing cost assistance, mortgage loans, and mortgage credit certificates to eligible households through the HOME Homebuyer Assistance, My First Texas Home, and Mortgage Credit Certificates programs.

Total Households Served: 2,987
Total Funding: $351,564,766

Weatherization Assistance Program:

Provides funding to help low-income households control energy costs through the installation of energy efficient materials and through energy conservation education.

Total Households Served: 3,384
Total Funding: $20,656,298

Comprehensive Energy Assistance Program:

Provides energy utility bill assistance to households with an income at or below 150% federal poverty guidelines.

Total Households Served: 136,071
Total Funding: $106,246,875

Single Family New Construction, Rehabilitation, Bootstrap, and Stabilization:

Assists with the construction, repair, or rehabilitation of affordable single family housing by providing grants and loans through the HOME Single Family Development, HOME Homeowner Rehabilitation Assistance, Amy Young Barrier Removal, and Texas Bootstrap programs. Stabilizes homeownership in *colonias* through the HOME Contract for Deed program.

Total Households Served: 317
Total Funding: $17,905,785

Rental Assistance:

Provides rental, security, and utility deposit assistance through HOME Tenant Based Rental Assistance and rental assistance payments through HUD Housing Choice Vouchers.

Total Households Served: 1,287
Total Funding: 13,978,985

Homelessness

Funds local programs and services for individuals and families at risk of homelessness or experiencing homelessness. Primary programs are the Homeless Housing and Services program and the Emergency Solutions Grants program.

Total Individuals Served: 33,297
Total Funding: $13,076,967

Community Services Block Grant:

Provides administrative support for essential services for low-income individuals through Community Action Agencies.

Total Individuals Served: 559,322
Total Funding: $28,937,414

Source: This data comes from the TDHCA 2017 State Low Income Housing Plan and Annual Report and the Economic Indicators database. Multifamily New Construction & Rehab data come from the most recent award logs for FY2016.

Note: Some households may be served by more than one TDHCA program.

EQUAL HOUSING OPPORTUNITY

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
GOVERNING BOARD MEETING

AGENDA
8:00 AM
December 14, 2017

John H. Reagan Building
JHR 140, 105 W 15th Street
Austin, Texas 78701

CALL TO ORDER
ROLL CALL **J.B. Goodwin, Chair**
CERTIFICATION OF QUORUM

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

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

Resolution Commemorating and Recognizing December 21, 2017, as *Homeless Persons' Memorial Day in Texas*

CONSENT AGENDA

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

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

EXECUTIVE

a) Presentation, discussion, and possible action on Board meeting minutes summary for September 7, 2017

J. Beau Eccles
General Counsel

LEGAL DIVISION

b) Presentation, discussion, and possible action regarding the adoption of Agreed Final Order concerning Southeast Texas Community Development Corporation (HOME 537606 / CMTS 2680)

Jeffrey T. Pender
Deputy General Counsel

c) Presentation, discussion, and possible action regarding the adoption of Agreed Final Order concerning Plainview Triplex II (HOME 532315 / CMTS 2658)

d) Presentation, discussion, and possible action regarding the adoption of Agreed Final Order concerning Sabine Park Apartments (HTC 96134 / CMTS 1594)

ASSET MANAGEMENT

e) Presentation, discussion and possible action regarding a change in the ownership structure of the Development Owner prior to issuance of IRS Form(s) 8609 and amendments to the Developers and Guarantors

Raquel Morales
Director

13196	Emerald Village	San Antonio

f) Presentation, discussion and possible action regarding a Material Amendment to the Housing Tax Credit Application

97019	Creekstone Ranch	Victoria
15306	Altura Heights	Houston
16015	The Standard at Boswell Marketplace	Fort Worth
17012	Secretariat Apartments	Arlington

g) Presentation, discussion and possible action regarding proceeds from sales of TDHCA Real Estate Owned ("REO") property and directing that the proceeds be allocated to the Department's Asset Management Fund for asset management purposes

SECTION 8 PROGRAM

h) Presentation, discussion, and possible action on the 2018 Section 8 Payment Standards for the Housing Choice Voucher Program ("HCVP")

Brooke Boston
Deputy Executive Director

BOND FINANCE

i) Presentation, discussion, and possible action on Resolution No. 18-011 authorizing request to the Texas Bond Review Board for annual waiver of Single Family Mortgage Revenue Bond set-aside requirements; authorizing the execution of documents and instruments relating thereto; making certain findings and determinations in connection therewith; and containing other provisions relating to the subject

Monica Galuski
Director

HOME AND HOMELESSNESS PROGRAMS

j) Presentation, discussion, and possible action to authorize the issuance of the 2017 HOME Single Family Programs Reservation System Notice of Funding Availability ("NOFA") and publication of the NOFA in the *Texas Register*

Abigail Versyp
Director

MULTIFAMILY FINANCE

k) Presentation, discussion and possible action on Determination Notices for Housing Tax Credits with another Issuer

Marni Holloway
Director

17407	Shadow Ridge	Round Rock
17411	Villa Americana	Houston
17420	Del Valle 969	Austin ETJ
17429	Canyons at 45 West	Amarillo
17432	Valle Verde	El Paso
17433	Sandoval	El Paso
17435	Lakeview Senior Living	Rowlett
17436	Boyce Lane	Austin ETJ
17437	Trails at Leon Creek	San Antonio

l) Presentation, discussion, and possible action on an award of Direct Loan funds from the 2017-1 Multifamily Direct Loan Notice of Funding Availability

17502	Freedom's Path at Kerrville	Kerrville

RULES

m) Presentation, discussion, and possible action on orders proposing adoption of amendments to 10 TAC §23.61, Tenant-Based Rental Assistance General Requirements and directing that they be published in the *Texas Register*

Abigail Versyp
Director , HOME and Homelessness Programs

n) Presentation, discussion, and possible action on proposed new 10 TAC §1.5, Waiver Applicability in the Case of Federally Declared Disasters, and directing that it be published in the *Texas Register*

Brooke Boston
Deputy Executive Director

o) Presentation, discussion and possible action on an order adopting the amendment of 10 TAC Chapter 10, Subchapter E, concerning the Post Award and Asset Management Requirements, and an order directing its publication in the *Texas Register*

Raquel Morales
Director, Asset Mgmt

p) Presentation, discussion, and possible action on the draft 2018 State of Texas Low Income Housing Plan and Annual Report, and proposed repeal and proposed new 10 TAC Chapter 1, Subchapter A, General Policies and Procedures §1.23 concerning State of Texas Low Income Housing Plan and Annual Report, and directing their publication for public comment in the *Texas Register*

Elizabeth Yevich
Director, Housing Resource Center

q) Presentation, discussion, and possible action on an order adopting the amended 10 TAC Chapter 12 concerning the Multifamily Housing Revenue Bond Rules, and directing its publication in the *Texas Register*

Marni Holloway
Director, MF Finance

r) Presentation, discussion, and possible action on an order adopting the amended 10 TAC Subchapter D concerning the Underwriting and Loan Policy, and an order directing its publication in the *Texas Register*

Brent Stewart
Director, Real Estate Analysis

CONSENT AGENDA REPORT ITEMS

ITEM 2: THE BOARD ACCEPTS THE FOLLOWING REPORTS:

a) TDHCA Outreach Activities, (November - December)

Michael Lyttle
Chief of External Affairs

b) Report on a subgrant for 2017 Emergency Solutions Grants Program Subrecipient Bridge Over Troubled Waters

Abigail Versyp
Director , HOME and Homelessness Programs

c) Presentation, discussion, and possible action to accept the report on the Draft Computation of Housing Finance Division Total and Unencumbered Fund Balances and Transfers to the Housing Trust Fund

Ernie Palacios
Director, Financial Administration

d) Presentation and discussion of the 2018 Operating Budget filed with the Legislative Budget Board ("LBB") and the Governor's Office of Budget, Planning and Policy ("GOBPP")

Ernie Palacios
Director, Financial Administration

ACTION ITEMS

ITEM 3: REPORTS

a) Report on the review of the Contract for Deed Conversion Program

Mark Scott
Director, Internal Audit

b) Report on the meeting of the Audit and Finance Committee

ITEM 4: INTERNAL AUDIT

Presentation, discussion, and possible action to accept the External Peer Review of the Internal Audit Division

Mark Scott
Director

ITEM 5: RULES

Presentation, discussion, and possible action on an order adopting the amended 10 TAC Chapter 13 concerning the Multifamily Direct Loan Program Rule, and directing its publication in the *Texas Register*

Mani Holloway
Director, MF Finance

ITEM 6: MULTIFAMILY FINANCE

a) Presentation, discussion, and possible action regarding the Issuance of Multifamily Housing Revenue Bonds (Vista on Gessner) Series 2018 Resolution No. 18-012 and a Determination Notice of Housing Tax Credits

Mani Holloway
Director

b) Presentation, discussion, and possible action on a request for the extension of the placement in service deadline under 10 TAC §11.6(5) of the 2017 Qualified Allocation Plan ("QAP") related to Credits Returns Resulting from Force Majeure Events

15241	Trails of Brady	Brady
15247	City Square Apartment Homes	Garland

c) Presentation, discussion, and possible action to adopt the 2018 Multifamily Programs Procedures Manual

d) Presentation, discussion, and possible action on timely filed appeals under 10 TAC §10.902 of the Department's Multifamily Program Rules relating to Fee Schedule, Appeals and other Provisions.

17107	The Residence at Wolfforth	Wollforth

e) Presentation, discussion, and possible action regarding approval for publication in the *Texas Register* of the 2018-1 Multifamily Direct Loan Notice of Funding Availability

f) Presentation, discussion, and possible action on Determination Notices for Housing Tax Credits with another Issuer and an Award of Direct Loan Funds

17404	Commons at Goodnight	Austin

g) Presentation, discussion, and possible action regarding awards of Direct Loan funds from the 2017-1 Multifamily Direct Loan Notice of Funding Availability

17500	The Works at Pleasant Valley Phase II	Austin
17509	Poesta Creek Apartments	Beeville

PUBLIC COMMENT ON MATTERS OTHER THAN ITEMS FOR WHICH THERE WERE POSTED AGENDA ITEMS

EXECUTIVE SESSION

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

1. The Board may go into Executive Session Pursuant to Tex. Gov't Code §551.074 for the purposes of discussing personnel matters including to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer

J.B. Goodwin
Chair

or employee;

2. Pursuant to Tex. Gov't Code §551.071(1) to seek the advice of its attorney about pending or contemplated litigation or a settlement offer;
3. Pursuant to Tex. Gov't Code §551.071(2) for the purpose of seeking the advice of its attorney about a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Tex. Gov't Code Chapter 551; including seeking legal advice in connection with a posted agenda item;
4. Pursuant to Tex. Gov't Code §551.072 to deliberate the possible purchase, sale, exchange, or lease of real estate because it would have a material detrimental effect on the Department's ability to negotiate with a third person; and/or
5. Pursuant to Tex. Gov't Code §2306.039(c) the Department's internal auditor, fraud prevention coordinator or ethics advisor may meet in an executive session of the Board to discuss issues related to fraud, waste or abuse.

OPEN SESSION

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

ADJOURN

To access this agenda and details on each agenda item in the board book, please visit our website at www.tdhca.state.tx.us or contact Michael Lyttle, 512-475-4542, TDHCA, 221 East 11th Street, Austin, Texas 78701, and request the information.

If you would like to follow actions taken by the Governing Board during this meeting, please follow TDHCA account (@tdhca) on Twitter.

Individuals who require auxiliary aids, services or sign language interpreters for this meeting should contact Terri Roeber, ADA Responsible Employee, at 512-475-3959 or Relay Texas at 1-800-735-2989, at least three (3) days before the meeting so that appropriate arrangements can be made.

Non-English speaking individuals who require interpreters for this meeting should contact Elena Peinado, 512-475-3814, at least three (3) days before the meeting so that appropriate arrangements can be made.

Personas que hablan español y requieren un intérprete, favor de llamar a Elena Peinado, al siguiente número 512-475-3814 por lo menos tres días antes de la junta para hacer los preparativos apropiados.

NOTICE AS TO HANDGUN PROHIBITION DURING THE OPEN MEETING OF A GOVERNMENTAL ENTITY IN THIS ROOM ON THIS DATE:

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista.

NONE OF THESE RESTRICTIONS EXTEND BEYOND THIS ROOM ON THIS DATE AND DURING THE MEETING OF THE GOVERNING BOARD OF THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Texas Department of Housing and Community Affairs
RESOLUTION

WHEREAS, more than 23,500 persons experiencing homelessness were counted in Texas during the last two weeks of January 2017, including over 6,800 people in families, all as reported in the 2017 Annual Homeless Assessment Report;

WHEREAS, the state and federal homelessness and homelessness prevention programs administered by the Texas Department of Housing and Community Affairs (the "Department") support street outreach, emergency shelters, rapid re-housing, homelessness prevention, and support services as front line responses to community homelessness;

WHEREAS, the Department's homeless programs assisted over 35,000 persons, helping them to move toward housing stability after experiencing or being at risk of homelessness in State Fiscal Year 2017;

WHEREAS, the Department recognizes that each person who works with someone experiencing or at risk of homelessness makes a difference;

WHEREAS, the Department supports local governments and organizations that work, often in collaboration, to address, prevent, and minimize homelessness;

WHEREAS, December 21, 2017, is National Homeless Persons' Memorial Day, which annually falls on the longest night of the year; and

WHEREAS, the Department recognizes those who have lost their lives while homeless;

NOW, therefore, it is hereby

RESOLVED, that the Governing Board of the Texas Department of Housing and Community Affairs does hereby commemorate and recognize December 21, 2017, as Homeless Persons' Memorial Day in Texas and encourages all Texas individuals and organizations, public and private, to join in this observance of National Homeless Persons' Memorial Day.

Signed this Fourteenth Day of December 2017.

J.B. Goodwin, Chair

Leslie Bingham Escareño, Vice Chair

Paul A. Braden, Member

Leo Vasquez, Member

Asusena Resèndiz, Member

Sharon Thomason, Member

Timothy K. Irvine,
Executive Director

CONSENT AGENDA

1a

BOARD ACTION REQUEST
BOARD SECRETARY
DECEMBER 14, 2017

Presentation, Discussion, and possible Action on Board meeting minutes summary for September 7, 2017

RECOMMENDED ACTION

Approve the Board meeting minutes summary for September 7, 2017

RESOLVED, that the Board meeting minutes summary for September 7, 2017, is hereby approved as presented.

Texas Department of Housing and Community Affairs Governing Board
Board Meeting Minutes Summary
September 7, 2017

On Thursday, the seventh day of September 2017, at 9:00 a.m., the regular meeting of the Governing Board ("Board") of the Texas Department of Housing and Community Affairs ("TDHCA" or the "Department") was held in Room JHR 140 of the John H. Reagan Building, 105 W. 15th Street, Austin, Texas.

The following members, constituting a quorum, were present and voting:

- J.B. Goodwin
- Leslie Bingham Escareño
- Paul Braden
- Asusena Reséndiz
- Sharon Thomason
- Leo Vasquez

J.B. Goodwin served as Chair, and James "Beau" Eccles, TDHCA General Counsel, served as secretary.

1) The Board unanimously approved the Consent Agenda as amended with the following items moved to the Action Item agenda: Item 1(p) – Presentation, discussion and possible action on Determination Notices for Housing Tax Credits with another Issuer for 17413 Flora Lofts, Dallas; and Item 1(q) – Presentation, discussion and possible action on Determination Notices for Housing Tax Credits with another Issuer and an Award of Direct Loan Funds for 17423 Palladium Glenn Heights, Glenn Heights

2) The Board unanimously adopted a resolution recognizing October 2017 as Energy Awareness Month in Texas

3) Chairman Goodwin exercised his discretion on consideration of the order of items on the agenda to take up Action Item 7(a) – Presentation, discussion, and possible action on timely filed appeals under 10 TAC §10.902 of the Department's Multifamily Program Rules relating to Appeals and other Provisions for 17010 Baxter Lofts, Harlingen – which was presented by Brent Stewart, TDHCA Director of Real Estate Analysis, with additional information from Tim Irvine, TDHCA Executive Director. Following public comment (listed below), the Board unanimously denied staff recommendation and approved the appeal

- Sarah Andre, representing Baxter Lofts, testified in opposition to staff recommendation
- Cynthia Bast, attorney for Locke Lord and representing Baxter Lofts, testified in opposition to staff recommendation
- Dan Serna, City of Harlingen, testified in opposition to staff recommendation
- Chris Boswell, Mayor of the City of Harlingen, testified in opposition to staff recommendation
- The Honorable Oscar Longoria, State Representative for Texas House District 35, testified in opposition to staff recommendation
- The Honorable Eddie Lucio III, State Representative for Texas House District 38, testified in opposition to staff recommendation

- Michael Lyttle, TDHCA Chief of External Affairs, read a letter into the record from the Honorable Eddie Lucio, Jr., State Senator for Texas Senate District 27, expressing opposition to staff recommendation

4) Action Item 3 – Presentation, discussion, and possible action regarding the taking of necessary programmatic, contractual, and other actions with respect to the use of state or federal funds for disaster response and recovery efforts for qualified persons and households most impacted by Hurricane Harvey, and directing the Executive Director and his designees to take certain actions without prior Board approval – was presented by Jennifer Molinari, TDHCA Director of HOME and Homeless Programs. The Board unanimously approved staff recommendation to approve the disaster-related actions taken by staff.

5) Action Item 4(a) – Review of Operations in TDHCA's Information Systems Division – was presented by Mark Scott, TDHCA Director of Internal Audit, with additional information from Mr. Irvine. The Board heard the review and took no action.

6) Action Item 4(b) – Report on the meeting of the Audit and Finance Committee – was presented by Mr. Scott. The Board heard the report and took no action.

7) Action Item 4(c) – Review and possible approval of 2018 annual internal audit plan – was presented by Mr. Scott. The Board heard the review and unanimously approved the plan.

8) Action Item 5(a) – Presentation, discussion, and possible action on the reprogramming of non-contracted 2016 Community Services Block Grant ("CSBG") non-discretionary funds, and 2016 and 2017 discretionary and administrative funds, for disaster recovery efforts to be distributed to existing CSBG eligible entities in areas affected by Hurricane Harvey conditioned on approval of such reprogramming by the U.S. Department of Health and Human Services and Designation of this Department Board meeting as a hearing opportunity to accept public input on such reprogramming – was presented by Brooke Boston, TDHCA Deputy Executive Director, with additional information from Mr. Irvine. The Board unanimously approved staff recommendation to reprogram the funds.

9) Action Item 5(b) – Presentation, discussion, and possible action on the recommendation to the Governor to select an Eligible Entity to administer the Community Services Block Grant ("CSBG") to provide services in Dallas County – was presented by Ms. Boston. The Board unanimously approved staff recommendation regarding the eligible entity.

10) Action Item 6(a) – Presentation, discussion and possible action regarding a material amendment to the Housing Tax Credit ("HTC") Application and a change in the ownership structure of the Development Owner, Developer, and Guarantors prior to issuance of IRS Form(s) 8609 for 16352 Commissioners' Corner, El Paso; and 16354 Gonzalez Apartments, El Paso – was presented by Raquel Morales, TDHCA Director of Asset Management, with additional information from Mr. Irvine, Mr. Eccles, and Marni Holloway, TDHCA Director of Multifamily Finance. Following public comment (listed below), the Board unanimously approved staff recommendation to approve the amendment request from Gonzalez Apartments and unanimously approved the amendment request from Commissioners' Court (note: staff recommendation was neutral).

- Mahesh Aiyer, Citibank, Citi Community Capital, testified in favor of the Commissioners' Court amendment request

- Manish Verma, representing Commissioners' Court, testified in favor of the Commissioners' Court amendment request
- Tom Deloye, Housing Authority of the City of El Paso, testified in favor of the Commissioners' Court amendment request
- Barry Palmer, attorney for Coats Rose and representing Commissioners' Court, testified in favor of the Commissioners' Court amendment request

11) Action Item 6(b) – Presentation, discussion and possible action regarding Direct Loan terms for 16185 Merritt Heritage, Georgetown; and 16210 Merritt Monument, Midland – was presented by Ms. Morales, with additional information from Mr. Irvine and Mr. Eccles. Following public comment (listed below), the Board unanimously approved the loan terms for both transactions (note: staff recommendation was neutral).

- Colby Denison, representing both transactions, testified in favor of the loan terms request
- Ms. Bast, representing both transactions, testified in favor of the loan terms request
- John Shackelford, attorney for Shackelford, Bowen, McKinley, and Norton, LLP, and representing the lender for both transactions, testified in favor of the loan terms request
- Joyce McDonald, Frameworks Community Development Corporation, testified in favor of the loan terms request

12) Chairman Goodwin exercised his discretion on consideration of the order of items on the agenda to take up Action Item 1(q) – Presentation, discussion and possible action on Determination Notices for Housing Tax Credits with another Issuer and an Award of Direct Loan Funds 17423 Palladium Glenn Heights, Glenn Heights – which was presented by Andrew Sinnott, TDHCA Multifamily Direct Loan Program administrator. Following public comment (listed below), the Board unanimously approved staff recommendation regarding the awarding of funds and issuance of housing tax credits

- Mr. Shackelford, representing Palladium Glenn Heights, testified in favor of staff recommendation

13) Action Item 7(b) – Presentation, discussion and possible action on regarding the Issuance of Multifamily Housing Revenue Bonds (Casa Brendan) Series 2017 Resolution No. 18-002 and a Determination Notices of Housing Tax Credits – was presented by Ms. Holloway. The Board unanimously approved staff recommendation to issue the bonds and credits.

14) Action Item 7(c) – Presentation, discussion and possible action on regarding the Issuance of Multifamily Housing Revenue Bonds (Nuestro Hogar) Series 2017 Resolution No. 18-003 and a Determination Notices of Housing Tax Credits – was presented by Ms. Holloway. The Board unanimously approved staff recommendation to issue the bonds and credits.

15) Action Item 7(d) – Presentation, discussion and possible action on regarding the Issuance of Multifamily Housing Revenue Bonds (Casa, Inc.) Series 2017 Resolution No. 18-004 and a Determination Notices of Housing Tax Credits – was presented by Ms. Holloway. The Board unanimously approved staff recommendation to issue the bonds and credits.

16) Action Item 7(e) – Presentation, discussion and possible action on Determination Notices for Housing Tax Credits with another Issuer 17431 Commissioner's Corner II, El Paso – was presented by Ms. Holloway. The Board unanimously approved staff recommendation to issue the credits.

17) Action Item 7(f) – Presentation, discussion, and possible action regarding alternative financing structures under the 2017-1 Multifamily Direct Loan Notice of Funding Availability – was presented by Ms. Holloway. Following public comment (listed below), the Board unanimously approved staff recommendation on its alternative financing plans as they relate to this specific NOFA.

- Mr. Palmer testified in support of staff recommendation

18) Chairman Goodwin exercised his discretion on consideration of the order of items on the agenda to take up Action Item 1(p) – Presentation, discussion and possible action on Determination Notices for Housing Tax Credits with another Issuer 17413 Flora Lofts, Dallas – which was presented by Ms. Holloway. Following public comment (listed below), the Board unanimously approved staff recommendation to issue the credits.

- Phil Geheb, Munsch Hardt and representing Flora Lofts, provided information regarding the agenda item

19) Action Item 8(a) – Presentation, discussion, and possible action on the proposed amendment of 10 TAC Chapter 11 concerning the Housing Tax Credit Program Qualified Allocation Plan, and directing its publication for public comment in the Texas Register – was presented by Ms. Holloway, with additional information from Mr. Irvine and Mr. Eccles. Following public comment (listed below), the Board unanimously approved staff recommendation as amended to publish the amendments in the Texas Register for public comment.

- Janine Sisak, Texas Affiliation of Affordable Housing Providers QAP Committee, provided comment on the draft amendments
- Robbye Meyer, Arx Advantage Consulting, provided comment on the draft amendments
- Ryan Combs, Palladium, provided comment on the draft amendments
- Donna Rickenbacker, Marque Real Estate Consultants, provided comment on the draft amendments
- Bobby Bowling, Texas Affiliation of Affordable Housing Providers, provided comment on the draft amendments
- Teresa Bowyer, Herman and Kittle Properties, provided comment on the draft amendments
- Russ Michael Schmidtberger provided comment on the draft amendments

20) Action Item 8(b) – Presentation, discussion, and possible action on proposed amendments of 10 TAC Chapter 10 Subchapter A, concerning General Information and Definitions, Subchapter B, concerning Site and Development Requirements and Restrictions, Subchapter C, concerning Application Submission Requirements, Ineligibility Criteria, Board Decisions and Waiver of Rules for Applications, and Subchapter G, concerning Fee Schedule, Appeals and Other Provisions, and directing their publication for public comment in the Texas Register – was presented by Ms. Holloway with additional information from Mr. Irvine. Following public comment (listed below), the Board unanimously approved staff recommendation to publish the amendments in the Texas Register for public comment.

- Mr. Bowling provided comment on the draft amendments
- Lisa Stephens, Texas Coalition of Affordable Developers, provided comment on the draft amendments
- Terri Anderson, Anderson Development and Construction, provided comment on the draft amendments

- Mr. Schmidtberger provided comment on the draft amendments

21) The following public comment was made on matters other than items for which there were posted agenda items:

- Mr. Bowling asked for relief for multifamily developers in lieu of the issues created by Hurricane Harvey. He also asked the Board to place on an agenda for a future meeting the matter of price increases, supply delays, and labor shortages impacting the multifamily development industry, as well as placed-in-service extension requests from developers as a result of Hurricane Harvey.
- Jed Brown, Brownstone Affordable Housing, asked the Board to place on an agenda for a future meeting the matter of how TDHCA staff administered the competitive housing tax credit awards for the 2017 cycle, specially the collapse of funds into subregions.
- Arnold Padilla, McAllen Housing Authority, asked the Board to place on an agenda for a future meeting the matter of how TDHCA staff administered the competitive housing tax credit awards for the 2017 cycle, specially the collapse of funds into subregions.
- Ms. Stephens asked for a future agenda items on extensions of placed-in-service deadlines and possible price increases in the industry

Except as noted otherwise, all materials presented to and reports made to the Board were approved, adopted, and accepted. These minutes constitute a summary of actions taken. The full transcript of the meeting, reflecting who made motions, offered seconds, etc., questions and responses, and details of comments, is retained by TDHCA as an official record of the meeting.

There being no further business to come before the Board, the meeting adjourned at 2:45 p.m. The next meeting was set for Thursday, October 12, 2017.

____
Secretary

Approved:

____
Chair

1b

BOARD ACTION REQUEST
LEGAL DIVISION
DECEMBER 14, 2017

Presentation, discussion, and possible action regarding the adoption of an Agreed Final Order concerning Southeast Texas Community Development Corporation (HOME 537606 / CMTS 2680)

RECOMMENDED ACTION

WHEREAS, Southeast Texas Community Development Corporation ("Owner"), has uncorrected compliance findings relating to the applicable land use restriction agreement and the associated statutory and rule requirements with respect to Southeast Texas Community Development Corporation Rental Housing, located in Port Arthur, Jefferson County ("Property");

WHEREAS, Owner representative has attended multiple informal conferences and signed a prior Agreed Final Order in 2015;

WHEREAS, the prior Agreed Final Order was violated and the following violations remain unresolved: gross rent violations for units 2838B in the total amount of $48 and 2848A in the total amount of $76;

WHEREAS, an administrative penalty of $1,000 came due under the prior Agreed Final Order as a result of owner's failure to remedy the above violations, and demand was made for the full penalty amount;

WHEREAS, payment of the prior administrative penalty was received upon demand;

WHEREAS, TDHCA performed a new onsite file monitoring review on July 28, 2016, identifying new violations that were not timely resolved, many of which remain unresolved today;

WHEREAS, on October 24, 2017, Owner's representatives participated in an informal conference with the Enforcement Committee and agreed, subject to Board approval, to enter into an Agreed Final Order assessing an administrative penalty of $2,500, with $1,500 to be paid on or before March 14, 2018, and the remaining $1,000 to be forgiven if all violations are resolved as specified in the Agreed Final Order on or before March 14, 2018;

WHEREAS, unresolved compliance findings include: failure to provide pre-onsite documentation, failure to provide complete written policies and procedures meeting minimum rule requirements, failure to provide complete affirmative marketing plan, a gross rent violation for a new household in unit 2848A, and gross rent violations for units 2929C, and 549A. In addition, one of the purposes of the 2016 onsite file monitoring review was to re-check prior file monitoring violations listed above for the 2015 Agreed Final Order, both of which remain outstanding; and

WHEREAS, staff has based its recommendations for an Agreed Final Order on the Department's rules for administrative penalties and an assessment of each and all of the statutory factors to be considered in assessing such penalties, applied specifically to the facts and circumstances present in this case;

NOW, therefore, it is hereby

RESOLVED, that an Agreed Final Order assessing an administrative penalty of $2,500, subject to partial forgiveness as outlined above, for noncompliance by Southeast Texas Community Development Corporation, substantially in the form presented at this meeting, and authorizing any non-substantive technical corrections, is hereby adopted as the order of this Board.

BACKGROUND

Southeast Texas Community Development Corporation ("Owner") is the owner of Southeast Texas Community Development Corporation Rental Housing, a low income apartment complex composed of 19 units, located in Port Arthur, Jefferson County. Records of the Texas Secretary of State list the following members and/or officers: Madison G. Hopson Sr. as Director and President, Joseph L. Williams as Director, and Rhonda G. Hopson as Director and Secretary. CMTS lists Madison Hopson as the primary contact(s) for Owner. The property is self managed.

The Property is subject to a Land Use Restriction Agreement ("LURA") signed by Owner in consideration for an interest free HOME loan in the amount of $650,274 to build and operate the Property.

Owner has a history of noncompliance and has been referred to the Enforcement Committee for an administrative penalty previously. Initial penalty referrals were resolved with no administrative penalty after receiving training and extensive technical support from the Compliance Division and Legal Division. The property was referred again in 2015 and an Agreed Final Order calling for a fully forgivable $1000 administrative penalty was signed. The Order was violated and the full $1000 administrative penalty was paid upon demand. Owner has attended training and although the number of violations has improved, as has his responsiveness to the Department, Owner continues to ignore certain violations, with some dating back to 2012. Owner also has difficulty adjusting when there are rule changes, such as the 2015 changes to the affirmative marketing plan rule, and the 2016 changes to the written policies and procedures rule.

The Property is located in Port Arthur, and Owner has indicated that it was severely impacted by Hurricane Harvey. Repairs are underway and are being funded by the owner personally. Owner has a waiting list for units and anticipates full occupancy as soon as units can be rehabilitated.

The following compliance violations identified during 2016 were referred for an administrative penalty and have been resolved:

1. Tenant income certification for unit 2929A 18th.

The following compliance violations identified during 2016 were referred for an administrative penalty and are unresolved:

1. Failure to provide pre-onsite documentation. The entrance interview questionnaire has been received, as has the unit status report, but the affirmative marketing plan and written tenant selection criteria portions remain unresolved;
2. Failure to provide written policies and procedures, including tenant selection criteria. Written policies have been received, but do not meet all rule requirements;
3. Failure to provide acceptable Affirmative Marketing Plan. An affirmative marketing plan has been received, but it did not evidence of associated outreach marketing materials, a requirement in order to fully resolve the violation;
4. Gross rent violation for unit 3838B: Rent in the total amount of $48 was overcharged as a result of an improperly calculated utility allowance. A $48 refund is due to the tenant.
5. Gross rent violation for unit 2848a: Rent in the total amount of $76 was overcharged as a result of an improperly calculated utility allowance. A $76 refund is due to the housing authority.

6. Gross rent violations for units 2929C (Palmer), 549A (January), and a new household in unit 2848A (Cormier). These three households were designated at the 50% AMI limit and the tenants qualified for occupancy, but rent was not restricted at the Low-HOME rent level, resulting in overpayment of rent by the housing authority. No documentation to address the findings has been received, so the exact refund amounts due to the housing authority are unknown.

Owner participated in an informal conference with the Enforcement Committee on October 24, 2017, and agreed to sign an Agreed Final Order with the following terms:

1. A $2,500 administrative penalty, subject to partial forgiveness as indicated below;
2. Owner must submit $1,500 portion of the administrative penalty on or before March 18, 2018;
3. Owner must correct the file monitoring violations as indicated in the Agreed Final Order, and submit full documentation of the corrections to TDHCA on or before March 18, 2018;
4. If Owner complies with all requirements and addresses all violations as required, the remaining administrative penalty in the amount of $1,000 will be forgiven; and
5. If Owner violates any provision of the Agreed Final Order, the full administrative penalty will immediately come due and payable.

Consistent with direction from the Department's Enforcement Committee, a probated and, upon successful completion of probation, partially forgivable administrative penalty in the amount of $2,500 is recommended. This will be a reportable item of consideration under previous participation for any new award to the principals of the owner.

ENFORCEMENT ACTION AGAINST § BEFORE THE
SOUTHEAST TEXAS COMMUNITY § TEXAS DEPARTMENT OF
DEVELOPMENT CORPORATION § HOUSING AND
WITH RESPECT TO § COMMUNITY AFFAIRS
SOUTHEAST TEXAS COMMUNITY §
DEVELOPMENT §
(HOME FILE # 537606 / CMTS # 2680) §

AGREED FINAL ORDER

General Remarks and official action taken:

On this 14th day of December, 2017, the Governing Board ("Board") of the Texas Department of Housing and Community Affairs ("TDHCA" or "Department") considered the matter of whether enforcement action should be taken against **SOUTHEAST TEXAS COMMUNITY DEVELOPMENT CORPORATION,** a Texas nonprofit corporation ("Respondent").

This Agreed Order is executed pursuant to the authority of the Administrative Procedure Act ("APA"), Tex. Gov't Code §2001.056, which authorizes the informal disposition of contested cases. In a desire to conclude this matter without further delay and expense, the Board and Respondent agree to resolve this matter by this Agreed Final Order. The Respondent agrees to this Order for the purpose of resolving this proceeding only and without admitting or denying the findings of fact and conclusions of law set out in this Order.

Upon recommendation of the Enforcement Committee, the Board makes the following findings of fact and conclusions of law and enters this Order:

WAIVER

Respondent acknowledges the existence of their right to request a hearing as provided by Tex. Gov't Code § 2306.044, and to seek judicial review, in the District Court of Travis County, Texas, of any order as provided by Tex. Gov't Code § 2306.047. Pursuant to this compromise and settlement, the Respondent waives those rights and acknowledges the jurisdiction of the Board over Respondent.

FINDINGS OF FACT

Jurisdiction:

1. During 1998, Respondent was awarded an allocation of HOME funds totaling $650,274 to build and operate Southeast Texas Community Development Corporation Rental Housing in Port Arthur, Jefferson County ("Property") (HOME file No. 537606 / CMTS No. 2680 / LDLD No. 96).

2. Respondent signed a land use restriction agreement ("LURA") regarding the Property. The LURA was effective September 15, 2000, and filed of record at Document Number 2000042415 of the Official Public Records of Real Property of Jefferson County, Texas ("Records").

3. Respondent is subject to the regulatory authority of TDHCA.

Compliance Violations[1]*:*

4. Property has a history of violations and previously signed an Agreed Final Order on March 24, 2015, agreeing to a $1,000 administrative penalty, which was to be fully forgivable provided that Respondent complied with all requirements of the Order. The Order was violated and the administrative penalty was paid in full upon demand.

5. An on-site monitoring review was conducted on July 28, 2016, to determine whether Respondent was in compliance with LURA requirements to lease units to low income households and maintain records demonstrating eligibility. The monitoring review found violations of the LURA and TDHCA rules. Notifications of noncompliance were sent and a March 8, 2017, corrective action deadline was set, however, the following violations were not corrected before the corrective action deadline:

   a. Respondent failed to submit pre-onsite documentation, a violation of 10 TAC §10.607 (Reporting Requirements) and §10.618 (Onsite Monitoring), which require all developments to submit necessary documentation as requested in preparation for an upcoming monitoring review. This violation remains unresolved;

   b. Respondent failed to maintain written policies and procedures, a violation of 10 TAC §10.610 (Written Policies and Procedures), which requires all developments to establish written policies and procedures, including tenant selection criteria, that meet minimum TDHCA requirements. This violation remains unresolved;

   c. Respondent failed to provide a compliant affirmative marketing plan, a violation of 10 TAC §10.617 (Affirmative Marketing), which requires developments to maintain an affirmative marketing plan that meets minimum requirements and to distribute marketing materials to selected marketing organizations that reach groups identified as least likely to apply and to the disabled. An affirmative marketing plan was received in response to an administrative penalty informal conference notice, but the plan omitted the required marketing materials to prove that the development was carrying out marketing to the disabled. This violation remains unresolved;

   d. Respondent failed to provide an income certification due on April 1, 2015 for unit 2929A, a violation of 10 TAC §10.611 (Determination, Documentation and Certification of Annual Income) and 10 TAC §10.612 (Tenant File Requirements), which require developments to annually certify income. Acceptable corrective documentation was received on August 22, 2017, after intervention by the Enforcement Committee and the violation is considered resolved;

---

[1] Within this Agreed Final Order, all references to violations of TDHCA Compliance Monitoring rules at 10 TAC §§ 10 and 60 refer to the versions of the code in effect at the time of the compliance monitoring reviews and/or inspections that resulted in recording each violation. All past violations remain violations under the current code and all interim amendments.

e. Respondent collected gross rents that exceeded income limits for units 2838B and 2848A as a result of an improperly calculated utility allowance. TDHCA publishes maximum rent limits annually and owners are responsible for ensuring that the maximum rents that they charge include the amount of rent paid by the household, plus an allowance for utilities, plus any mandatory fees. Exceeding the maximum rent is a violation of 10 TAC §10.622 (Special Rules Regarding Rents and Rent Limit Violations). These findings were originally identified during an onsite monitoring review conducted on November 21, 2013, and were not resolved under the above referenced Agreed Final Order at FOF #4. These findings were reviewed again during the July 26, 2016 onsite monitoring review and remain unresolved.

f. Respondent collected gross rents that exceeded income limits for units 2848A, 2929C, and 549A as a result of an improperly calculated rent limit for households designated at 50% of Area Median Income (AMI), a violation of Article III of the LURA and 10 TAC §10.622 (Special Rules Regarding Rents and Rent Limit Violations). These findings were originally identified on May 23, 2016 while reviewing corrective documentation submitted under the Agreed Final Order at FOF #4. These findings were reviewed again during the July 26, 2016 onsite monitoring review and remain unresolved.

6. The following violations remain outstanding at the time of this order:

   a. Pre-onsite documentation violation described in FOF #5.a;

   b. Written policies and procedures violation described in FOF #5.b;

   c. Affirmative marketing plan violation described in FOF #5.c;

   d. Gross rent violations described in FOF #5.e; and

   e. Gross rent violations described in FOF#5.f.

CONCLUSIONS OF LAW

1. The Department has jurisdiction over this matter pursuant to Tex. Gov't Code §§2306.041-.0503 and 10 TAC §2.

2. Respondent is a "housing sponsor" as that term is defined in Tex. Gov't Code §2306.004(14).

3. Respondent violated 10 TAC §10.607 and §10.618 in 2016, by not submitting pre-onsite documentation including a unit status report, entrance interview questionnaire, affirmative marketing plan, and tenant selection criteria, in preparation for the monitoring review;

4. Respondent violated 10 TAC §10.610 in 2016, by not maintaining written tenant selection criteria meeting TDHCA requirements;

5. Respondent violated 10 TAC §10.617 in 2016, by failing to provide a complete affirmative marketing plan;

6. Respondent violated 10 TAC §10.611 and 10 TAC §10.612 in 2016, by failing to provide tenant income certification and documentation to ensure qualification for the program;

7. Respondent violated 10 TAC §10.622 in 2016 by charging rents that exceeded income limits as a result of an improperly calculated utility allowance, and not making timely corrections once the violations were discovered;

8. Because Respondent is a housing sponsor with respect to the Property, and has violated TDHCA rules, the Board has personal and subject matter jurisdiction over Respondent pursuant to Tex. Gov't Code §2306.041 and §2306.267.

9. Because Respondent is a housing sponsor, TDHCA may order Respondent to perform or refrain from performing certain acts in order to comply with the law, TDHCA rules, or the terms of a contract or agreement to which Respondent and TDHCA are parties, pursuant to Tex. Gov't Code §2306.267.

10. Because Respondent has violated rules promulgated pursuant to Tex. Gov't Code §2306.053 and has violated agreements with the Agency to which Respondent is a party, the Agency may impose an administrative penalty pursuant to Tex. Gov't Code §2306.041.

11. An administrative penalty of $2,500 is an appropriate penalty in accordance with 10 TAC §2.

Based upon the foregoing findings of fact and conclusions of law, and an assessment of the factors set forth in Tex. Gov't Code §2306.042 to be considered in assessing such penalties as applied specifically to the facts and circumstances present in this case, the Board of the Texas Department of Housing and Community Affairs orders the following:

IT IS HEREBY ORDERED that Respondent is assessed an administrative penalty in the amount of $2,500, subject to partial deferral as further ordered below.

IT IS FURTHER ORDERED that Respondent shall pay and is hereby directed to pay a $1,500 portion of the assessed administrative penalty by cashier's check payable to the "Texas Department of Housing and Community Affairs" on or before March 14, 2018.

IT IS FURTHER ORDERED that Respondent shall fully correct the file monitoring violations as indicated in the exhibits and submit full documentation of the corrections to TDHCA on or before March 14, 2018.

IT IS FURTHER ORDERED that if Respondent timely and fully complies with the terms and conditions of this Agreed Final Order, correcting all violations as required, the satisfactory performance under this order will be accepted in lieu of the remaining assessed administrative penalty and the remaining $1,000 of the administrative penalty will be deferred and forgiven.

IT IS FURTHER ORDERED that if Respondent fails to satisfy any conditions or otherwise violates any provision of this order, or the property is sold before the terms and conditions of this Agreed Final Order have been fully satisfied, then the full administrative penalty in the amount of $2,500 shall be immediately due and payable to the Department. Such payment shall be made by cashier's check payable to the "Texas Department of Housing and Community Affairs" upon the earlier of (1) within thirty days of the date the Department sends written notice to Respondent that it has violated a provision of this Order, or (2) the property closing date if sold before the terms and conditions of this Agreed Final Order have been fully satisfied.

IT IS FURTHER ORDERED that corrective documentation must be uploaded to the Compliance Monitoring and Tracking System ("CMTS") by following the instructions at this link: http://www.tdhca.state.tx.us/pmcdocs/CMTSUserGuide-AttachingDocs.pdf. After the upload is complete, an email must be sent to Ysella Kaseman at ysella.kaseman@tdhca.state.tx.us to inform her that the documentation is ready for review. If it comes due and payable, the penalty payment must be submitted to the following address:

If via overnight mail (FedEx, UPS):	**If via USPS:**
TDHCA Attn: Ysella Kaseman 221 E 11th St Austin, Texas 78701	TDHCA Attn: Ysella Kaseman P.O. Box 13941 Austin, Texas 78711

IT IS FURTHER ORDERED that Respondent shall follow the requirements of 10 TAC §10.406, a copy of which is included at Exhibit 2, and obtain approval from the Department prior to consummating a sale of the property, if contemplated.

IT IS FURTHER ORDERED that the terms of this Agreed Final Order shall be published on the TDHCA website.

[Remainder of page intentionally blank]

Approved by the Governing Board of TDHCA on __________________________, 2017.

By: ______________________________
Name: J.B. Goodwin
Title: Chair of the Board of TDHCA

By: ______________________________
Name: James "Beau" Eccles
Title: Secretary of the Board of TDHCA

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

Before me, the undersigned notary public, on this 14th day of December, 2017, personally appeared J.B. Goodwin, proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal)

____
Notary Public, State of Texas

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

Before me, the undersigned notary public, on this 14th day of December, 2017, personally appeared James "Beau" Eccles, proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal)

____
Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF ________________ §

BEFORE ME, ________________, a notary public in and for the State of ___________, on this day personally appeared __________________, known to me or proven to me through ____ ________________ to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (he/she) executed the same for the purposes and consideration therein expressed, who being by me duly sworn, deposed as follows:

1. "My name is ______________________, I am of sound mind, capable of making this statement, and personally acquainted with the facts herein stated.
2. I hold the office of __________________ for Respondent. I am the authorized representative of Respondent, owner of the Property, which is subject to a Land Use Restriction Agreement monitored by the TDHCA in the State of Texas, and I am duly authorized by Respondent to execute this document.
3. Respondent knowingly and voluntarily enters into this Agreed Final Order, and agrees with and consents to the issuance and service of the foregoing Agreed Order by the Board of the Texas Department of Housing and Community Affairs."

RESPONDENT:

SOUTHEAST TEXAS COMMUNITY DEVELOPMENT CORPORATION,
a Texas nonprofit corporation

By: ______________________________

Name: Madison G. Hopson

Title: President

Given under my hand and seal of office this _______ day of ______, 2017.

____
Signature of Notary Public

____
Printed Name of Notary Public

NOTARY PUBLIC IN AND FOR THE STATE OF ___________
My Commission Expires: __________

Exhibit 1

File Monitoring Violation Resources and Instructions

1. Refer to the following link for all references to the rules at 10 TAC §10 that are referenced below:

   http://texreg.sos.state.tx.us/public/readtac$ext.ViewTAC?tac_view=5&ti=10&pt=1&ch=10&sch=F&rl=Y

2. Refer to the following link for copies of forms that are referenced below:

   http://www.tdhca.state.tx.us/pmcomp/forms.htm

3. Technical support and training presentations are available at the following links:

   Income and Rent Limits: http://www.tdhca.state.tx.us/pmcomp/irl/index.htm

   Utility Allowance: http://www.tdhca.state.tx.us/pmcomp/utility-allowance.htm

   Affirmative Marketing Webinar: http://www.tdhca.state.tx.us/pmcomp/presentations.htm

   Affirmative Marketing Technical Assistance: http://www.tdhca.state.tx.us/pmcdocs/AMT-Assistance-Guide.pdf

   Tenant Selection Criteria Webinar: http://www.tdhca.state.tx.us/pmcomp/presentations.htm

   Online Reporting: http://www.tdhca.state.tx.us/pmcomp/reports.htm

   FAQ's: http://www.tdhca.state.tx.us/pmcomp/compFaqs.htm

4. **Important notes -**
   i. Do not backdate any documents listed below.
   ii. All corrections must be submitted via CMTS upload. See link for steps to upload documents http://www.tdhca.state.tx.us/pmcdocs/CMTSUserGuide-AttachingDocs.pdf.

5. **Written tenant selection criteria** – Respondent submitted written tenant selection criteria, however, the criteria were incomplete.

   How to prepare compliant criteria: First watch the webinar presentation is available at: http://www.tdhca.state.tx.us/pmcomp/presentations.htm. Then prepare updated written policies and procedures addressing all requirements at 10 TAC §10.610. Staff recommends using that rule as a checklist. Ensure that you include an effective date for the policy. See the letter uploaded to CMTS on 9/26/2017 for a highlighted version of this rule, which indicates sections that were missing from your last submission.

   What to submit: Submit written policies and procedures via CMTS.

6. **Affirmative marketing plan** – As corrective action, the Development previously submitted a correctly updated Affirmative Marketing Plan. However, the marketing outreach materials were not submitted as required. These outreach marketing materials (such as marketing letters) must be sent to each organization identified in your plan, ensuring that materials comply with all requirements of 10 TAC §10.617. Remember that 10 TAC §10.617(f)(5) requires marketing materials to include the Fair Housing Logo and give contact information that prospective tenants can access if reasonable accommodations are needed in order to complete the application process. This contact information sentence must include the terms "reasonable accommodation" and must be in English and Spanish. Here is a sample of an acceptable sentence recently included in marketing materials from another property: "*Individuals who need to request a reasonable accommodation to complete the application process should contact the apartment manager at XXX-XXX-XXXX. Personas con discapacidad que necesitan solicitar un acomodacion razonable para completer el proceso de aplicacion deben comunicarse con el Administrador del apartment al XXX-XXX-XXXX.*"

   What to submit: Submit copies marketing outreach materials via CMTS.

9. **Gross rent violations** – Rents were overcharged to multiple households as a result of an incorrectly calculated utility allowance. In accordance with 10TAC§10.622(d), the owner of a HOME development that collects rent in excess of the allowable limit must refund the amount of rent that was overcharged (not a credit to amounts owed to the development.)
   a. **Unit 2838B: Date of noncompliance is 9/10/2012.**

      Issue a refund to the resident in the amount of $48.00, and submit a copy of the cancelled check via CMTS.

      If the owner is unable to locate the resident, the excess monies must be deposited into a trust account for the tenant. The account must remain open for the shorter of a four year period or until all funds are claimed. Evidence of the trust account must be submitted as evidence of resolution in the event that the resident cannot be located.
   b. **Unit 2848A: Date of noncompliance is 7/6/2011.** Issue a refund to the Housing Authority in the amount of $76.00, and provide the Department with a copy of the cancelled check.

10. **Gross rent violations** – Rents were overcharged to multiple households in excess of Low-HOME rent limits. In accordance with 10TAC§10.622(d), the owner of a HOME development that collects rent in excess of the allowable limit must refund the amount of rent that was overcharged (not a credit to amounts owed to the development.)
    a. **Unit 2848A: Date of noncompliance is 1/22/2014.** No documentation addressing this finding has been received, so TDHCA is unable to calculate the necessary rent refund. See instructions below.
    b. **2929C: Date of noncompliance is 11/4/2013.** No documentation addressing this finding has been received, so TDHCA is unable to calculate the necessary rent refund. See instructions below.
    c. **549A: Date of noncompliance is 10/11/2013.** No documentation addressing this finding has been received, so TDHCA is unable to calculate the necessary rent refund. See instructions below.

    In accordance with 10TAC§10.622(d), HOME developments that collect rent in excess of the allowable limit, the Department will require the owner to refund the amount of rent that was overcharged (not a credit to amounts owed to the development.) Follow these steps to correct:

    i. Calculate the rent overages;
    ii. Reduce the households' rents and notify the tenants in writing of the reduction of rent;
    iii. Update/amend the lease contracts;
    iv. Provide the Housing Authority a refund;
    v. What to submit if the same household remains in the unit: Copies of the resident notices, the calculation of refunded rent (an excel spreadsheet is preferred but not required), copies of the updated lease contracts, copies of cancelled checks to the Housing Authority and current tenant ledgers.

       What to submit if the household has moved out: Calculation of refunded rent (an excel spreadsheet is preferred but not required), and copies of cancelled checks to the Housing Authority.

    The Department will then determine whether or not the submitted materials sufficiently correct the noncompliance. Partial corrections are unacceptable and the Owner is responsible for ensuring that submissions are complete and satisfactorily address all findings. If there are questions, the Department urges you to ask them before the deadline so that a complete submission can be made.

Exhibit 2:

Texas Administrative Code

TITLE 10	COMMUNITY DEVELOPMENT
PART 1	TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
CHAPTER 10	UNIFORM MULTIFAMILY RULES
SUBCHAPTER E	POST AWARD AND ASSET MANAGEMENT REQUIREMENTS
RULE §10.406	Ownership Transfers (§2306.6713)

(a) Ownership Transfer Notification. All multifamily Development Owners must provide written notice to the Department at least thirty (30) calendar days prior to any sale, transfer, or exchange of the Development or any portion of or Controlling interest in the Development. Transfers that are the result of an involuntary removal of the general partner by the investment limited partner must be reported to the Department, as soon as possible due to the sensitive timing and nature of this decision. If the Department determines that the transfer, involuntary removal, or replacement was due to a default by the General Partner under the Limited Partnership Agreement, or other detrimental action that put the Development at risk of failure, staff may make a recommendation to the Board for the debarment of the entity and/or its Principals and Affiliates pursuant to the Department's debarment rule. In addition, a record of transfer involving Principals in new proposed awards will be reported and may be taken into consideration by the Executive Award and Review Committee, in accordance with §1.5 of this title (relating to Previous Participation Reviews), prior to recommending any new financing or allocation of credits.

(b) Requirement. Department approval must be requested for any new member to join in the ownership of a Development. Exceptions include changes to the investment limited partner, non-controlling limited partner, or other partners affiliated with the investment limited partner, or changes resulting from foreclosure wherein the lender or financial institution involved in the transaction is the resulting owner. Any subsequent transfer of the Development will be required to adhere to the process in this section. Furthermore, a Development Owner may not transfer an allocation of tax credits or ownership of a Development supported with an allocation of tax credits to any Person or entity unless the Development Owner obtains the Executive Director's prior, written approval of the transfer. The Executive Director may not unreasonably withhold approval of the transfer requested in compliance with this section. Notwithstanding the foregoing, a Development Owner shall be required to notify the Department but shall not be required to obtain Executive Director approval when the transferee is an Affiliate of the Development Owner with no new members or the transferee is a Related Party who does not Control the Development and the transfer is being made for estate planning purposes.

(c) Transfers Prior to 8609 Issuance or Construction Completion. Transfers (other than those that do not require Executive Director approval, as set forth in subsection (b) of this section) will not be approved prior to the issuance of IRS Form(s) 8609 (for Housing Tax Credits) or the completion of construction (for all Developments funded through other Department programs) unless the Development Owner can provide evidence that the need for the transfer is due to a hardship (ex. potential bankruptcy, removal by a partner, etc.). The Development Owner must provide the Department with a written explanation describing the hardship and a copy of any applicable agreement between the parties to the transfer, including any Third-Party agreement.

(d) Non-Profit Organizations. If the ownership transfer request is to replace a non-profit organization within the Development ownership entity, the replacement non-profit entity must adhere to the requirements in paragraph (1) or (2) of this subsection.

(1) If the LURA requires ownership or material participation in ownership by a Qualified Non-Profit Organization, and the Development received Tax Credits pursuant to §42(h)(5) of the Code, the transferee must be a Qualified Non-Profit Organization that meets the requirements of §42(h)(5) of the Code and Texas Government Code §2306.6706.

(2) If the LURA requires ownership or material participation in ownership by a qualified non-profit organization, but the Development did not receive Tax Credits pursuant to §42(h)(5) of the Code, the Development Owner must show that the transferee is a non-profit organization that complies with the LURA.

(e) Historically Underutilized Business ("HUB") Organizations. If a HUB is the general partner of a Development Owner and it (i) is being removed as the result of a default under the organizational documents of the Development Owner or (ii) determines to sell its ownership interest, in either case, after the issuance of 8609s, the purchaser of that general partnership interest is not required to be a HUB as long as the LURA does not require such continual ownership or a material LURA amendment is approved. Such approval can be obtained concurrent with Board approval described herein. All such transfers must be approved by the Board and require that the Board find that:

(1) the selling HUB is acting of its own volition or is being removed as the result of a default under the organizational documents of the Development Owner;

(2) the participation by the HUB has been substantive and meaningful, or would have been substantial and meaningful had the HUB not defaulted under the organizational documents of the Development Owner, enabling it to realize not only financial benefit but to acquire skills relating to the ownership and operation of affordable housing; and

(3) the proposed purchaser meets the Department's standards for ownership transfers

(f) Documentation Required. A Development Owner must submit documentation requested by the Department to enable the Department to understand fully the facts and circumstances that gave rise to the need for the transfer and the effects of approval or denial. Documentation includes but is not limited to:

(1) a written explanation outlining the reason for the request;

(2) a list of the names of transferees and Related Parties;

(3) detailed information describing the experience and financial capacity of transferees and related parties holding an ownership interest of 10 percent or greater in any Principal or Controlling entity;

(4) evidence and certification that the tenants in the Development have been notified in writing of the proposed transfer at least thirty (30) calendar days prior to the date the transfer is approved by the Department. The ownership transfer approval letter will not be issued until this 30 day period has expired.

(g) Within five (5) business days after the date the Department receives all necessary information under this section, staff shall initiate a qualifications review of a transferee, in accordance with §1.5 of this title, to determine the transferee's past compliance with all aspects of the Department's programs, LURAs and eligibility under this chapter.

(h) Credit Limitation. As it relates to the Housing Tax Credit amount further described in §11.4(a) of this title (relating to Tax Credit Request and Award Limits), the credit amount will not be applied in circumstances described in paragraphs (1) and (2) of this subsection:

(1) in cases of transfers in which the syndicator, investor or limited partner is taking over ownership of the Development and not merely replacing the general partner; or

(2) in cases where the general partner is being replaced if the award of credits was made at least five (5) years prior to the transfer request date.

(i) Penalties. The Development Owner must comply with any additional documentation requirements as stated in Subchapter F of this chapter (relating to Compliance Monitoring). The Development Owner, as on record with the Department, will be liable for any penalties imposed by the Department even if such penalty can be attributable to the new Development Owner unless such ownership transfer is approved by the Department.

(j) Ownership Transfer Processing Fee. The ownership transfer request must be accompanied by corresponding ownership transfer fee as outlined in §10.901 of this chapter (relating to Fee Schedule).

Source Note: The provisions of this §10.406 adopted to be effective December 9, 2014, 39 TexReg 9518

Preamble, Reasoned Response and Amended

The Texas Department of Housing and Community Affairs (the "Department") adopts the amended 10 TAC Chapter 10, Subchapter E, §§10.400 – 10.408, concerning Post Award and Asset Management Requirements, with changes to text as published in the October 27, 2017, issue of the *Texas Register* (42 TexReg 5940).

REASONED JUSTIFICATION FOR THE RULE: The amended rule further clarifies, corrects, and adds additional information to ensure accurate processing of post award activities and communicate more effectively with multifamily development owners regarding their responsibilities after funding or award by the Department. Post award activities include requests for action to be considered on developments awarded funding from the Department through the end of the affordability period.

SUMMARY OF PUBLIC COMMENT AND STAFF RECOMMENDATIONS.
Comments were accepted from October 27, 2017, through November 27, 201, with comments received from (1) Cynthia Bast on behalf of Locke Lord LLP, and (2) Jen Brewerton on behalf of the Texas Affiliation of Affordable Housing Providers ("TAAHP"). Comments are listed in order of appearance within the rule.

1. §10.405(b)(1)(A)– Non-Material Amendments

COMMENT SUMMARY: Commenter 1 stated that the rule is written in such a way to describe removal of the HUB itself from the LURA rather than describing removal of the LURA requirement for HUB participation. Commenter 2 agreed with the comments made by Commenter 1. Commenter 1 suggested clarifying the rule as follows:

> "(A) HUB <u>participation</u> removal
>
> (i) Removal of a HUB <u>participation requirement</u> will only be processed as a non-material LURA amendment after the issuance of 8609s and requires that the Executive Director find that:
>
> (I) the HUB is requesting removal of its own volition or is being removed as the result of a d efault under the organizational documents of the Development Owner;
>
> (II) the participation by the HUB has been substantive and meaningful, or would have been substantive or meaningful had the HUB not defaulted under the organizational documents of the Development Owner, enabling it to realize not only financial benefit but to acquire skills relating to the ownership and operating of affordable housing;
>
> (III) where the HUB will be replaced as a general partner or special limited partner <u>that is not a HUB</u> and will sell its ownership interest, an ownership transfer request must be submitted as described in §10.406;"

STAFF RESPONSE: Staff agrees and adopts the suggested change as specified.

1c

BOARD ACTION REQUEST
LEGAL DIVISION
DECEMBER 14, 2017

Presentation, discussion, and possible action regarding the adoption of an Agreed Final Order concerning Plainview Triplex II (HOME 532315 / CMTS 2658)

RECOMMENDED ACTION

WHEREAS, Plainview II Triplex, owned by Hale Center Housing Authority ("Owner"), has uncorrected compliance findings relating to the applicable land use restriction agreement and the associated statutory and rule requirements;

WHEREAS, on October 24, 2017, Owner's representatives participated in an informal conference with the Enforcement Committee and agreed, subject to Board approval, to enter into an Agreed Final Order assessing an administrative penalty of $1,000, to be fully forgiven if all violations are resolved as specified in the Agreed Final Order on or before February 12, 2018;

WHEREAS, unresolved compliance findings include: pre-onsite documentation including written policies and procedures; household income violations for three units; occupancy restriction violations for three units; lease violation for one unit; utility allowance violation; and lease notice violations relating to the Fair Housing Disclosure Notice, the Notice of Amenities and Services, and the Tenant Rights and Resources Guide; and

WHEREAS, staff has based its recommendations for an Agreed Final Order on the Department's rules for administrative penalties and an assessment of each and all of the statutory factors to be considered in assessing such penalties, applied specifically to the facts and circumstances present in this case;

NOW, therefore, it is hereby

RESOLVED, that an Agreed Final Order assessing an administrative penalty of $1,000, subject to forgiveness as outlined above, for noncompliance at Plainview II Triplex, substantially in the form presented at this meeting, and authorizing any non-substantive technical corrections, is hereby adopted as the order of this Board.

BACKGROUND

Hale Center Housing Authority ("Owner") is the owner of Plainview II Triplex ("Property"), a low income apartment complex composed of three units, located in Plainview, Hale County. Cindy Carthel is the executive director for the housing authority and is the only full-time employee. CMTS lists Ms. Carthel as the primary contact for Owner. The property is self managed.

The Property is subject to a Land Use Restriction Agreement ("LURA") signed by a prior owner in 1994 in consideration for an interest free HOME loan in the amount of $204,460 to build and operate the Property. Current owner acquired the property in 2014 and signed an Assumption Agreement, assuming the TDHCA loan and all duties imposed.

The following compliance violations identified during 2016 were referred for an administrative penalty and have been resolved:

1. 2016 Annual Owner's Compliance Report.

The following compliance violations identified during 2016 were referred for an administrative penalty and are unresolved:

1. Pre-onsite documentation violation. This violation was partly resolved after a unit status report and pre-onsite questionnaire were submitted, but written policies and procedures remain outstanding;
2. Household income violations for three units. Respondent indicates that all residents are Section 8, but the household files were incomplete and did not prove income qualification for the program;
3. Violation for failure to have a lease in the tenant file for unit 304;
4. Violation for failure to properly implement the utility allowance. Property is using the public housing authority schedule for its utility allowance, but is required to use the HUD utility schedule model calculated by TDHCA;
5. Lease notice violations relating to failure to provide and execute required notices, including:
    a. Failure to execute Notices of Amenities and Services, a form that has since been replaced by the Tenant Rights and Resources Guide;
    b. Failure to execute Fair Housing Disclosure Notices, a form that has since been replaced by the Tenant Rights and Resources Guide;
    c. Failure to post the Tenant Rights and Resources Guide in a common area in the office; and
    d. Failure to execute Tenant Rights and Resources Guide Acknowledgments;

Owner participated in an informal conference with the Enforcement Committee on October 24, 2017, and agreed to sign an Agreed Final Order with the following terms:

1. A $1,000 administrative penalty, subject to partial forgiveness as indicated below;
2. Owner must correct the file monitoring violations as indicated in the Agreed Final Order, and submit full documentation of the corrections to TDHCA on or before 2/18/2018;
3. If Owner complies with all requirements and addresses all violations as required, the full administrative penalty in the amount of $1,000 will be forgiven; and

4. If Owner violates any provision of the Agreed Final Order, the full administrative penalty will immediately come due and payable.

Consistent with direction from the Department's Enforcement Committee, a probated and, upon successful completion of probation, fully forgivable administrative penalty in the amount of $1,000 is recommended. This will be a reportable item of consideration under previous participation for any new award to the principals of the owner.

ENFORCEMENT ACTION AGAINST	§	BEFORE THE
HALE CENTER HOUSING	§ §	TEXAS DEPARTMENT OF
AUTHORITY WITH RESPECT TO	§	HOUSING AND
PLAINVIEW II (TRIPLEX)	§ §	COMMUNITY AFFAIRS
(HOME FILE # 532315 / CMTS # 2658)	§	

AGREED FINAL ORDER

General Remarks and official action taken:

On this 14th day of December, 2017, the Governing Board ("Board") of the Texas Department of Housing and Community Affairs ("TDHCA" or "Department") considered the matter of whether enforcement action should be taken against **HALE CENTER HOUSING AUTHORITY,** a public housing authority ("Respondent").

This Agreed Order is executed pursuant to the authority of the Administrative Procedure Act ("APA"), Tex. Gov't Code §2001.056, which authorizes the informal disposition of contested cases. In a desire to conclude this matter without further delay and expense, the Board and Respondent agree to resolve this matter by this Agreed Final Order. The Respondent agrees to this Order for the purpose of resolving this proceeding only and without admitting or denying the findings of fact and conclusions of law set out in this Order.

Upon recommendation of the Enforcement Committee, the Board makes the following findings of fact and conclusions of law and enters this Order:

WAIVER

Respondent acknowledges the existence of their right to request a hearing as provided by Tex. Gov't Code § 2306.044, and to seek judicial review, in the District Court of Travis County, Texas, of any order as provided by Tex. Gov't Code § 2306.047. Pursuant to this compromise and settlement, the Respondent waives those rights and acknowledges the jurisdiction of the Board over Respondent.

FINDINGS OF FACT

Jurisdiction:

1. During 1994, Caprock Community Action Association, Inc. ("Prior Owner") was awarded a HOME loan in the amount of $204,460 to build and operate Plainview II (Triplex) ("Property") (HOME file No. 532315 / CMTS No. 2658 / LDLD No. 117).

2. Prior Owner signed a land use restriction agreement ("LURA") regarding the Property. The LURA was effective August 19, 1994, and filed of record at Volume 851, Page 397 of the Official Public Records of Real Property of Hale County, Texas ("Records"). In accordance with Section 7.8 of the LURA, the LURA is a restrictive covenant/deed

restriction encumbering the property and binding on all successors and assigns for the full term of the LURA.

3. Respondent took ownership of the Property and signed an Assumption Agreement with TDHCA to assume the loan and all duties imposed, effective March 17, 2014, and filed the same in the Records at Document Number 2014-001000.

4. Respondent is subject to the regulatory authority of TDHCA.

Compliance Violations[1]*:*

5. On May 11, 2016, TDHCA sent notice that Respondent had failed to timely submit their 2015 Annual Owner's Compliance Report, a violation of 10 TAC §10.607(Reporting Requirements), which requires each development to submit an Annual Owner's Compliance Report. The final part was submitted on August 16, 2017, 473 days past the deadline, and after intervention by the Enforcement Committee.

6. An on-site monitoring review was conducted on August 31, 2016, to determine whether Respondent was in compliance with LURA requirements to lease units to low income households and maintain records demonstrating eligibility. The monitoring review found violations of the LURA and TDHCA rules. Notifications of noncompliance were sent and a May 15, 2017, corrective action deadline was set, however, the following violations were not corrected before the corrective action deadline:
    a. Respondent failed to submit pre-onsite documentation, a violation of 10 TAC §10.607 (Reporting Requirements) and 10 TAC §10.618 (Onsite Monitoring), which require all developments to submit necessary documentation as requested in preparation for an upcoming monitoring review. This violation remains unresolved;

    b. Respondent failed to provide documentation that household incomes were within prescribed limits upon initial occupancy for units 302, 304, and 306, a violation of 10 TAC §10.611 (Determination, Documentation and Certification of Annual Income) and Section 2.4 of the LURA, which require screening of tenants to ensure qualification for the program. This violation remains unresolved;

    c. Respondent failed to verify occupancy of units 302, 304 and 306 by families consisting of no fewer than five individuals, a violation of Section 2.3 of the LURA. These three households were not qualified for occupancy, so the household sizes are unknown. This violation remains unresolved;

    d. Respondent failed to execute a lease for unit 304, a violation of 10 TAC §10.612 (Tenant File Requirements), which requires all tenant files to include a lease, and 10 TAC §10.613 (Lease Requirements), which outlines mandatory language that must be included in leases. This violation remains unresolved;

---

[1] Within this Agreed Final Order, all references to violations of TDHCA Compliance Monitoring rules at 10 TAC §§ 10 and 60 refer to the versions of the code in effect at the time of the compliance monitoring reviews and/or inspections that resulted in recording each violation. All past violations remain violations under the current code and all interim amendments.

e. Respondent failed to properly calculate and establish a utility allowance, a violation of 10 TAC §10.614 (Utility Allowances), which requires all developments to establish a utility allowance. The entrance interview questionnaire submitted for this onsite review indicates that Respondent is using the public housing authority (PHA) utility allowance method, which is unacceptable for this property type. Respondent must use the HUD utility schedule model established by TDHCA. This violation remains unresolved;

f. Respondent failed to provide the Fair Housing Disclosure Notice for units 302, 304, or 306, a violation of 10 TAC §10.613 (Lease Requirements), which, at the time of move-in for each unit, required all developments to provide prospective households with a fair housing disclosure notice within a certain time period. This form has since been combined with the Notice of Amenities and Services into a replacement document called a "Tenant Rights and Resources Guide", which also has not been provided. This violation remains unresolved;

g. Respondent failed to provide a Notice of Amenities and Services for units 302, 304, or 306, a violation of 10 TAC §10.613 (Lease Requirements), which, at the time of move-in for each unit, required owners to provide to each household, at the time of execution of an initial lease and whenever there was a subsequent change in amenities and services, a notice describing those amenities and services. This form has since been combined with the Fair Housing Disclosure Notice into a replacement document called a "Tenant Rights and Resources Guide", which also has not been provided. This violation remains unresolved;

h. Respondent failed to post a laminated copy of the Tenant Rights and Resources Guide in a common area of the leasing office, a violation of 10 TAC §10.613 (Lease Requirements), which requires owners to post a laminated copy of the Guide in a common area of the leasing office and provide a copy to each household during the application process and upon any subsequent change to common amenities, unit amenities, or services. This violation remains unresolved;

i. Respondent failed to provide a Tenant Rights and Resources Guide and get a signed Acknowledgment for units 302, 304, or 306, a violation of 10 TAC §10.613 (Lease Requirements), which requires owners to post a laminated copy of the Guide in a common area of the leasing office and provide a copy to each household during the application process and upon any subsequent change to common amenities, unit amenities, or services;

j. Respondent failed to execute required lease provisions or exclude prohibited lease language, a violation of 10 TAC §10.613 (Lease Requirements), which requires leases to include specific language protecting tenants from eviction or non-renewal without good cause, except by judicial process. This violation remains unresolved; and

k. Respondent failed to maintain written tenant selection criteria, a violation of 10 TAC §10.610 (Written Policies and Procedures), which requires all developments to establish written tenant selection criteria that meet minimum TDHCA requirements.

7. The following violations remain outstanding at the time of this order:

a. Pre-onsite documentation violation described in FOF #6.a;

b. Household income violations described in FOF #6.b;

c. Occupancy restriction violations described in FOF #6.c;
d. Lease violation described in FOF #6.d;
e. Utility allowance violation described in FOF #6.e;
f. Fair housing disclosure violation described in FOF #6.f;
g. Notice of amenities and services violation described in FOF #6.g;
h. Tenant rights and resources guide violations described in FOF #6.h and 6.i;
i. Lease violations described in FOF #6.j; and
j. Written policies and procedures, including tenant selection criteria, violations described in FOF #6.k.

CONCLUSIONS OF LAW

1. The Department has jurisdiction over this matter pursuant to Tex. Gov't Code §§2306.041-.0503 and 10 TAC §2.

2. Respondent is a "housing sponsor" as that term is defined in Tex. Gov't Code §2306.004(14).

3. Respondent violated 10 TAC §10.607 in 2016 by failing to submit all parts of the Annual Owner's Compliance Report for the year 2015;

4. Respondent violated 10 TAC §10.607 and §10.618 in 2016, by not submitting pre-onsite documentation including a unit status report and entrance interview questionnaire in preparation for the monitoring review;

5. Respondent violated 10 TAC §10.611 by failing to provide documentation that household incomes were within prescribed limits upon initial occupancy for units 302, 304, and 306;

6. Respondent violated Section 2.3 of the LURA in 2016 by failing to ensure that units were occupied by households with at least 5 members;

7. Respondent violated 10 TAC §10.612 in 2016 by failing to executed a lease for unit 304;

8. Respondent violated 10 TAC §614 in 2016 by failing to properly calculate a utility allowance;

9. Respondent violated 10 TAC §10.613 in 2014, by failing to execute the Fair Housing Disclosure Notice during the appropriate time frame for units 302, 304, and 306;

10. Respondent violated 10 TAC §10.613 in 2014, by failing to execute the Notice of Amenities and Services for units 302, 304, and 306;

11. Respondent violated leasing requirements in 10 TAC §10.613 in 2015, by failing to post a laminated copy of the Tenant Rights and Resources Guide in a common area of the leasing office;

12. Respondent violated leasing requirements in 10 TAC §10.613 in 2015, by failing to provide a Tenant Rights and Resources Guide for units 302, 304, and 306, and have the households sign acknowledgment forms;

13. Respondent violated 10 TAC §10.610 in 2016, by not maintaining written policies and procedures, including tenant selection criteria, meeting minimum TDHCA requirements;

14. Because Respondent is a housing sponsor with respect to the Property, and has violated TDHCA rules, the Board has personal and subject matter jurisdiction over Respondent pursuant to Tex. Gov't Code §2306.041 and §2306.267.

15. Because Respondent is a housing sponsor, TDHCA may order Respondent to perform or refrain from performing certain acts in order to comply with the law, TDHCA rules, or the terms of a contract or agreement to which Respondent and TDHCA are parties, pursuant to Tex. Gov't Code §2306.267.

16. Because Respondent has violated rules promulgated pursuant to Tex. Gov't Code § 2306.053 and has violated agreements with the Agency to which Respondent is a party, the Agency may impose an administrative penalty pursuant to Tex. Gov't Code §2306.041.

17. An administrative penalty of $1,000 is an appropriate penalty in accordance with 10 TAC §2.

Based upon the foregoing findings of fact and conclusions of law, and an assessment of the factors set forth in Tex. Gov't Code §2306.042 to be considered in assessing such penalties as applied specifically to the facts and circumstances present in this case, the Board of the Texas Department of Housing and Community Affairs orders the following:

IT IS HEREBY ORDERED that Respondent is assessed an administrative penalty in the amount of $1,000, subject to deferral as further ordered below.

IT IS FURTHER ORDERED that Respondent shall fully correct the file monitoring violations as indicated in the exhibits and submit full documentation of the corrections to TDHCA on or before February 12, 2018.

IT IS FURTHER ORDERED that if Respondent timely and fully complies with the terms and conditions of this Agreed Final Order, correcting all violations as required, the satisfactory performance under this order will be accepted in lieu of the assessed administrative penalty and the full amount of the administrative penalty will be deferred and forgiven.

IT IS FURTHER ORDERED that if Respondent fails to satisfy any conditions or otherwise violates any provision of this order, or the property is sold before the terms and conditions of this Agreed Final Order have been fully satisfied, then the full administrative penalty in the amount of $1,000 shall be immediately due and payable to the Department. Such payment shall be made by cashier's check payable to the "Texas Department of Housing and Community Affairs" upon the earlier of (1) within thirty days of the date the Department sends written notice to Respondent that it has violated a provision of this Order, or (2) the property closing date if sold before the terms and conditions of this Agreed Final Order have been fully satisfied.

IT IS FURTHER ORDERED that corrective documentation must be uploaded to the Compliance Monitoring and Tracking System ("CMTS") by following the instructions at this link: http://www.tdhca.state.tx.us/pmcdocs/CMTSUserGuide-AttachingDocs.pdf. After the upload is complete, an email must be sent to Ysella Kaseman at ysella.kaseman@tdhca.state.tx.us to inform her that the documentation is ready for review. If it comes due and payable, the penalty payment must be submitted to the following address:

If via overnight mail (FedEx, UPS):	**If via USPS:**
TDHCA Attn: Ysella Kaseman 221 E 11th St Austin, Texas 78701	TDHCA Attn: Ysella Kaseman P.O. Box 13941 Austin, Texas 78711

IT IS FURTHER ORDERED that Respondent shall follow the requirements of 10 TAC §10.406, a copy of which is included at Exhibit 4, and obtain approval from the Department prior to consummating a sale of the property, if contemplated.

IT IS FURTHER ORDERED that the terms of this Agreed Final Order shall be published on the TDHCA website.

[Remainder of page intentionally blank]

Approved by the Governing Board of TDHCA on _________________________, 2017.

By: ________________________________
Name: J.B. Goodwin
Title: Chair of the Board of TDHCA

By: ________________________________
Name: James "Beau" Eccles
Title: Secretary of the Board of TDHCA

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

Before me, the undersigned notary public, on this 14th day of December, 2017, personally appeared J.B. Goodwin, proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal)

____
Notary Public, State of Texas

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

Before me, the undersigned notary public, on this 14th day of December, 2017, personally appeared James "Beau" Eccles, proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal)

____
Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF ________________§

BEFORE ME, ________________, a notary public in and for the State of Texas, on this day personally appeared ____________________, known to me or proven to me through ______________________ to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (he/she) executed the same for the purposes and consideration therein expressed, who being by me duly sworn, deposed as follows:

1. "My name is ______________________, I am of sound mind, capable of making this statement, and personally acquainted with the facts herein stated.
2. I hold the office of _________________ for Respondent. I am the authorized representative of Respondent, owner of the Property, which is subject to a Land Use Restriction Agreement monitored by the TDHCA in the State of Texas, and I am duly authorized by Respondent to execute this document.
3. Respondent knowingly and voluntarily enters into this Agreed Final Order, and agrees with and consents to the issuance and service of the foregoing Agreed Order by the Board of the Texas Department of Housing and Community Affairs."

RESPONDENT:

HALE CENTER HOUSING AUTHORITY, a public housing authority

By: ____________________________
Name: ____________________________
Title: ____________________________

Given under my hand and seal of office this _______ day of ______, 2017.

____
Signature of Notary Public

____
Printed Name of Notary Public

NOTARY PUBLIC IN AND FOR THE STATE OF __________
My Commission Expires: _________

Exhibit 1

File Monitoring Violation Resources and Instructions

1. Refer to the following link for all references to the rules at 10 TAC §10 that are referenced below:

   http://texreg.sos.state.tx.us/public/readtac$ext.ViewTAC?tac_view=5&ti=10&pt=1&ch=10&sch=F&rl=Y

2. Refer to the following link for copies of forms that are referenced below:

   http://www.tdhca.state.tx.us/pmcomp/forms.htm

3. Technical support and training presentations are available at the following links:

   Income and Rent Limits: http://www.tdhca.state.tx.us/pmcomp/irl/index.htm

   Utility Allowance: http://www.tdhca.state.tx.us/pmcomp/utility-allowance.htm

   Tenant Selection Criteria Webinar: http://www.tdhca.state.tx.us/pmcomp/presentations.htm

   Online Reporting: http://www.tdhca.state.tx.us/pmcomp/reports.htm

   FAQ's: http://www.tdhca.state.tx.us/pmcomp/compFaqs.htm

4. **Important notes -**
   i. Do not backdate any documents listed below.
   ii. All corrections must be submitted via CMTS: See link for steps to upload documents http://www.tdhca.state.tx.us/pmcdocs/CMTSUserGuide-AttachingDocs.pdf.

5. **Pre-onsite documentation** – Will be corrected when you submit acceptable written tenant selection criteria and a waiting list policy, both of which are part of # 4 below.

6. **Written policies and procedures**

   How to prepare compliant criteria: First watch the webinar presentation is available at: http://www.tdhca.state.tx.us/pmcomp/presentations.htm. Then prepare updated written policies and procedures addressing all requirements at 10 TAC §10.610, including but not limited to tenant selection criteria and a wait list policy. Staff recommends using that rule as a checklist. Ensure that you include an effective date for the policy.

   What to submit: Once your written policies and procedures are complete, the owner must review the criteria, then sign and upload to CMTS (1) the applicable Owner Certification included at *Exhibit 2* - AND - a copy of the complete written policies and procedures.

9. Utility Allowance – Respondent has submitted an Entrance Interview Questionaire, indicating that they elected to use the public housing authority (PHA) method. This method is not permitted for your program and you must use the utility allowance established by TDHCA using the HUD utility schedule model (*see Exhibit 3*). Please note that a utility allowance is not an amount that you will charge to tenants; it is an estimate of how much the households pay toward utilities, to ensure that their total housing expenses are appropriately restricted.

What to do: Implement the new utility allowance indicated at *Exhibit 3*. Verify that rents are properly restricted by ensuring that the tenant paid portion, plus the utility allowance, plus all mandatory fees is at or below the maximum rent published by TDHCA.

What to submit: Update the Unit Status Report to reflect the new utility allowance and submit via CMTS. Rent will be tested by the Department development-wide once the proper allowance is implemented, and any resulting noncompliance will be cited at that time and provided a separate corrective action period of 90 days. For more information, see http://www.tdhca.state.tx.us/pmcomp/utility-allowance.htm

10. **Lease notice violations, including Tenant Rights and Resources Guide, Fair Housing Disclosure Notice, and Notice of Amenities and Services.**

    Actions to perform: The Fair Housing Disclosure Notice and the Notice of Amenities and Services have been combined and replaced by a new form called the Tenants Rights and Resource Guide ("Guide"). Implement the Guide as indicated at 10 TAC §10.613(k). Customize the Guide form that is available on the Forms webpage. Post customized and laminated Guide in a common area of the leasing office. Provide a copy to the households in units 302, 304, and 306, and have each household sign the Tenant Rights and Resources Guide Acknowledgment available on the Forms webpage. Going forward, provide a copy of the Guide to each household during the application process and upon any subsequent change to the amenities or services and have the households sign Acknowledgments.

    What to submit: The owner must review the applicable Owner Certifications at Exhibit 2 (there are multiple for this finding), verify that all requirements described by the certifications have been met, then submit a signed Owner Certification via CMTS. *Only submit the signed Owner Certifications for these findings; do not submit any further documentation for these findings.*

11. **Lease violation for unit 304:** All units must have a written lease between the tenant and the owner of the property, with a period of not less than one year unless by mutual agreement between the tenant and the owner.

    Actions to perform: Provide household in unit 304 with a lease or lease addendum that complies with TDHCA requirements at 10 TAC §10.613, including but not limited to the requirement to specifically state in the lease or in an addendum to the lease that evictions or non-renewal of leases for other than good cause are prohibited.

    What to submit: The owner must review the applicable Owner Certification at Exhibit 2, verify that all requirements described by the certification has been met, then submit the signed Owner Certification via CMTS. *Only submit the signed Owner Certifications for these findings; do not submit any further documentation for these findings.*

12. **Failure to provide special needs housing**: Units 302, 304, and 306 must be continuously available for occupancy by families consisting of no fewer than five individuals. Follow the corrective action for violation #13 below.

13. **Household income above limit upon initial occupancy / unit not leased to qualified households:** Follow the instructions in the table below with respect to units 302, 304, and 306, and submit complete documentation via CMTS:

Circumstance with respect to units listed above	**Instruction**
If unit is occupied by a qualified household	Submit the full tenant file*.
If unit is occupied by a nonqualified household on a month-to-month lease	A. Follow your normal procedures for terminating residency and provide a copy of documentation to TDHCA.** B. Once the unit becomes available, occupy the unit by a qualified household, and submit the full new tenant file within 30 days of occupancy*. Receipt after 2/12/2018 is acceptable for this circumstance provided that Requirement A above is fulfilled.

If unit is occupied by a nonqualified household with a non-expired lease	A. Issue a nonrenewal notice to tenant and provide a copy to TDHCA.** B. As soon as the unit is occupied by a qualified household, you must submit the full tenant file*. Receipt after 2/12/2018 is acceptable for this circumstance provided that Requirement A above is fulfilled.
If unit has been vacant *more than* 30 days	A. Unit must be made ready for occupancy and a letter certifying that it is ready for occupancy must be submitted to TDHCA. B. Occupy the unit by a qualified household, and submit the full new tenant file within 30 days of occupancy*. Receipt after 2/12/2018 is acceptable for this circumstance provided that Requirement A above is fulfilled.
If unit has been vacant *less than* 30 days	A. If unit is ready for occupancy, a letter certifying that it is ready for occupancy must be submitted to TDHCA. B. If unit is not ready for occupancy, submit a letter to TDHCA including details regarding work that is required and when the unit will be ready for occupancy (no more than 30 days from the date of vacancy). C. Occupy the unit by a qualified household, and submit the full new tenant file within 30 days of occupancy*. Receipt after 2/12/2018 is acceptable for this circumstance provided that Requirements A and B above are fulfilled.

**Full tenant file must include: tenant application, verifications of all sources of income and assets, tenant income certification, lease, lease addendum, Tenant Rights and Resources Guide Acknowledgment, and a copy of the tenant selection criteria under which the household was screened.*

*** If a notice of nonrenewal or notice of termination is sent to tenant, ensure that it complies with requirements of the rule at 10 TAC 10.610(f)*

Exhibit 2

Owner Certifications

(see attached)

Once you complete the requirements of Exhibit 1, the owner should review the attached certifications, then sign and submit then via CMTS.

The rules at 10 TAC §10 that are referenced in the attached certifications are available at this link http://texreg.sos.state.tx.us/public/readtac$ext.ViewTAC?tac_view=5&ti=10&pt=1&ch=10&sch=F&rl=Y

Texas Department of Housing and Community Affairs
Owner Certification of Corrected Noncompliance

Development Name: Plainview II CMTS ID: 2658

The above referenced Development was monitored on August 31, 2016 to determine if the Development is in compliance with the requirements of the HOME program. The review resulted in a finding of noncompliance under Title 10, Chapter 10, Subchapter F related to Compliance Monitoring, §10.610, Written Policies and Procedures. Please see attached Findings Report for details as to the specific policy/procedure affected and the reason for which the noncompliance was cited. **Update that policy/procedure as detailed and submit a copy of the updated policy/procedure, with a revised effective date as required under the rule, to support this certification.**

Under 10 TAC §2.401(c)(1), *The Department may debar any Responsible Party who has materially or repeatedly violated any condition imposed by the Department in connection with the administration of a Department program, including a material or repeated violation of a land use restriction agreement (LURA) regarding a development supported with a housing tax credit allocation.* Repeated failure to comply with the provisions prescribed in §10.610 may be considered a material violation of the LURA. Owners that repeatedly and materially violate their LURAs will be recommended for debarment from participation in programs administered by the Department. A copy of §10.610 is attached to ensure ongoing compliance.

I, ______________________________, on behalf of Hale Center Housing Authority, am a duly authorized representative, who is so authorized by reason of my position as ____________________ to hereby certify, as true an correct, that the above referenced noncompliance related to §10.610 has been corrected in the manner described and that all required written policies and procedures under §10.610 are fully compliant with the rule. If at the next onsite review, there has been not been an ownership transfer and this event of noncompliance is cited again, I understand that the owner will recommended for debarment.

______________________________ ____________

Signature of Authorized Owner Representative Date

Warning: Title 18, Section 1001 of the U.S. Code makes it a criminal offense to make willful false statements or misrepresentations to any Department or Agency in the United States as to any matter within its jurisdiction.

Texas Department of Housing and Community Affairs
Owner Certification of Corrected Noncompliance

Development Name: Plainview II CMTS ID: 2658

The above referenced Development was monitored on August 31, 2016 to determine if the Development is in compliance with the requirements of the HOME program. The review resulted in a finding of noncompliance under Title 10, Chapter 10, Subchapter F related to Compliance Monitoring, §10.613(b) which states:

(b) For HOME and NSP Developments, the HOME Final Rule (and as adopted by Texas NSP) prohibits Owners from evicting low-income residents or refusing to renew a lease except for serious or repeated violations of the terms and conditions of the lease, for violations of applicable federal, state or local law, for completion of the tenancy period for transitional housing, or for other good cause. To terminate tenancy, the Owner must serve written notice to the tenant specifying the grounds for the action at least thirty (30) days before the termination of tenancy. Owners executing or renewing leases after November 1, 2007, shall specifically state in the lease or in an addendum attached to the lease that evictions or non-renewal of leases for other than good cause are prohibited (24 CFR §92.253). Owners must also comply with all other lease requirements and prohibitions stated in 24 CFR §92.253.

Through this certification, you hereby certify the following:

1. The required language has been added to the lease or lease addendum;
2. All low-income households have been provided an updated lease or lease addendum containing the required information; and,
3. All future leases with low-income households will contain the required language either within the lease or through the use of a lease addendum.

Under 10 TAC §2.401(e), a person shall be recommended for debarment if they control a Development that during two sequential monitoring visits is found to be out of compliance with the lease requirements described in §10.613. If at the next onsite review, there has been not been an ownership transfer and noncompliance is assessed for failure to execute required lease provisions, the owner will be recommended for debarment from participation in programs administered by the Department. A copy of §10.613 is attached to ensure ongoing compliance.

I, ______________________________, on behalf of Hale Center Housing Authority, am a duly authorized representative, who is so authorized by reason of my position as ____________________ to hereby certify, as true an correct, that the above referenced noncompliance related to §10.613(b) has been corrected in the manner described and that all required lease language under §10.613 is in the lease and lease addendum. I further certify that I understand that if this event of noncompliance is cited at the next onsite review of Plainview II, the owner will be recommended for debarment.

______________________________ ______________

Signature of Authorized Owner Representative Date

Warning: Title 18, Section 1001 of the U.S. Code makes it a criminal offense to make willful false statements or misrepresentations to any Department or Agency in the United States as to any matter within its jurisdiction.

TDHCA
December 2016

Texas Department of Housing and Community Affairs
Owner Certification of Corrected Noncompliance

Development Name: Plainview II CMTS ID: 2658

The above referenced Development was monitored on August 31, 2016 to determine if the Development is in compliance with the requirements of the HOME program. The review resulted in a finding of noncompliance under Title 10, Chapter 10, Subchapter F related to Compliance Monitoring, §10.613(k) which states:

(k) A Development Owner shall post in a common area of the leasing office a laminated copy and provide each household, during the application process and upon a subsequent change to the items described in paragraph (2) of this subsection, the brochure made available by the Department, A Tenant Rights and Resources Guide, which includes:
(1) Information about Fair Housing and tenant choice;
(2) Information regarding common amenities, unit amenities, and services; and,
(3) A certification that a representative of the household must sign prior to, but no more than 120 days prior to, the initial lease execution acknowledging receipt of this brochure.
(4) In the event this brochure is not provided timely or the household does not certify to receipt of the brochure, correction will be achieved by providing the household with the brochure and receiving a signed certification that it was received.

Through this certification, you hereby certify the following:

1. That a correctly executed Tenant Rights and Resources Guide is laminated and posted in a common area of the leasing office;
2. All low-income households have been provided the Tenant Rights and Resources Guide and executed the required acknowledgement; and,
3. All future low-income households will be provided the Tenant Rights and Resources Guide and execute the acknowledgement of receipt no more that 120 days prior to move in .

Under 10 TAC §2.401(e), a person shall be recommended for debarment if they control a Development that during two sequential monitoring visits is found to be out of compliance with the lease requirements described in §10.613. If at the next onsite review, there has been not been an ownership transfer and noncompliance is assessed for failure to execute required lease provisions, the owner will be recommended for debarment from participation in programs administered by the Department. A copy of §10.613 is attached to ensure ongoing compliance.

I, ________________________________, on behalf of Hale Center Housing Authority, am a duly authorized representative, who is so authorized by reason of my position as ____________________ to hereby certify, as true an correct, that the above referenced noncompliance related to §10.613(k) has been corrected in the manner described and that all required lease language under §10.613 is in the lease and lease addendum. I further certify that I understand that if this event of noncompliance is cited at the next onsite review of Plainview II, the owner will be recommended for debarment.

_______________________________________ ____________________
Signature of Authorized Owner Representative Date

Warning: Title 18, Section 1001 of the U.S. Code makes it a criminal offense to make willful false statements or misrepresentations to any Department or Agency in the United States as to any matter within its jurisdiction.

TDHCA
December 2016

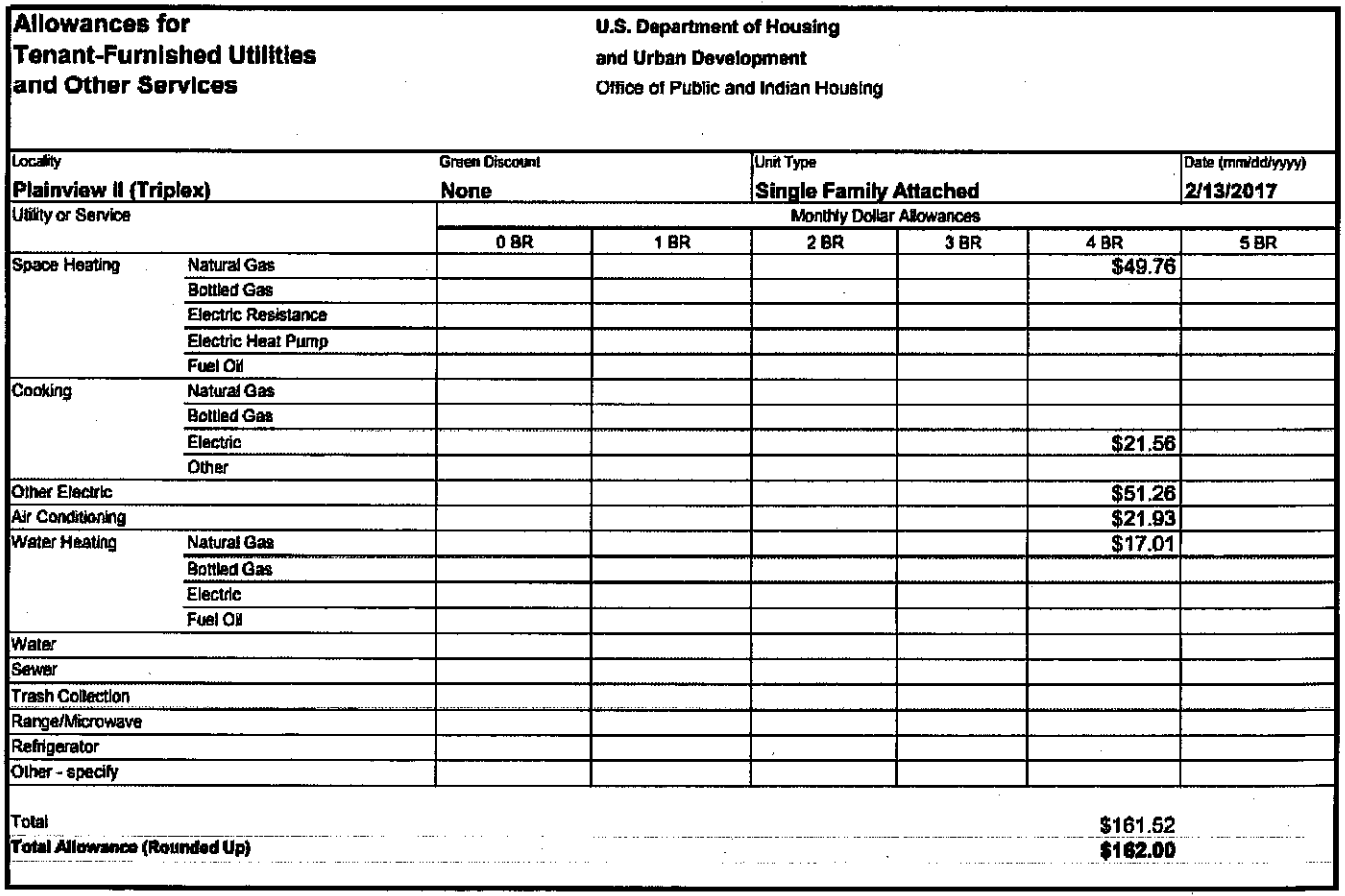
Exhibit 3

TDHCA Utility Allowance

The submitted Entrance Interview Questionnaire indicated that The Development has elected to calculate the utility allowance using the PHA method. The PHA method is prohibited under the HOME program. §10.614 (d)(2) allows for the owner to comply by using the Written Local Estimate, HUD Utility Schedule Model, Energy Consumption Model, or the Actual Use Method.

The Department has established a Utility Allowance using the HUD Utility Schedule Model as identified in §10.614(d)(3) and HOME Final Rule §92.252(d).. This allowance is calculated based on the following representations:

1. That the building(s) are not RHS assisted or have RHS assisted tenants;
2. That the residents are financially responsible for electricity and gas and that the utilities are not paid to or through the owner of the building based on an allocation formula or RUBS;
3. That the only building type is Single Family Attached; and
4. The unit types are four bedroom. .



Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Locality: **Plainview II (Triplex)**
Green Discount: **None**
Unit Type: **Single Family Attached**
Date (mm/dd/yyyy): **2/13/2017**

Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Space Heating	Natural Gas					$49.76	
	Bottled Gas						
	Electric Resistance						
	Electric Heat Pump						
	Fuel Oil						
Cooking	Natural Gas						
	Bottled Gas						
	Electric					$21.56	
	Other						
Other Electric						$51.26	
Air Conditioning						$21.93	
Water Heating	Natural Gas					$17.01	
	Bottled Gas						
	Electric						
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Range/Microwave							
Refrigerator							
Other - specify							
Total						$161.52	
Total Allowance (Rounded Up)						**$162.00**	

Exhibit 4:

Tenant File Guidelines

The following technical support does not represent a complete list of all file requirements and is intended only as a guide. TDHCA staff recommends that all staff responsible for accepting and processing applications sign up for First Thursday Training in order to get a full overview of the process. Sign up at http://www.tdhca.state.tx.us/pmcomp/COMPtrain.html. Forms discussed below are available at: http://www.tdhca.state.tx.us/pmcomp/forms.htm. You may also watch income eligibility training presentation by TDHCA staff at http://www.tdhca.state.tx.us/pmcomp/presentations.htm.

1. **Intake Application:** Each adult household member must complete their own application in order to be properly screened at initial certification. A married couple can complete a joint application. The Department does not have a required form to screen households, but we make a sample form available for that purpose. All households must be screened for household composition, income and assets. Applicants must complete all blanks on the application and answer all questions. Any lines left intentionally blank should be marked with "none" or "n/a." The application must be signed and dated by all adult household members, using the date that the form is actually completed. If you use the Texas Apartment Association (TAA) Rental Application, be aware that it does not include all requirements, but they have a "Supplemental Rental Application for Units Under Government Regulated Affordable Housing Programs" that includes the additional requirements.
2. **Release and Consent**: Have tenant sign TDHCA's Release and Consent form so that verifications may be collected by the property.
3. **Verify Income:** Each source of income and asset must be documented for every adult household member based upon the information disclosed on the application. There are multiple methods:
    a. **First hand verifications:** Paystubs or payroll print-outs that show gross income. If you choose this method, ensure that you consistently collect a specified number of consecutive check stubs as defined in your management plan;
    b. **Employment Verification Form**: Part 1 must be completed by you and signed by the tenant. Part 2 must be completed by the employer. To prevent fraud, you must submit the form directly to the employer and must not allow the tenant to handle it. You should ensure that the person completing the employer portion has authority to do so and has access to all applicable information in order to verify the employment income. If you receive the verification via mail, retain the envelope. If you receive it via fax, ensure that the fax stamp is on it;
    c. **Verification of non-employment income:** You must obtain verifications for all other income sources, such as child support, social security, and/or unemployment benefits. Self-certification by the household is not acceptable. Examples: benefit verification letter(s) would be acceptable for social security and/or employment benefits. Acceptable verifications for child support could include documents such as divorce decree(s), court order(s), or a written statement from the court or attorney general regarding the monthly awarded amount;
    d. **Telephone Verifications**: these are acceptable *only* for clarifying discrepancies and cannot be used as primary form of verification. Include your name, the date, the name of the person with whom you spoke, and your signature;

   e. **Certification of Zero Income:** If an adult household member does not report any sources of income on the application, this form can be used to document thorough screening and to document the source of funds used to pay for rent, utilities, and/or other necessities.

4. **Verify Assets:** Regardless of their balances, applicants must report all assets owned, including assets such as checking or savings accounts. The accounts are typically disclosed on the application form, but you must review all documentation from the tenant to ensure proper documentation of the household's income and assets. For instance, review the credit report (if you pull one), application, pay stubs, and other documents to ensure that all information is consistent. Examples of ways to find assets that are frequently overlooked: Review pay stubs for assets such as checking and retirement accounts that the household may have forgotten to include in the application. These accounts must also be verified. Format of verifications:
   a. **Under $5000 Asset Certification Form:** If the total cash value of the assets owned by members of the household is less than $5,000, as reported on the Intake Application, the TDHCA Under $5,000 Asset Certification form may be used to verify assets. If applicable, follow the instructions to complete one form per household that includes everyone's assets, even minors, and have all adults sign and date using the date that the form is actually completed.
   b. **First hand verifications** such as bank statements to verify a checking account. Ensure that you use a consistent number of consecutive statements, as identified in your management plan.
   c. **3rd party verifications** using the TDHCA Asset Verification form. As with the "Employment Verification Form" discussed above, Part 1 must be completed by you and signed by the tenant. Part 2 must be completed by the financial institution. To prevent fraud, you must submit the form directly to the employer and must not allow the tenant to handle it. You should ensure that the person completing the financial institution's portion has authority to do so and has access to all applicable information in order to verify the asset(s). If you receive the verification via mail, retain the envelope. If you receive it via fax, ensure that the fax stamp is on it.

5. **Tenant Income Certification Form:** Upon verification of all income and asset sources disclosed on the application and any additional information found in the documentation submitted by the tenant, the next step is to annualize the sources on the Income Certification Form, add them together, and compare to the applicable income limit for household size which can be found at http://www.tdhca.state.tx.us/pmcomp/irl/index.htm. Be sure to include any income derived from assets. The form must include all household members, and be signed by each adult household member.

6. **Lease:** Must conform with your LURA and TDHCA requirements and indicate a rent below the maximum rent limits, which can be found at http://www.tdhca.state.tx.us/pmcomp/irl/index.htm When determining the rent, ensure that the tenant's rent, plus the utility allowance, plus any housing subsidies, plus any mandatory fees, are below the maximum limits set by TDHCA. 10 TAC §10.613(a) prohibits the eviction or termination of tenancy of low income households for reasons other than good cause throughout the affordability period. Owners executing or renewing leases after November 1, 2007, must specifically state in the lease or in an addendum attached to the lease that evictions or terminations of tenancy for other than good cause are prohibited.

7. **Tenant Selection Criteria:** In accordance with 10 TAC §10.610(b), you must maintain written Tenant Selection Criteria and a copy of those written criteria under which an applicant was screened must be included in the household's file.

8. **Tenant Rights and Resources Guide:** As of 1/8/2015, the Fair Housing Disclosure Notice and Tenant Amenities and Services Notice have been replaced by the Tenant Rights and Resources Guide, a copy of which is available online at: http://www.tdhca.state.tx.us/pmcdocs/FairHousingDisclosureBooklet.doc.

   In accordance with 10 TAC §10.613(m), a laminated copy of this guide must be posted in a common area of the leasing office. Development must also provide a copy of the guide to each household during the application process and upon any subsequent changes to the items described at paragraph b) below. The Tenant Rights and Resources Guide includes:

   a) Information about Fair Housing and tenant choice; and
   b) Information regarding common amenities, unit amenities, and services.

   A representative of the household must receive a copy of the Tenant Rights and Resources Guide and sign an acknowledgment of receipt of the brochure prior to, but no more than 120 days prior to, the initial lease execution date.

   In the event that there is a prior finding for a Fair Housing Disclosure Notice, Tenant Amenities and Services Notice, the Tenant Rights and Resources Guide was not provided timely, or the household does not certify to receipt of the Tenant Rights and Resources Guide, resolution will be achieved by providing the household with the Tenant Rights and Resources Guide and receiving a signed acknowledgment. A copy of the acknowledgment form is available at:
   http://www.tdhca.state.tx.us/pmcdocs/FairHousingDisclosureSignaturePage.pdf.

Exhibit 5:

Texas Administrative Code

TITLE 10	COMMUNITY DEVELOPMENT
PART 1	TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
CHAPTER 10	UNIFORM MULTIFAMILY RULES
SUBCHAPTER E	POST AWARD AND ASSET MANAGEMENT REQUIREMENTS
RULE §10.406	Ownership Transfers (§2306.6713)

(a) Ownership Transfer Notification. All multifamily Development Owners must provide written notice to the Department at least thirty (30) calendar days prior to any sale, transfer, or exchange of the Development or any portion of or Controlling interest in the Development. Transfers that are the result of an involuntary removal of the general partner by the investment limited partner must be reported to the Department, as soon as possible due to the sensitive timing and nature of this decision. If the Department determines that the transfer, involuntary removal, or replacement was due to a default by the General Partner under the Limited Partnership Agreement, or other detrimental action that put the Development at risk of failure, staff may make a recommendation to the Board for the debarment of the entity and/or its Principals and Affiliates pursuant to the Department's debarment rule. In addition, a record of transfer involving Principals in new proposed awards will be reported and may be taken into consideration by the Executive Award and Review Committee, in accordance with §1.5 of this title (relating to Previous Participation Reviews), prior to recommending any new financing or allocation of credits.

(b) Requirement. Department approval must be requested for any new member to join in the ownership of a Development. Exceptions include changes to the investment limited partner, non-controlling limited partner, or other partners affiliated with the investment limited partner, or changes resulting from foreclosure wherein the lender or financial institution involved in the transaction is the resulting owner. Any subsequent transfer of the Development will be required to adhere to the process in this section. Furthermore, a Development Owner may not transfer an allocation of tax credits or ownership of a Development supported with an allocation of tax credits to any Person or entity unless the Development Owner obtains the Executive Director's prior, written approval of the transfer. The Executive Director may not unreasonably withhold approval of the transfer requested in compliance with this section. Notwithstanding the foregoing, a Development Owner shall be required to notify the Department but shall not be required to obtain Executive Director approval when the transferee is an Affiliate of the Development Owner with no new members or the transferee is a Related Party who does not Control the Development and the transfer is being made for estate planning purposes.

(c) Transfers Prior to 8609 Issuance or Construction Completion. Transfers (other than those that do not require Executive Director approval, as set forth in subsection (b) of this section) will not be approved prior to the issuance of IRS Form(s) 8609 (for Housing Tax Credits) or the completion of construction (for all Developments funded through other Department programs) unless the Development Owner can provide evidence that the need for the transfer is due to a hardship (ex. potential bankruptcy, removal by a partner, etc.). The Development Owner must provide the Department with a written explanation describing the hardship and a copy of any applicable agreement between the parties to the transfer, including any Third-Party agreement.

(d) Non-Profit Organizations. If the ownership transfer request is to replace a non-profit organization within the Development ownership entity, the replacement non-profit entity must adhere to the requirements in paragraph (1) or (2) of this subsection.

(1) If the LURA requires ownership or material participation in ownership by a Qualified Non-Profit Organization, and the Development received Tax Credits pursuant to §42(h)(5) of the Code, the transferee must be a Qualified Non-Profit Organization that meets the requirements of §42(h)(5) of the Code and Texas Government Code §2306.6706.

(2) If the LURA requires ownership or material participation in ownership by a qualified non-profit organization, but the Development did not receive Tax Credits pursuant to §42(h)(5) of the Code, the Development Owner must show that the transferee is a non-profit organization that complies with the LURA.

(e) Historically Underutilized Business ("HUB") Organizations. If a HUB is the general partner of a Development Owner and it (i) is being removed as the result of a default under the organizational documents of the Development Owner or (ii) determines to sell its ownership interest, in either case, after the issuance of 8609s, the purchaser of that general partnership interest is not required to be a HUB as long as the LURA does not require such continual ownership or a material LURA amendment is approved. Such approval can be obtained concurrent with Board approval described herein. All such transfers must be approved by the Board and require that the Board find that:

(1) the selling HUB is acting of its own volition or is being removed as the result of a default under the organizational documents of the Development Owner;

(2) the participation by the HUB has been substantive and meaningful, or would have been substantial and meaningful had the HUB not defaulted under the organizational documents of the Development Owner, enabling it to realize not only financial benefit but to acquire skills relating to the ownership and operation of affordable housing; and

(3) the proposed purchaser meets the Department's standards for ownership transfers

(f) Documentation Required. A Development Owner must submit documentation requested by the Department to enable the Department to understand fully the facts and circumstances that gave rise to the need for the transfer and the effects of approval or denial. Documentation includes but is not limited to:

(1) a written explanation outlining the reason for the request;

(2) a list of the names of transferees and Related Parties;

(3) detailed information describing the experience and financial capacity of transferees and related parties holding an ownership interest of 10 percent or greater in any Principal or Controlling entity;

(4) evidence and certification that the tenants in the Development have been notified in writing of the proposed transfer at least thirty (30) calendar days prior to the date the transfer is approved by the Department. The ownership transfer approval letter will not be issued until this 30 day period has expired.

(g) Within five (5) business days after the date the Department receives all necessary information under this section, staff shall initiate a qualifications review of a transferee, in accordance with §1.5 of this title, to determine the transferee's past compliance with all aspects of the Department's programs, LURAs and eligibility under this chapter.

(h) Credit Limitation. As it relates to the Housing Tax Credit amount further described in §11.4(a) of this title (relating to Tax Credit Request and Award Limits), the credit amount will not be applied in circumstances described in paragraphs (1) and (2) of this subsection:

(1) in cases of transfers in which the syndicator, investor or limited partner is taking over ownership of the Development and not merely replacing the general partner; or

(2) in cases where the general partner is being replaced if the award of credits was made at least five (5) years prior to the transfer request date.

(i) Penalties. The Development Owner must comply with any additional documentation requirements as stated in Subchapter F of this chapter (relating to Compliance Monitoring). The Development Owner, as on record with the Department, will be liable for any penalties imposed by the Department even if such penalty can be attributable to the new Development Owner unless such ownership transfer is approved by the Department.

(j) Ownership Transfer Processing Fee. The ownership transfer request must be accompanied by corresponding ownership transfer fee as outlined in §10.901 of this chapter (relating to Fee Schedule).

Source Note: The provisions of this §10.406 adopted to be effective December 9, 2014, 39 TexReg 9518

1d

BOARD ACTION REQUEST
LEGAL DIVISION
DECEMBER 14, 2017

Presentation, discussion, and possible action regarding the adoption of an Agreed Final Order concerning Sabine Park Apartments (HTC 96134 / CMTS 1594)

RECOMMENDED ACTION

WHEREAS, Sabine Park Apartments, owned by Texas Bay Bluff, LLC ("Owner"), has uncorrected compliance findings relating to the applicable land use restriction agreement and the associated statutory and rule requirements;

WHEREAS, on October 24, 2017, Owner's representatives participated in an informal conference with the Enforcement Committee and agreed, subject to Board approval, to enter into an Agreed Final Order assessing an administrative penalty of $1,500, to be forgiven if all violations are resolved as specified in the Agreed Final Order on or before March 14, 2018;

WHEREAS, unresolved compliance findings include Uniform Physical Condition Standards ("UPCS") violations identified during the 2017 and 2014 inspections; Household Income Above Limit Upon Initial Occupancy violations for three units; Annual Eligibility Certification violations for three units; lease language violations for two units; and Fair Housing Disclosure notice violation for one unit relating; and

WHEREAS, staff has based its recommendations for an Agreed Final Order on the Department's rules for administrative penalties and an assessment of each and all of the statutory factors to be considered in assessing such penalties, applied specifically to the facts and circumstances present in this case;

NOW, therefore, it is hereby

RESOLVED, that an Agreed Final Order assessing an administrative penalty of $1,500, subject to full forgiveness as outlined above, for noncompliance at Sabine Park Apartments, substantially in the form presented at this meeting, and authorizing any non-substantive technical corrections, is hereby adopted as the order of this Board.

BACKGROUND

Texas Bay Bluff, LLC ("Owner") is the owner of Sabine Park Apartments ("Property"), a low income apartment complex composed of 200 units, located in Orange County. Records of the Texas Secretary of State list the following members and/or officers: Eric L. Meyer, Brent E. Meyer, and Marilyn Meyer, each acting in the roles of member, manager and director. CMTS lists Brent Meyer as the primary contact for Owner. The property is self managed.

The Property is subject to a Land Use Restriction Agreement ("LURA") signed by a prior owner in 1998 in consideration for a housing tax credit allocation in the annual amount of $897,897 to rehabilitate and operate the Property. Current owner acquired the property in 2015 with Department permission. The LURA remains in effect per Section 2 of the LURA which stipulates that its restrictions run with the land.

The following compliance violations identified were referred for an administrative penalty and are unresolved:

1. 2017 UPCS violations;
2. 2014 UPCS violations;
3. Household income violations for units 518, 520, and 602;
4. Annual eligibility certification violations for units 129, 518, and 32;
5. Lease language violation relating to failure to execute required no lock-out and good cause eviction language in the lease for units 112 and 146; and
6. Lease notice violations relating to failure to provide and execute the Fair Housing Disclosure Notice for unit 612.

Owner representatives participated in an informal conference with the Enforcement Committee on October 24, 2017. They had already signed up for HTC Compliance Training and First Thursday Training, and indicated that the majority of the UPCS violations had been addressed, with the remainder scheduled to be fixed within 60 to 90 days of the conference. They have not previously owned any TDHCA properties and do not have experience with TDHCA programs. The property sustained minor damage during Hurricane Harvey, but this is not expected to delay UPCS repairs. Representatives have agreed to sign an Agreed Final Order with the following terms:

1. A $1,500 administrative penalty, subject to partial forgiveness as indicated below;
2. Owner must correct the UPCS and file monitoring violations as indicated in the Agreed Final Order, and submit full documentation of the corrections to TDHCA on or before March 1, 2018;
3. If Owner complies with all requirements and addresses all violations as required, the full administrative penalty in the amount of $1,500 will be forgiven; and
4. If Owner violates any provision of the Agreed Final Order, the full administrative penalty will immediately come due and payable.

Consistent with direction from the Department's Enforcement Committee, a probated and, upon successful completion of probation, partially forgivable administrative penalty in the amount of $1,500 is recommended. This will be a reportable item of consideration under previous participation for any new award to the principals of the owner.

ENFORCEMENT ACTION AGAINST	§	BEFORE THE
TEXAS BAY BLUFF, LLC WITH	§ §	TEXAS DEPARTMENT OF
RESPECT TO	§	HOUSING AND
SABINE PARK APARTMENTS	§ §	COMMUNITY AFFAIRS
(HTC FILE # 96134 / CMTS # 1594)	§	

AGREED FINAL ORDER

General Remarks and official action taken:

On this 14th day of December, 2017, the Governing Board ("Board") of the Texas Department of Housing and Community Affairs ("TDHCA" or "Department") considered the matter of whether enforcement action should be taken against **TEXAS BAY BLUFF, LLC,** a Texas limited liability company ("" or "Respondent").

This Agreed Order is executed pursuant to the authority of the Administrative Procedure Act ("APA"), Tex. Gov't Code §2001.056, which authorizes the informal disposition of contested cases. In a desire to conclude this matter without further delay and expense, the Board and Respondent agree to resolve this matter by this Agreed Final Order. The Respondent agrees to this Order for the purpose of resolving this proceeding only and without admitting or denying the findings of fact and conclusions of law set out in this Order.

Upon recommendation of the Enforcement Committee, the Board makes the following findings of fact and conclusions of law and enters this Order.

WAIVER

Respondent acknowledges the existence of their right to request a hearing as provided by Tex. Gov't Code §2306.044, and to seek judicial review, in the District Court of Travis County, Texas, of any order as provided by Tex. Gov't Code §2306.047. Pursuant to this compromise and settlement, the Respondent waives those rights and acknowledges the jurisdiction of the Board over Respondent.

FINDINGS OF FACT

Jurisdiction:

1. During 1996, Three Rivers Manor, Ltd. ("Prior Owner") was awarded an allocation of Low Income Housing Tax Credits by the Board, in an annual amount of $897,897 to rehabilitate Sabine Park Apartments ("Property") (HTC file No. 96134 / CMTS No. 1594 / LDLD No. 505).

2. Prior Owner signed a land use restriction agreement ("LURA") regarding the Property. The LURA was effective December 22, 1998, and filed of record at Volume 1105, Page 950 of the Official Public Records of Real Property of Orange County, Texas ("Records"), as

amended by an Agreement to Comply with and First Amendment executed on July 31, 2015, and filed in the Records at Document Number 422235. In accordance with Section 2 of the LURA, the LURA is a restrictive covenant/deed restriction encumbering the property and binding on all successors and assigns for the full term of the LURA.

3. Respondent took ownership of the Property in 2015 and signed an Agreement to Comply with and First Amendment with TDHCA to assume the duties imposed by the LURA and to comply fully with the terms thereof (Agreement to Assume and Comply) and filed the same in the Records at Document Number 422235, thereby binding Respondent to the terms of the LURA.

4. Respondent is subject to the regulatory authority of TDHCA.

Compliance Violations[1]*:*

5. A Uniform Physical Condition Standards ("UPCS") inspection was conducted on January 26, 2017. Inspection reports showed numerous serious property condition violations, a violation of 10 TAC §10.621 (Property Inspection Standards). Notifications of noncompliance were sent and a June 18, 2017, corrective action deadline was set. Partial corrective action was received but the violations listed at *Exhibit 1* remain unresolved.

6. A Uniform Physical Condition Standards ("UPCS") inspection was conducted on February 27, 2014. Inspection reports showed numerous serious property condition violations, a violation of 10 TAC §10.621 (Property Inspection Standards). Notifications of noncompliance were sent and a June 55, 2014, corrective action deadline was set. This inspection pre-dated the ownership of Respondent, but resolution is required of all successors and assigns as a result of the LURA. Partial corrective action was received but the violations listed at *Exhibit 1* remain unresolved.

7. An on-site monitoring review was conducted on February 26, 2014, to determine whether Respondent was in compliance with LURA requirements to lease units to low income households and maintain records demonstrating eligibility. The monitoring review found violations of the LURA and TDHCA rules. Notifications of noncompliance were sent and a July 16, 2014, corrective action deadline was set, however, multiple violations were not corrected before the corrective action deadline. This review pre-dated the ownership of Respondent, but resolution is required of all successors and assigns as a result of the LURA. The following findings remain unresolved:

    a. Respondent failed to provide documentation that household incomes were within prescribed limits upon initial occupancy for units 518, 520, and 602, a violation of 10 TAC §10.611 (Determination, Documentation and Certification of Annual Income), which requires screening of tenants to ensure qualification for the program;

---

[1] Within this Agreed Final Order, all references to violations of TDHCA Compliance Monitoring rules at 10 TAC §§ 10 and 60 refer to the versions of the code in effect at the time of the compliance monitoring reviews and/or inspections that resulted in recording each violation. All past violations remain violations under the current code and all interim amendments.

b. Respondent failed to provide an Annual Eligibility Certifications for units 129, 518, and 32, a violation of 10 TAC §10.612 (Tenant File Requirements), which requires developments to annually collect an Annual Eligibility Certification form from each household;

c. Respondent failed to provide the Fair Housing Disclosure Notice for unit 612, a violation of 10 TAC §10.613 (Lease Requirements), which, at the time of move-in for during 2013, required all developments to provide prospective households with a fair housing disclosure notice within a certain time period. This form has since been combined with the Notice of Amenities and Services into a replacement document called a "Tenant Rights and Resources Guide", which also has not been provided; and

d. Respondent failed to execute required lease provisions or exclude prohibited lease language for units 112 and 146, a violation of 10 TAC §10.613 (Lease Requirements), which requires leases to include specific language protecting tenants from eviction without good cause and prohibiting owners from taking certain actions such as locking out or seizing property, or threatening to do so, except by judicial process. Partial corrective documentation was received in response to an administrative penalty informal conference notice, including a signed lease addendum for unit 101 but omitting the required certification indicating that the form had been implemented property-wide.

8. The following violations remain outstanding at the time of this order:

   a. 2017 UPCS violation described in FOF #5;

   b. 2014 UPCS violation described in FOF #6;

   c. Household income qualification violations described in FOF #7.a;

   d. Annual Eligibility Certification violations described in FOF #7.b;

   e. Lease notice violation described in FOF #7.c; and

   f. Lease language violations described in FOF #7.d.

CONCLUSIONS OF LAW

1. The Department has jurisdiction over this matter pursuant to Tex. Gov't Code §§2306.041-.0503 and 10 TAC §2.

2. Respondent is a "housing sponsor" as that term is defined in Tex. Gov't Code §2306.004(14).

3. Pursuant to IRC §42(m)(1)(B)(iii), housing credit agencies are required to monitor for noncompliance with all provisions of the IRC and to notify the Internal Revenue Service of such noncompliance.

4. Respondent violated 10 TAC §10.621 by failing to comply with HUD's Uniform Physical Condition Standards when major violations were discovered and not timely corrected.[2]

5. Respondent violated 10 TAC §10.611 by failing to provide documentation that household incomes were within prescribed limits upon initial occupancy for units 518, 520, and 602.

6. Respondent violated 10 TAC §10.612 by failing to collect Annual Eligibility Certifications for units 129, 518, and 32.

7. Respondent violated 10 TAC §10.613 by failing to execute the Fair Housing Disclosure Notice during the appropriate time frame for unit 612.

8. Respondent violated 10 TAC §10.613 by failing to execute required lease language for units 112 and 146; to provide leases that included required lease language.

9. Because Respondent is a housing sponsor with respect to the Property, and has violated TDHCA rules, the Board has personal and subject matter jurisdiction over Respondent pursuant to Tex. Gov't Code §2306.041 and §2306.267.

10. Because Respondent is a housing sponsor, TDHCA may order Respondent to perform or refrain from performing certain acts in order to comply with the law, TDHCA rules, or the terms of a contract or agreement to which Respondent and TDHCA are parties, pursuant to Tex. Gov't Code §2306.267.

11. Because Respondent has violated rules promulgated pursuant to Tex. Gov't Code § 2306.053 and has violated agreements with the Agency to which Respondent is a party, the Agency may impose an administrative penalty pursuant to Tex. Gov't Code §2306.041.

12. An administrative penalty of $1,500 is an appropriate penalty in accordance with 10 TAC §2.

Based upon the foregoing findings of fact and conclusions of law, and an assessment of the factors set forth in Tex. Gov't Code §2306.042 to be considered in assessing such penalties as applied specifically to the facts and circumstances present in this case, the Board of the Texas Department of Housing and Community Affairs orders the following:

IT IS HEREBY ORDERED that Respondent is assessed an administrative penalty in the amount of $1,500, subject to deferral as further ordered below.

IT IS FURTHER ORDERED that Respondent shall repair all UPCS violations as indicated in the exhibits and submit work orders in the correct format, and including all necessary parts, to document the corrections to TDHCA on or before March 14, 2018.

IT IS FURTHER ORDERED that Respondent shall fully correct all file monitoring violations as indicated in the exhibits and submit full documentation of the corrections to TDHCA on or before March 14, 2018.

---

[2] HUD's Uniform Physical Condition Standards are the standards adopted by TDHCA pursuant to 10 TAC 10.621(a)

IT IS FURTHER ORDERED that if Respondent timely and fully complies with the terms and conditions of this Agreed Final Order, correcting all violations as required, the satisfactory performance under this order will be accepted in lieu of the assessed administrative penalty and the full amount of the administrative penalty will be deferred and forgiven.

IT IS FURTHER ORDERED that if Respondent fails to satisfy any conditions or otherwise violates any provision of this order, or the property is sold before the terms and conditions of this Agreed Final Order have been fully satisfied, then the full administrative penalty in the amount of $1,500 shall be immediately due and payable to the Department. Such payment shall be made by cashier's check payable to the "Texas Department of Housing and Community Affairs" upon the earlier of (1) within thirty days of the date the Department sends written notice to Respondent that it has violated a provision of this Order, or (2) the property closing date if sold before the terms and conditions of this Agreed Final Order have been fully satisfied.

IT IS FURTHER ORDERED that corrective documentation must be uploaded to the Compliance Monitoring and Tracking System ("CMTS") by following the instructions at this link: http://www.tdhca.state.tx.us/pmcdocs/CMTSUserGuide-AttachingDocs.pdf. After the upload is complete, an email must be sent to Ysella Kaseman at ysella.kaseman@tdhca.state.tx.us to inform her that the documentation is ready for review. If it comes due and payable, the penalty payment must be submitted to the following address:

If via overnight mail (FedEx, UPS):	**If via USPS:**
TDHCA Attn: Ysella Kaseman 221 E 11th St Austin, Texas 78701	TDHCA Attn: Ysella Kaseman P.O. Box 13941 Austin, Texas 78711

IT IS FURTHER ORDERED that Respondent shall follow the requirements of 10 TAC §10.406, a copy of which is included at Exhibit 5, and obtain approval from the Department prior to consummating a sale of the property, if contemplated.

IT IS FURTHER ORDERED that the terms of this Agreed Final Order shall be published on the TDHCA website.

[Remainder of page intentionally blank]

Approved by the Governing Board of TDHCA on _________________________, 2017.

By: ______________________________
Name: J.B. Goodwin
Title: Chair of the Board of TDHCA

By: ______________________________
Name: James "Beau" Eccles
Title: Secretary of the Board of TDHCA

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

Before me, the undersigned notary public, on this 14th day of December, 2017, personally appeared J.B. Goodwin, proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal)

____
Notary Public, State of Texas

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

Before me, the undersigned notary public, on this 14th day of December, 2017, personally appeared James "Beau" Eccles, proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal)

____
Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF ________________§

BEFORE ME, ________________, a notary public in and for the State of __________, on this day personally appeared __________________, known to me or proven to me through ____ ________________ to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (he/she) executed the same for the purposes and consideration therein expressed, who being by me duly sworn, deposed as follows:

1. "My name is ______________________, I am of sound mind, capable of making this statement, and personally acquainted with the facts herein stated.
2. I hold the office of _________________ for Respondent. I am the authorized representative of Respondent, owner of the Property, which is subject to a Land Use Restriction Agreement monitored by the TDHCA in the State of Texas, and I am duly authorized by Respondent to execute this document.
3. Respondent knowingly and voluntarily enters into this Agreed Final Order, and agrees with and consents to the issuance and service of the foregoing Agreed Order by the Board of the Texas Department of Housing and Community Affairs."

RESPONDENT:

TEXAS BAY BLUFF, LLC, a Texas limited liability company

By: ______________________________
Name: ______________________________
Title: ______________________________

Given under my hand and seal of office this _______ day of ______, 2017.

____
Signature of Notary Public

____
Printed Name of Notary Public

NOTARY PUBLIC IN AND FOR THE STATE OF __________
My Commission Expires: _________

Exhibit 1

UPCS Instructions

1. UPCS violations that must be corrected are listed in the attached spreadsheets.
2. Prepare corrective documentation following these guidelines: http://www.tdhca.state.tx.us/pmcomp/inspections/docs/UPCS-WorkOrderGuidelines.pdf
3. Submit corrective documentation via CMTS following the instructions at http://www.tdhca.state.tx.us/pmcdocs/CMTSUserGuide-AttachingDocs.pdf.

2017 UPCS Violations

Deficiency Area	L1	L2	L3	Deficiency	Comments
Site:					
Grounds		x		Erosion/Rutting Areas	erosion throughout property
Grounds		x		Overgrown/Penetrating Vegetation	trees rubbing building throughout
Health & Safety			x	Hazards—Sharp Edges	broken glass ; throughout
Health & Safety			x	Hazards—Tripping	sidewalk uneven; multiple locations
Refuse Disposal		x		Broken/Damaged Enclosure—Inadequate Outside Storage Space.	damaged enclosures
Bldg 3:					
Unit 536					
Doors			x	Deteriorated/Missing Seals (Entry Only)	Front entry door;
Floors			x	Soft Floor Covering Missing/Damaged	missing throughout
Kitchen		x		Dishwasher/Garbage Disposal—Inoperable	garbage disposal not functioning;
Bldg 13:					
Unit 610					
Kitchen		x		Dishwasher/Garbage Disposal—Inoperable	dishwasher missing
Kitchen			x	Range/Stove—Missing/Damaged/Inoperable	Range is missing
Kitchen			x	Refrigerator-Missing/Damaged/Inoperable	Refrigerator missing
Bldg 40:					
Unit 10					
Doors			x	Damaged Surface (Holes/Paint/Rust/Glass)	hole(s);Bedroom 1
Doors	x			Missing Door	Bedroom 2
Floors		x		Soft Floor Covering Missing/Damaged	Bedroom 2; missing

2014 UPCS Violations

Deficiency Area	**L1**	**L2**	**L3**	**Deficiency**	**Comments**
Grounds			X	Erosion/Rutting Areas	erosion throughout property / ruts
			X	Overgrown/Penetrating Vegetation	overgrown vegetation throughout property
			X	Ponding/Site Drainage	ponding multiple location
Health & Safety			X	Hazards - Sharp Edges	broken glass on sidewalk bldg 36
			X	Hazards - Tripping	sidewalk uneven bldg 32
Trash		X		Broken/Damaged Enclosure-Inadequate Outside Storage	inadequate dumpster
Building: 1					
Unit: 521 for 515					
Doors			X	Damaged Surface (Holes/Paint/Rusting)	hole closet
Health & Safety			X	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	br1 headboard blocking egress - repaired
Kitchen	X			Refrigerator-Missing/Damaged/Inoperable	gasket
Building: 10					
Unit: 210					
Electrical			X	GFI Inoperable	bath1
Kitchen	X			Refrigerator-Missing/Damaged/Inoperable	gasket
Building: 11					
Unit: 604					
Kitchen	X			Refrigerator-Missing/Damaged/Inoperable	gasket
Building: 12					
Building Exterior					
Roofs	X			Damaged Soffits/Fascia	peeling paint
Unit: 608 for 606 vacant					
Doors			X	Damaged Surface (Holes/Paint/Rusting)	br2 damaged
Floors	X			Floor Covering Damage	entry
Kitchen		X		Dishwasher/Garbage Disposal - Damaged/Inoperable	dishwasher

Building: 13					
Unit: 612 for 610					
Floors			X	Floor Covering Damage	all rooms damaged
Kitchen	X			Refrigerator-Missing/Damaged/Inoperable	gasket
Building: 14					
Unit: 211 vacant					
Windows			X	Cracked/Broken/Missing Panes	living damaged
Building: 16					
Unit: 203					
Kitchen	X			Refrigerator-Missing/Damaged/Inoperable	gasket
Building: 19					
Unit: 531					
Electrical			X	GFI Inoperable	bath2
Building: 21					
Unit: 120					
Kitchen		X		Dishwasher/Garbage Disposal - Damaged/Inoperable	dishwasher
Building: 24					
Unit: 138 for 132					
Electrical			X	Missing Breakers/Fuses	missing breaker
Building: 25					
Unit: 117 for 115					
Health & Safety			X	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	br1, br2 dresser blocking egress
Building: 28					
Unit: 39					
Doors			X	Damaged Surface (Holes/Paint/Rusting)	damaged x2
Health & Safety			X	Infestation - Insects	roaches

Building: 30

Unit: 76 vacant

Doors		X	Missing Door	missing x4
Floors		X	Missing Flooring	
Kitchen		X	Range/Stove - Missing/Damaged/Inoperable	damaged
		X	Refrigerator-Missing/Damaged/Inoperable	missing

Building: 31

Unit: 71 vacant

Doors		X	Damaged Surface (Holes/Paint/Rusting)	damaged x1
HVAC System		X	Inoperable	damaged
Kitchen		X	Range/Stove - Missing/Damaged/Inoperable	missing

Unit: 36 for 34

Health & Safety		X	Infestation - Insects	roaches

Building: 33

Unit: 32

Kitchen	X		Refrigerator-Missing/Damaged/Inoperable	gasket

Building: 35

Unit: 51 vacant

Kitchen		X	Range/Stove - Missing/Damaged/Inoperable	missing
Walls		X	Water Stains/Water Damage/Mold/Mildew	kitchen mildew

Building: 36

Unit: 58 vacant

Kitchen		X	Refrigerator-Missing/Damaged/Inoperable	missing

Building: 37

Unit: 31

Kitchen	X		Refrigerator-Missing/Damaged/Inoperable	gasket

Building: 39

Unit: 40 vacant

Floors	X	Floor Covering Damage	all carpet stained
Hot Water Heater	X	Inoperable Unit/Components	damaged
HVAC System	X	Inoperable	damaged
Kitchen	X	Range/Stove - Missing/Damaged/Inoperable	damaged

Building: 4

Unit: 558 vacant

Ceiling	X	Bulging/Buckling	br2 hole 3x6
Floors	X	Missing Flooring	all carpet
Health & Safety	X	Electrical Hazards - Exposed Wires/Open Panels	panel missing cover
Kitchen	X	Refrigerator-Missing/Damaged/Inoperable	missing

Building: 40

Building Systems			
Fire Protection	X	Missing/Damaged/Expired Extinguishers	discharged 22

Building: 5

Building Exterior			
Roofs	X	Damaged/Clogged Drains	clogged gutters
Building Systems			
Fire Protection	X	Missing/Damaged/Expired Extinguishers	discharged 549

Exhibit 2

File Monitoring Violation Resources and Instructions

1. Refer to the following link for all references to the rules at 10 TAC §10 that are referenced below:

   http://texreg.sos.state.tx.us/public/readtac$ext.ViewTAC?tac_view=5&ti=10&pt=1&ch=10&sch=F&rl=Y

2. Refer to the following link for copies of forms that are referenced below:

   http://www.tdhca.state.tx.us/pmcomp/forms.htm

3. Technical support and training presentations are available at the following links:

   Income and Rent Limits: http://www.tdhca.state.tx.us/pmcomp/irl/index.htm

   Online Reporting: http://www.tdhca.state.tx.us/pmcomp/reports.htm

   FAQ's: http://www.tdhca.state.tx.us/pmcomp/compFaqs.htm

4. **All corrections must be submitted via CMTS:** See link for steps to upload documents http://www.tdhca.state.tx.us/pmcdocs/CMTSUserGuide-AttachingDocs.pdf.

5. **Important notes -**

   i. Do not backdate any documents listed below.

   ii. A transfer of a qualified household from another unit is not sufficient to correct any findings. If there is a tenant income certification or household income above limit violation, a transfer from another unit will simply cause the finding to transfer to that unit.

9. Lease violations for failure to provide Fair Housing Disclosure Notice for unit 612:

Property previously submitted a back-dated form. The form was creased 12/17/2012, but the signed notice submitted as corrective action was dated by the household as of 11/3/2012. Backdating is never permitted for any program documentation.

Actions to perform: Written response explaining why the document was backdated. If unit 612 is still occupied by the same household from 2012, provide them with the Tenant Rights and Resources Guide (which has since replaced the Fair Housing Disclosure Notice), have them sign the Tenant Rights and Resources Guide Acknowledgment.

What to submit: The owner must review the applicable "Owner Certification of Corrected Noncompliance" at *Exhibit 3*, verify that all requirements described by the certification have been met, then submit the signed certification. *Only submit the signed Owner Certification; do not submit any further documentation for this finding.*

10. Lease language violations for units 112 and 146:

Actions to perform: Provide households with a lease or lease addendum that complies with TDHCA requirements at 10 TAC §10.613, including but not limited to those requirements:

- Prohibiting owners from locking out or threatening to lock out any Development resident, except by judicial process, unless the exclusion is necessary for the purpose of performing repairs or construction work, or in cases of emergency;
- Prohibiting owners from seizing or threatening to seize the personal property of a resident except by judicial process unless the resident has abandoned the premises.

What to submit: The owner must review the applicable "Owner Certification of Corrected Noncompliance" at *Exhibit 3*, verify that all requirements described by the certification have been met, then submit the signed certification. *Only submit the signed Owner Certification; do not submit any further documentation for this finding.*

11. **Annual Eligibility Certification Violations for units 129, 518, and 32:** Follow the instructions below and submit complete documentation.
    a. If units are occupied by the same households that occupied the units at the time of the violations (see dates below), have the households execute an Annual Eligibility Certification and submit. Do not back-date.
        i. Unit 129: Affected household occupied unit as of 10/20/2013;
        ii. Unit 518: Affected household occupied unit as of 12/31/2012;
        iii. Unit 32: Affected household occupied unit as of 12/31/2012.
    b. If units are occupied by a new qualified household, a nonqualified household, or the unit is currently vacant, follow the instructions in rows II-VI in the table below for the next violation type and submit the necessary documentation.
12. **Household income violations for units 518, 520, and 602:** Follow the instructions below and submit complete documentation.

Details regarding how to compile a compliant tenant file are at *Exhibit 4*.

Circumstance with respect to units listed above	**Instruction**
I. If unit is occupied by the same household that occupied the unit at the time of the violation (see dates below) and that household qualifies for occupancy - Unit 518: 12/31/2012 - Unit 520: 1/2/2014 - Unit 602: 2/10/2014	If the affected households remain in these units, you must recertify those households under current circumstances, using current income and asset information. Submit a new tenant application, new verifications of all sources of income and assets, and a new executed tenant income certification. Note that property must obtain and submit first hand documentation such as pay stubs and bank statements to document income and assets. Third party verification documentation will not be accepted.
II. If unit is occupied by a new qualified household (not the affected households listed above)	Submit the full new tenant file*.
III. If unit is occupied by a nonqualified household on a month-to-month lease	A. Follow your normal procedures for terminating residency and provide a copy of documentation to TDHCA.** B. Once the unit becomes available, occupy the unit by a qualified household, and submit the full new tenant file within 30 days of occupancy*. Receipt after 3/14/2018 is acceptable for this circumstance provided that Requirement A above is fulfilled.
IV. If unit is occupied by a nonqualified household with a non-expired lease	A. Issue a nonrenewal notice to tenant and provide a copy to TDHCA.** B. As soon as the unit is occupied by a qualified household, you must submit the full tenant file*. Receipt after 3/14/2018 is acceptable for this circumstance provided that Requirement A above is fulfilled.

V. If unit has been vacant *more than* 30 days	A. Unit must be made ready for occupancy and a letter certifying to that effect must be submitted to TDHCA. B. Occupy the unit by a qualified household, and submit the full new tenant file within 30 days of occupancy*. Receipt after 3/14/2018 is acceptable for this circumstance provided that Requirement A above is fulfilled.
VI. If unit has been vacant *less than* 30 days	A. If unit is ready for occupancy, a letter certifying to that effect must be submitted to TDHCA. B. If unit is not ready for occupancy, submit a letter to TDHCA including details regarding work that is required and when the unit will be ready for occupancy (no more than 30 days from the date of vacancy). C. Occupy the unit by a qualified household, and submit the full new tenant file within 30 days of occupancy*. Receipt after 3/14/2018 is acceptable for this circumstance provided that Requirements A and B above are fulfilled.

**Full tenant file must include: tenant application, verifications of all sources of income and assets, tenant income certification, lease, lease addendum (including required language prohibiting good cause evictions and lock-outs), and Tenant Rights and Resources Guide Acknowledgment.*

If a new certification is performed for an existing household, the verifications of income and assets must be first-hand documentation such as pay stubs and bank statements to document income and assets. Third party documentation will not be accepted.

*** If a notice of nonrenewal or notice of termination is sent to tenant, ensure that it complies with requirements of the rule at 10 TAC 10.610(f)*

Exhibit 3

Owner Certifications

(see attached)

Review these certifications, perform the required actions, then sign and submit the certifications via CMTS.

The rules at 10 TAC §10 that are referenced in the attached certifications are available at this link http://texreg.sos.state.tx.us/public/readtac$ext.ViewTAC?tac_view=5&ti=10&pt=1&ch=10&sch=F&rl=Y

Texas Department of Housing and Community Affairs
Owner Certification of Corrected Noncompliance

Development Name: Sabine Park Apartments CMTS ID: 1594

The above referenced Development was monitored on February 26, 2014 to determine if the Development is in compliance with the requirements of the Housing Tax Credit program. The review resulted in a finding of noncompliance under Title 10, Chapter 10, Subchapter F related to Compliance Monitoring, §10.613(e) which states:

(e) Owners of HTC Developments are prohibited from locking out or threatening to lock out any Development resident, except by judicial process, unless the exclusion is necessary for the purpose of performing repairs or construction work, or in cases of emergency. Owners are further prohibited from seizing or threatening to seize the personal property of a resident except by judicial process unless the resident has abandoned the premises. These prohibitions must be included in the lease or lease addendum

Through this certification, you hereby certify the following:

1. The required language has been added to the lease or lease addendum;
2. All low-income households have been provided an updated lease or lease addendum containing the required information; and,
3. All future leases with low-income households will contain the required language either within the lease or through the use of a lease addendum.

Under 10 TAC §2.401(e), a person shall be recommended for debarment if they control a Development that during two sequential monitoring visits is found to be out of compliance with the lease requirements described in §10.613. If at the next onsite review, there has been not been an ownership transfer and noncompliance is assessed for failure to execute required lease provisions, the owner will be recommended for debarment from participation in programs administered by the Department. A copy of §10.613 is attached to ensure ongoing compliance.

I, ______________________________, on behalf of Texas Bay Bluff, LLC, am a duly authorized representative, who is so authorized by reason of my position as ______________________________ to hereby certify, as true and correct, that the above referenced noncompliance related to §10.613(e) has been corrected in the manner described and that all required lease language under §10.613 is in the lease and lease addendum. I further certify that I understand that if this event of noncompliance is cited at the next onsite review of Sabine Park Apartments, the owner will be recommended for debarment.

______________________________ ______________

Signature of Authorized Owner Representative Date

Warning: Title 18, Section 1001 of the U.S. Code makes it a criminal offense to make willful false statements or misrepresentations to any Department or Agency in the United States as to any matter within its jurisdiction.

TDHCA
December 2016

Texas Department of Housing and Community Affairs
Owner Certification of Corrected Noncompliance

Development Name: Sabine Park Apartments CMTS ID: 1594

The above referenced Development was monitored on February 26, 2014 to determine if the Development is in compliance with the requirements of the Housing Tax Credit ("HTC") program. The review resulted in a finding of noncompliance under Title 10, Chapter 10, Subchapter F related to Compliance Monitoring, §10.613(k) which states:

(k) A Development Owner shall post in a common area of the leasing office a laminated copy and provide each household, during the application process and upon a subsequent change to the items described in paragraph (2) of this subsection, the brochure made available by the Department, A Tenant Rights and Resources Guide, which includes:
(1) Information about Fair Housing and tenant choice;
(2) Information regarding common amenities, unit amenities, and services; and,
(3) A certification that a representative of the household must sign prior to, but no more than 120 days prior to, the initial lease execution acknowledging receipt of this brochure.
(4) In the event this brochure is not provided timely or the household does not certify to receipt of the brochure, correction will be achieved by providing the household with the brochure and receiving a signed certification that it was received.

Through this certification, you hereby certify the following:

1. That a correctly executed Tenant Rights and Resources Guide is laminated and posted in a common area of the leasing office;
2. All low-income households have been provided the Tenant Rights and Resources Guide and executed the required acknowledgement; and,
3. All future low-income households will be provided the Tenant Rights and Resources Guide and execute the acknowledgement of receipt no more that 120 days prior to move in .

Under 10 TAC §2.401(e), a person shall be recommended for debarment if they control a Development that during two sequential monitoring visits is found to be out of compliance with the lease requirements described in §10.613. If at the next onsite review, there has been not been an ownership transfer and noncompliance is assessed for failure to execute required lease provisions, the owner will be recommended for debarment from participation in programs administered by the Department. A copy of §10.613 is attached to ensure ongoing compliance.

I, ____________________________, on behalf of Texas Bay Bluff, LLC, am a duly authorized representative, who is so authorized by reason of my position as__________________________ to hereby certify, as true and correct, that the above referenced noncompliance related to §10.613(k) has been corrected in the manner described and that all required lease language under §10.613 is in the lease and lease addendum. I further certify that I understand that if this event of noncompliance is cited at the next onsite review of Sabine Park Apartments, the owner will be recommended for debarment.

Signature of Authorized Owner Representative

Date

Warning: Title 18, Section 1001 of the U.S. Code makes it a criminal offense to make willful false statements or misrepresentations to any Department or Agency in the United States as to any matter within its jurisdiction.

TDHCA
December 2016

Exhibit 4

Tenant File Guidelines

The following technical support does not represent a complete list of all file requirements and is intended only as a guide. TDHCA staff recommends that all onsite staff responsible for accepting and processing applications sign up for First Thursday Training in order to get a full overview of the process. Sign up at http://www.tdhca.state.tx.us/pmcomp/COMPtrain.html. Forms discussed below are available at: http://www.tdhca.state.tx.us/pmcomp/forms.htm.

1. **Intake Application:** Each adult household member must complete their own application in order to be properly screened at initial certification. A married couple can complete a joint application. The Department does not have a required form to screen households, but we make a sample form available for that purpose. All households must be screened for household composition, income and assets. Applicants must complete all blanks on the application and answer all questions. Any lines left intentionally blank should be marked with "none" or "n/a." The application must be signed and dated by all adult household members, using the date that the form is actually completed. If you use the Texas Apartment Association (TAA) Rental Application, be aware that it does not include all requirements, but they have a "Supplemental Rental Application for Units Under Government Regulated Affordable Housing Programs" that includes the additional requirements.
2. **Release and Consent**: Have tenant sign TDHCA's Release and Consent form so that verifications may be collected by the property.
3. **Verify Income:** Each source of income and asset must be documented for every adult household member based upon the information disclosed on the application. There are multiple methods. *Note that if you are recertifying an existing household based upon current circumstances, you must use the first-hand verification method:*
    a. **First hand verifications:** Paystubs or payroll print-outs that show gross income. If you choose this method, ensure that you consistently collect a specified number of consecutive check stubs as defined in your management plan;
    b. **Employment Verification Form**: Part 1 must be completed by you and signed by the tenant. Part 2 must be completed by the employer. To prevent fraud, you must submit the form directly to the employer and must not allow the tenant to handle it. You should ensure that the person completing the employer portion has authority to do so and has access to all applicable information in order to verify the employment income. If you receive the verification via mail, retain the envelope. If you receive it via fax, ensure that the fax stamp is on it. *If you are recertifying an existing household based upon current circumstances, you must use the first-hand verification method;*
    c. **Verification of non-employment income:** You must obtain verifications for all other income sources, such as child support, social security, and/or unemployment benefits. Self-certification by the household is not acceptable. Examples: benefit verification letter(s) would be acceptable for social security and/or employment benefits. Acceptable verifications for child support could include documents such as divorce decree(s), court order(s), or a written statement from the court or attorney general regarding the monthly awarded amount;
    d. **Telephone Verifications**: these are acceptable *only* for clarifying discrepancies and cannot be used as primary form of verification. Include your name, the date, the name of the person with whom you spoke, and your signature;

   e. **Certification of Zero Income:** If an adult household member does not report any sources of income on the application, this form can be used to document thorough screening and to document the source of funds used to pay for rent, utilities, and/or other necessities.

4. **Verify Assets:** Regardless of their balances, applicants must report all assets owned, including assets such as checking or savings accounts. The accounts are typically disclosed on the application form, but you must review all documentation from the tenant to ensure proper documentation of the household's income and assets. For instance, review the credit report (if you pull one), application, pay stubs, and other documents to ensure that all information is consistent. Examples of ways to find assets that are frequently overlooked: Review pay stubs for assets such as checking and retirement accounts that the household may have forgotten to include in the application. These accounts must also be verified. Format of verifications:
   a. **Under $5000 Asset Certification Form:** If the total cash value of the assets owned by members of the household is less than $5,000, as reported on the Intake Application, the TDHCA Under $5,000 Asset Certification form may be used to verify assets. If applicable, follow the instructions to complete one form per household that includes everyone's assets, even minors, and have all adults sign and date using the date that the form is actually completed.
   b. **First hand verifications** such as bank statements to verify a checking account. Ensure that you use a consistent number of consecutive statements, as identified in your management plan.
   c. **3rd party verifications** using the TDHCA Asset Verification form. As with the "Employment Verification Form" discussed above, Part 1 must be completed by you and signed by the tenant. Part 2 must be completed by the financial institution. To prevent fraud, you must submit the form directly to the employer and must not allow the tenant to handle it. You should ensure that the person completing the financial institution's portion has authority to do so and has access to all applicable information in order to verify the asset(s). If you receive the verification via mail, retain the envelope. If you receive it via fax, ensure that the fax stamp is on it.

5. **Tenant Income Certification Form:** Upon verification of all income and asset sources disclosed on the application and any additional information found in the documentation submitted by the tenant, the next step is to annualize the sources on the Income Certification Form, add them together, and compare to the applicable income limit for household size which can be found at http://www.tdhca.state.tx.us/pmcomp/irl/index.htm. Be sure to include any income derived from assets. The form must include all household members, and be signed by each adult household member.

6. **Lease:** Must conform with your LURA and TDHCA requirements and indicate a rent below the maximum rent limits, which can be found at http://www.tdhca.state.tx.us/pmcomp/irl/index.htm When determining the rent, ensure that the tenant's rent, plus the utility allowance, plus any housing subsidies, plus any mandatory fees, are below the maximum limits set by TDHCA. 10 TAC §10.613(a) prohibits the eviction or termination of tenancy of low income households for reasons other than good cause throughout the affordability period in accordance with Revenue Ruling 2004-82. In addition, 10 TAC §10.613(f) prohibits HTC developments from locking out or

threatening to lock out any development resident, or seizing or threatening to seize personal property of a resident, except by judicial process, for purposes of performing necessary repairs or construction work, or in case of emergency. The prohibitions must be included in the lease or lease addendum. TAA has an affordable lease addendum that has incorporated this required language. If you are not a TAA member, you can draft a lease addendum using the requirements outlined above.

7. **Tenant Selection Criteria:** In accordance with 10 TAC §10.610(b), you must maintain written Tenant Selection Criteria and a copy of those written criteria under which an applicant was screened must be included in the household's file.

8. **Tenant Rights and Resources Guide**: As of 1/8/2015, the Fair Housing Disclosure Notice and Tenant Amenities and Services Notice have been replaced by the Tenant Rights and Resources Guide, a copy of which is available online at: http://www.tdhca.state.tx.us/pmcdocs/FairHousingDisclosureBooklet.doc.

   In accordance with 10 TAC §10.613(m), a laminated copy of this guide must be posted in a common area of the leasing office. Development must also provide a copy of the guide to each household during the application process and upon any subsequent changes to the items described at paragraph b) below. The Tenant Rights and Resources Guide includes:

   a) Information about Fair Housing and tenant choice; and
   b) Information regarding common amenities, unit amenities, and services.

   A representative of the household must receive a copy of the Tenant Rights and Resources Guide and sign an acknowledgment of receipt of the brochure prior to, but no more than 120 days prior to, the initial lease execution date.

   In the event that there is a prior finding for a Fair Housing Disclosure Notice, Tenant Amenities and Services Notice, the Tenant Rights and Resources Guide was not provided timely, or the household does not certify to receipt of the Tenant Rights and Resources Guide, resolution will be achieved by providing the household with the Tenant Rights and Resources Guide and receiving a signed acknowledgment. A copy of the acknowledgment form is available at:
   http://www.tdhca.state.tx.us/pmcdocs/FairHousingDisclosureSignaturePage.pdf.

Exhibit 5:

Texas Administrative Code

TITLE 10 COMMUNITY DEVELOPMENT
PART 1 TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
CHAPTER 10 UNIFORM MULTIFAMILY RULES
SUBCHAPTER E POST AWARD AND ASSET MANAGEMENT REQUIREMENTS
RULE §10.406 Ownership Transfers (§2306.6713)

(a) Ownership Transfer Notification. All multifamily Development Owners must provide written notice to the Department at least thirty (30) calendar days prior to any sale, transfer, or exchange of the Development or any portion of or Controlling interest in the Development. Transfers that are the result of an involuntary removal of the general partner by the investment limited partner must be reported to the Department, as soon as possible due to the sensitive timing and nature of this decision. If the Department determines that the transfer, involuntary removal, or replacement was due to a default by the General Partner under the Limited Partnership Agreement, or other detrimental action that put the Development at risk of failure, staff may make a recommendation to the Board for the debarment of the entity and/or its Principals and Affiliates pursuant to the Department's debarment rule. In addition, a record of transfer involving Principals in new proposed awards will be reported and may be taken into consideration by the Executive Award and Review Committee, in accordance with §1.5 of this title (relating to Previous Participation Reviews), prior to recommending any new financing or allocation of credits.

(b) Requirement. Department approval must be requested for any new member to join in the ownership of a Development. Exceptions include changes to the investment limited partner, non-controlling limited partner, or other partners affiliated with the investment limited partner, or changes resulting from foreclosure wherein the lender or financial institution involved in the transaction is the resulting owner. Any subsequent transfer of the Development will be required to adhere to the process in this section. Furthermore, a Development Owner may not transfer an allocation of tax credits or ownership of a Development supported with an allocation of tax credits to any Person or entity unless the Development Owner obtains the Executive Director's prior, written approval of the transfer. The Executive Director may not unreasonably withhold approval of the transfer requested in compliance with this section. Notwithstanding the foregoing, a Development Owner shall be required to notify the Department but shall not be required to obtain Executive Director approval when the transferee is an Affiliate of the Development Owner with no new members or the transferee is a Related Party who does not Control the Development and the transfer is being made for estate planning purposes.

(c) Transfers Prior to 8609 Issuance or Construction Completion. Transfers (other than those that do not require Executive Director approval, as set forth in subsection (b) of this section) will not be approved prior to the issuance of IRS Form(s) 8609 (for Housing Tax Credits) or the completion of construction (for all Developments funded through other Department programs) unless the Development Owner can provide evidence that the need for the transfer is due to a hardship (ex. potential bankruptcy, removal by a partner, etc.). The Development Owner must provide the Department with a written explanation describing the hardship and a copy of any applicable agreement between the parties to the transfer, including any Third-Party agreement.

(d) Non-Profit Organizations. If the ownership transfer request is to replace a non-profit organization within the Development ownership entity, the replacement non-profit entity must adhere to the requirements in paragraph (1) or (2) of this subsection.

(1) If the LURA requires ownership or material participation in ownership by a Qualified Non-Profit Organization, and the Development received Tax Credits pursuant to §42(h)(5) of the Code, the transferee must be a Qualified Non-Profit Organization that meets the requirements of §42(h)(5) of the Code and Texas Government Code §2306.6706.

(2) If the LURA requires ownership or material participation in ownership by a qualified non-profit organization, but the Development did not receive Tax Credits pursuant to §42(h)(5) of the Code, the Development Owner must show that the transferee is a non-profit organization that complies with the LURA.

(e) Historically Underutilized Business ("HUB") Organizations. If a HUB is the general partner of a Development Owner and it (i) is being removed as the result of a default under the organizational documents of the Development Owner or (ii) determines to sell its ownership interest, in either case, after the issuance of 8609s, the purchaser of that general partnership interest is not required to be a HUB as long as the LURA does not require such continual ownership or a material LURA amendment is approved. Such approval can be obtained concurrent with Board approval described herein. All such transfers must be approved by the Board and require that the Board find that:

(1) the selling HUB is acting of its own volition or is being removed as the result of a default under the organizational documents of the Development Owner;

(2) the participation by the HUB has been substantive and meaningful, or would have been substantial and meaningful had the HUB not defaulted under the organizational documents of the Development Owner, enabling it to realize not only financial benefit but to acquire skills relating to the ownership and operation of affordable housing; and

(3) the proposed purchaser meets the Department's standards for ownership transfers

(f) Documentation Required. A Development Owner must submit documentation requested by the Department to enable the Department to understand fully the facts and circumstances that gave rise to the need for the transfer and the effects of approval or denial. Documentation includes but is not limited to:

(1) a written explanation outlining the reason for the request;

(2) a list of the names of transferees and Related Parties;

(3) detailed information describing the experience and financial capacity of transferees and related parties holding an ownership interest of 10 percent or greater in any Principal or Controlling entity;

(4) evidence and certification that the tenants in the Development have been notified in writing of the proposed transfer at least thirty (30) calendar days prior to the date the transfer is approved by the Department. The ownership transfer approval letter will not be issued until this 30 day period has expired.

(g) Within five (5) business days after the date the Department receives all necessary information under this section, staff shall initiate a qualifications review of a transferee, in accordance with §1.5 of this title, to determine the transferee's past compliance with all aspects of the Department's programs, LURAs and eligibility under this chapter.

(h) Credit Limitation. As it relates to the Housing Tax Credit amount further described in §11.4(a) of this title (relating to Tax Credit Request and Award Limits), the credit amount will not be applied in circumstances described in paragraphs (1) and (2) of this subsection:

(1) in cases of transfers in which the syndicator, investor or limited partner is taking over ownership of the Development and not merely replacing the general partner; or

(2) in cases where the general partner is being replaced if the award of credits was made at least five (5) years prior to the transfer request date.

(i) Penalties. The Development Owner must comply with any additional documentation requirements as stated in Subchapter F of this chapter (relating to Compliance Monitoring). The Development Owner, as on record with the Department, will be liable for any penalties imposed by the Department even if such penalty can be attributable to the new Development Owner unless such ownership transfer is approved by the Department.

(j) Ownership Transfer Processing Fee. The ownership transfer request must be accompanied by corresponding ownership transfer fee as outlined in §10.901 of this chapter (relating to Fee Schedule).

Source Note: The provisions of this §10.406 adopted to be effective December 9, 2014, 39 TexReg 9518

1e

BOARD ACTION REQUEST
ASSET MANAGEMENT DIVISION
DECEMBER 14, 2017

Presentation, discussion, and possible action regarding a change in the ownership structure of the Development Owner prior to issuance of IRS Form(s) 8609 and amendments to the Developers and Guarantors for Emerald Village (HTC #13196)

RECOMMENDED ACTION

WHEREAS, Emerald Village (the "Development") received an award of 9% Housing Tax Credits ("HTCs") in 2013 for the new construction of 114 multifamily units in San Antonio, Bexar County;

WHEREAS, the Development Owner has requested approval for changes to the ownership structure of the Development Owner, Developer, and Guarantors;

WHEREAS, there was a change in the ownership structure of NRP Emerald Village SLP LLC, the Class B Special Limited Partner of the Development Owner, that involves the exit of one of its original Principals and the addition of new affiliated entities but no new Principals;

WHEREAS, Alan F. Scott ("Scott"), one of the Principals, has retired and sold his interest to the remaining Principals, J. David Heller ("Heller") and T. Richard Bailey, Jr. ("Bailey"), which impacts the Development Owner, Developers, and Guarantors in the transaction;

WHEREAS, Scott, in addition to Heller and Bailey, was used to meet the Department's Experience Requirement in the Application; and

WHEREAS, the transfer of ownership is being requested prior to the issuance of IRS Form(s) 8609 and 10 TAC §10.406(e) requires that parties reflected in the Application that have control must remain in the ownership structure and retain such control, unless approved otherwise by the Board, and changes in Developers or Guarantors are considered amendments under 10 TAC §10.405(a)(3)(C) requiring approval;

NOW, therefore, it is hereby

RESOLVED, that the ownership transfer and amendments to the Developers and Guarantors for Emerald Village are approved as presented to this meeting, and the Executive Director and his designees are each authorized, empowered, and directed to take all necessary action to effectuate the foregoing.

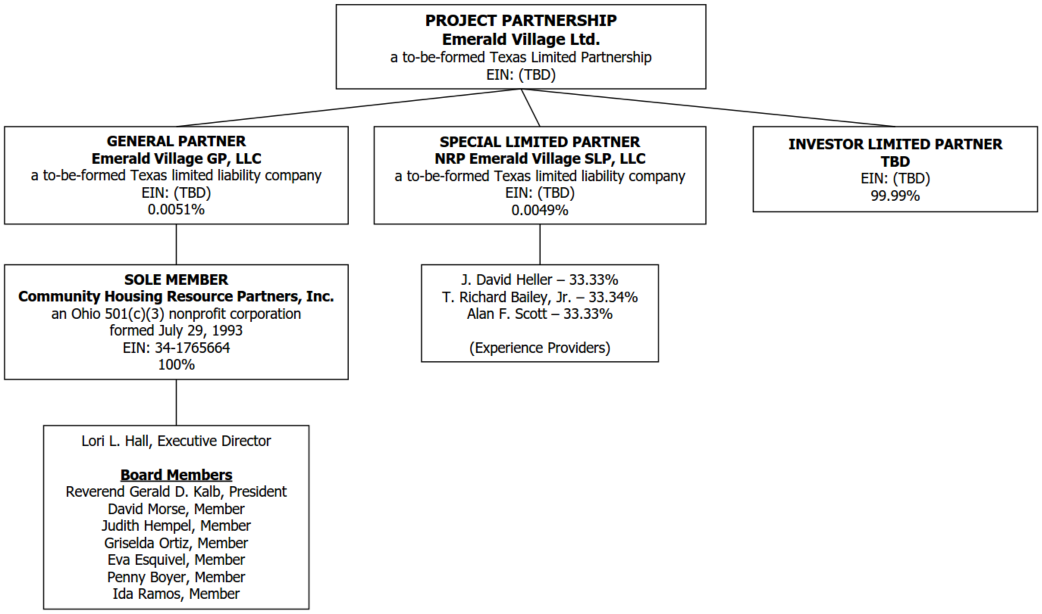
BACKGROUND

Emerald Village was approved for a 9% HTC award in 2013 to construct 114 units in San Antonio, Bexar County. Construction of the Development has been completed, and the cost certification documentation is currently under review by the Department. In a letter dated October 10, 2017, a representative of NRP, an affiliate of the Class B Special Limited Partner of the Development Owner, Emerald Village, Ltd., requested approval for changes to the ownership structure of the Development Owner, Developers, and Guarantors prior to issuance of IRS Form(s) 8609. The changes involve the exit of a Principal and the addition of new affiliated entities but no new Principals.

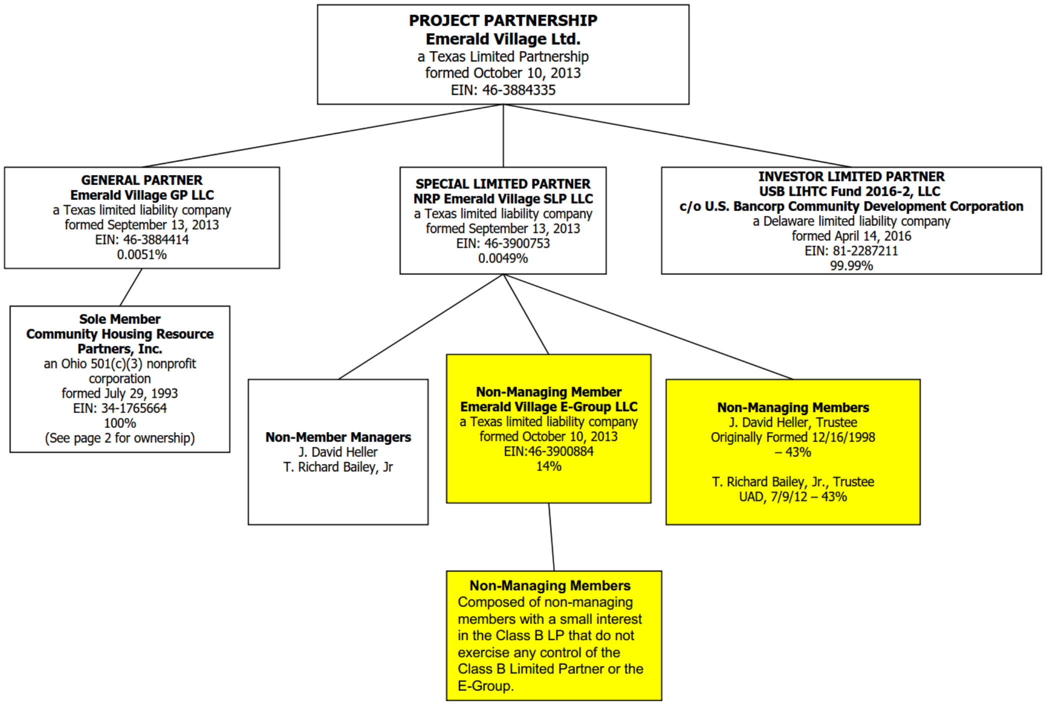
The changes to the Development Owner are for the ownership structure of the Class B Special Limited Partner, NRP Emerald Village SLP LLC (the "SLP"). At Application, the SLP was anticipated to be owned and managed by J. David Heller ("Heller"), T. Richard Bailey, Jr. ("Bailey"), and Alan F. Scott ("Scott"). The ownership transfer request letter from the owner explains that Scott retired from NRP in 2013 and sold his interest in the various NRP entities and projects to Heller and Bailey. Scott was used to meet the Experience Requirement in the Application but Heller and Bailey were also used and will remain owners in the Development In addition, Emerald Village E-Group LLC ("E-Group LLC") was added as owner of the SLP.

Per the request letter, the revised organization chart for the Development Owner identifies E-Group LLC as the non-managing member of NRP Emerald Village SLP LLC but does not identify the specific owners of E-Group LLC since the entity has a small economic interest in the project but no management or control rights. As these changes are occurring prior to issuance of IRS Form(s) 8609, Board approval is required under 10 TAC §10 TAC §10.406(e).

Ownership Structure Approved at Application



Revised Ownership Structure



The ownership transfer request letter also identifies changes to the Developers and Guarantors and requests approval for those changes. The letter states that, in addition to Scott exiting the transaction, Bailey was bought out of NRP's operating companies, including NRP Holdings LLC, NRP Investments LLC, and NRP Contractors LLC.

While Bailey retained a non-economic interest in certain entities, he does not exercise any control over these entities. Additionally, several NRP-affiliated entities were added to the ownership structure of NRP Lone Star Development LLC (co-Developer) and NRP Holdings LLC (co-Guarantor), but no new principals were added. NRP Investments LLC (successor by conversion to NRP Investments Corp.), an entity in the ownership structure of one of the co-Developers, was added as co-Guarantor, and additional NRP-affiliated entities were added to its ownership structure. Changes to the Developers and Guarantors are considered non-material amendments that may be administratively approved by the Executive Director under 10 TAC §10.405(a)(3).

Staff recommends approval of the ownership transfer and amendments to the Developers and Guarantors for Emerald Village as presented.

NRP

5309 Transportation Blvd.
Cleveland, Ohio 44125
Phone (216) 475-8900
Fax (216) 475-6101
www.nrpgroup.com

October 10, 2017

Ms. Dee Patience
Asset Manager
TDHCA
221 East 11th Street
Austin, Texas 78701-2410

Re: Emerald Village (TDHCA# 13196) – Ownership Transfer Request

Ms. Patience:

The purpose of this letter is to request the TDHCA's approval of the following changes in the ownership structure of Emerald Village Ltd., as it relates to the sub-structure of the Class B Limited Partner, NRP Emerald Village LLC (the "SLP") and NRP affiliate entities:

Class B Special Limited Partner
Additional entities were added to the ownership structure between the Class B Special Limited Partner and the principals of NRP. J. David Heller ("Heller") and T. Richard Bailey ("Bailey") manage/control these entities. RD Holdco LLC is an entity used to own all of Heller's and Bailey's affordable projects that closed prior to November 30, 2016. Emerald Village E-Group, LLC is wholly owned by employees of NRP, but is controlled by Heller; the E-Group has a small economic interest in the project, but no management or control rights.

Alan F. Scott
Mr. Scott retired from NRP in 2014 and sold his interest in the various NRP entities and projects to J. David Heller and T. Richard Bailey.

T. Richard Bailey
Mr. Bailey was bought out of NRP's operating companies, including NRP Holdings LLC, NRP Investments LLC and NRP Contractors LLC; however, for tax purposes he retained a .5% non-economic interest in NRP Master L.P. (Master), the owner of NRP Direct Subsidiary LLC (Direct Sub) and the owner of NRP Enterprises LLC (Enterprises). Master, is otherwise owned by Heller through a trust and another wholly owned subsidiary. None of the economics of Enterprises or Master, flow to Bailey, nor does he exercise any control of these entities. Bailey continues to own an interest and have management rights in the affordable projects that closed prior to November 30, 2016.

Direct Sub, which is ultimately 99.5% owned by Heller, owns 100% of the common interest in Enterprises. AGT NRP Investor LLC (AGT), a private equity firm, recently bought into a preferred position in Enterprises. AGT has the right to convert its preferred interest into a

NRP

5309 Transportation Blvd.
Cleveland, Ohio 44125
Phone (216) 475-8900
Fax (216) 475-6101
www.nrpgroup.com

common interest, but at this time, AGT is only entitled to a fixed distribution from Enterprises and is not entitled to any common distributions of Enterprises. AGT does not exercise any control over the partnership.

We respectfully request your consideration in this matter and have enclosed the complete Ownership Transfer Request and fee for $1,000.

Sincerely,

By: Jessica Ludwig
Jessica Ludwig
NRP Assistant Project Manager – Development

Ownership Transfer Information

Complete the below information concerning this transfer. Information related to this and other forms in this packet may be found in the Post Award Activities Manual on the Department's Asset Management page.

Property Information

TDHCA ID#: 13196
Primary Program: 9% HTC
CMTS#:

Property Name: Emerald Village
Current Owner: Emerald Village Ltd.

Type of Transfer: Affiliate Transfer (no new individuals)
Date of Transfer: OR ☒ Already Occurred

A full Ownership Transfer packet may not be required. See the Post Carryover Manual.

Have Forms 8609 been issued for this property? No
Has construction been completed? Yes

Controlling parties at Application must remain in the structure and retain control. Contact your Asset Manager.

Did this property receive points for non-profit participation? Yes
Will the non-profit change? No

N/A

Did this property receive points for a HUB? No
Will the HUB change?

N/A

Is this property in or past year 15 of its Compliance Period? No
Does the ROFR process apply? Yes

Compliance Status

Any uncorrected issues of noncompliance beyond the Corrective Action Period? No
Any Corrective Action for noncompliance items currently in review? No
Date Submitted:

Ownership Transfer Contact Information

Contact Name: Jessica Ludwig
Phone: (216) 584 - 0628

Email: Jludwig@nrpgroup.com
Ownership Transfer Fee Submitted? Yes
Check #: 11085

Property Sale Information *(Only if Property Sale is Occurring with Transfer)*

Title Company: N/A
Title Company Contact: N/A

Email: N/A
Phone: ( ) -
Extension:

Sale will be: N/A
Amount of New Financing (if any): $

Lender (if any): N/A
Terms of New Financing (if any): N/A % Interest

Terms of New Financing (if any): N/A yr Am N/A yr Term

Total Reserves: $ N/A
Amount of Reserves to transfer: $ N/A

If HOME, will HOME loan be paid off at time of sale? N/A

New Proposed Owner Information

Proposed Owner: N/A
Authorized Agent: N/A

Was the above or any of its members formed in a state other than Texas?

Proposed Owner Experience Summary

Does the proposed Owner or its members have experience in affordable housing operations or management? Yes

Years of Cumulative Experience as indicated above:

N/A

New Management Agent Information

☐ Management Agent will be replaced at the time of Transfer.

Entity: N/A
Taxpayer ID: N/A

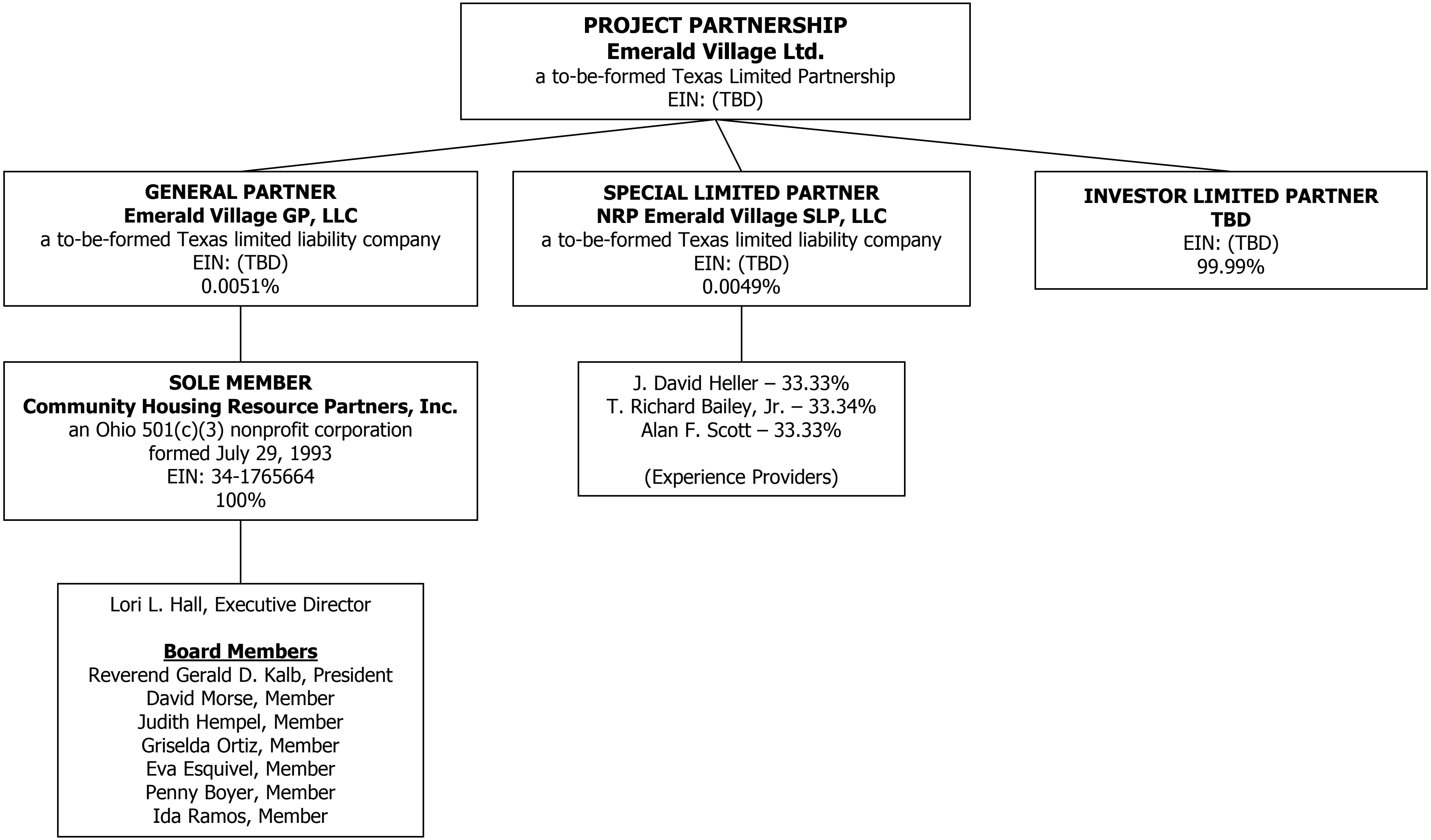
Contact: N/A
Phone: ( ) -
Extension:

Address: N/A

Email: N/A

Emerald Village Ltd.

BEFORE



PROJECT PARTNERSHIP
Emerald Village Ltd.
a to-be-formed Texas Limited Partnership
EIN: (TBD)

GENERAL PARTNER
Emerald Village GP, LLC
a to-be-formed Texas limited liability company
EIN: (TBD)
0.0051%

SPECIAL LIMITED PARTNER
NRP Emerald Village SLP, LLC
a to-be-formed Texas limited liability company
EIN: (TBD)
0.0049%

INVESTOR LIMITED PARTNER
TBD
EIN: (TBD)
99.99%

SOLE MEMBER
Community Housing Resource Partners, Inc.
an Ohio 501(c)(3) nonprofit corporation
formed July 29, 1993
EIN: 34-1765664
100%

J. David Heller – 33.33%
T. Richard Bailey, Jr. – 33.34%
Alan F. Scott – 33.33%

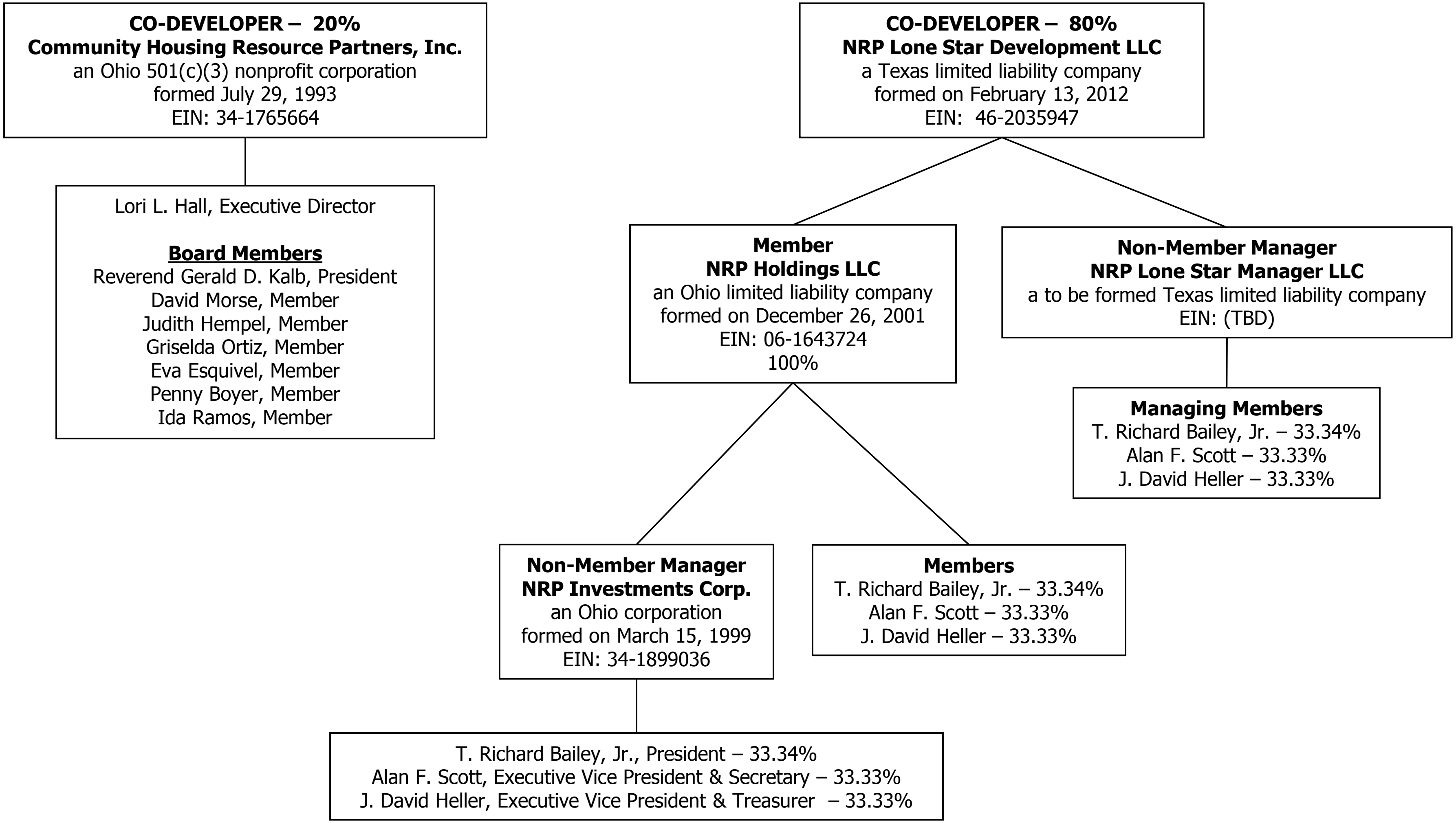
(Experience Providers)

Lori L. Hall, Executive Director

Board Members
Reverend Gerald D. Kalb, President
David Morse, Member
Judith Hempel, Member
Griselda Ortiz, Member
Eva Esquivel, Member
Penny Boyer, Member
Ida Ramos, Member

Emerald Village Ltd.

DEVELOPERS



CO-DEVELOPER – 20%
Community Housing Resource Partners, Inc.
an Ohio 501(c)(3) nonprofit corporation
formed July 29, 1993
EIN: 34-1765664

Lori L. Hall, Executive Director

Board Members
Reverend Gerald D. Kalb, President
David Morse, Member
Judith Hempel, Member
Griselda Ortiz, Member
Eva Esquivel, Member
Penny Boyer, Member
Ida Ramos, Member

CO-DEVELOPER – 80%
NRP Lone Star Development LLC
a Texas limited liability company
formed on February 13, 2012
EIN: 46-2035947

Member
NRP Holdings LLC
an Ohio limited liability company
formed on December 26, 2001
EIN: 06-1643724
100%

Non-Member Manager
NRP Lone Star Manager LLC
a to be formed Texas limited liability company
EIN: (TBD)

Managing Members
T. Richard Bailey, Jr. – 33.34%
Alan F. Scott – 33.33%
J. David Heller – 33.33%

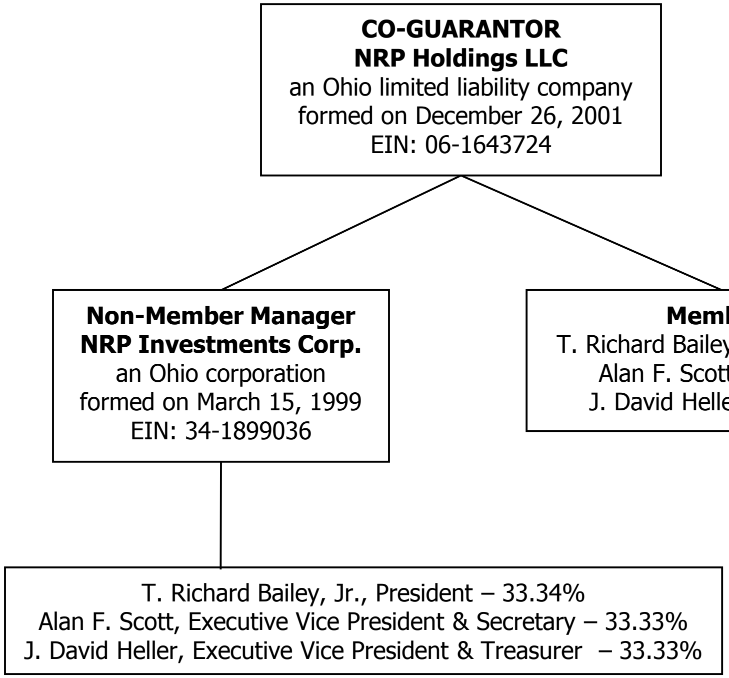
Non-Member Manager
NRP Investments Corp.
an Ohio corporation
formed on March 15, 1999
EIN: 34-1899036

Members
T. Richard Bailey, Jr. – 33.34%
Alan F. Scott – 33.33%
J. David Heller – 33.33%

T. Richard Bailey, Jr., President – 33.34%
Alan F. Scott, Executive Vice President & Secretary – 33.33%
J. David Heller, Executive Vice President & Treasurer – 33.33%

Emerald Village Ltd.

GUARANTORS

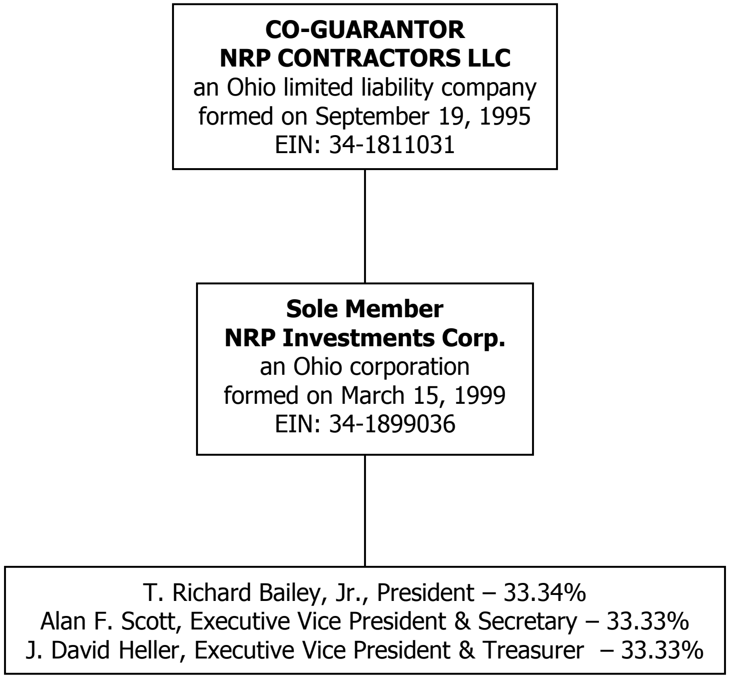


CO-GUARANTOR
NRP Holdings LLC
an Ohio limited liability company
formed on December 26, 2001
EIN: 06-1643724

Non-Member Manager
NRP Investments Corp.
an Ohio corporation
formed on March 15, 1999
EIN: 34-1899036

Members
T. Richard Bailey, Jr. – 33.34%
Alan F. Scott – 33.33%
J. David Heller – 33.33%

T. Richard Bailey, Jr., President – 33.34%
Alan F. Scott, Executive Vice President & Secretary – 33.33%
J. David Heller, Executive Vice President & Treasurer – 33.33%

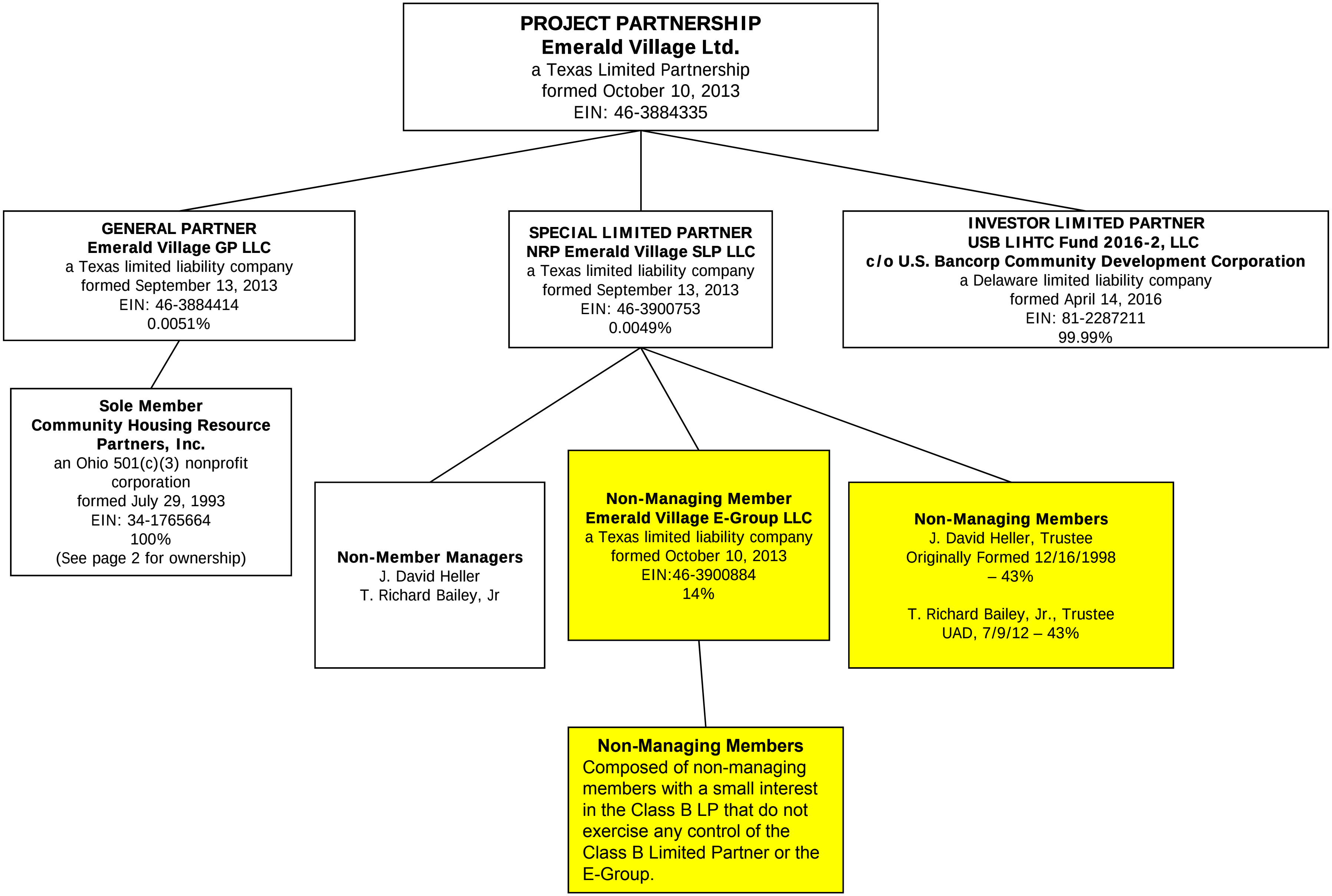


CO-GUARANTOR
NRP CONTRACTORS LLC
an Ohio limited liability company
formed on September 19, 1995
EIN: 34-1811031

Sole Member
NRP Investments Corp.
an Ohio corporation
formed on March 15, 1999
EIN: 34-1899036

T. Richard Bailey, Jr., President – 33.34%
Alan F. Scott, Executive Vice President & Secretary – 33.33%
J. David Heller, Executive Vice President & Treasurer – 33.33%

Emerald Village Ltd. – AFTER



PROJECT PARTNERSHIP
Emerald Village Ltd.
a Texas Limited Partnership
formed October 10, 2013
EIN: 46-3884335

GENERAL PARTNER
Emerald Village GP LLC
a Texas limited liability company
formed September 13, 2013
EIN: 46-3884414
0.0051%

SPECIAL LIMITED PARTNER
NRP Emerald Village SLP LLC
a Texas limited liability company
formed September 13, 2013
EIN: 46-3900753
0.0049%

INVESTOR LIMITED PARTNER
USB LIHTC Fund 2016-2, LLC
c/o U.S. Bancorp Community Development Corporation
a Delaware limited liability company
formed April 14, 2016
EIN: 81-2287211
99.99%

Sole Member
Community Housing Resource Partners, Inc.
an Ohio 501(c)(3) nonprofit corporation
formed July 29, 1993
EIN: 34-1765664
100%
(See page 2 for ownership)

Non-Member Managers
J. David Heller
T. Richard Bailey, Jr

Non-Managing Member
Emerald Village E-Group LLC
a Texas limited liability company
formed October 10, 2013
EIN:46-3900884
14%

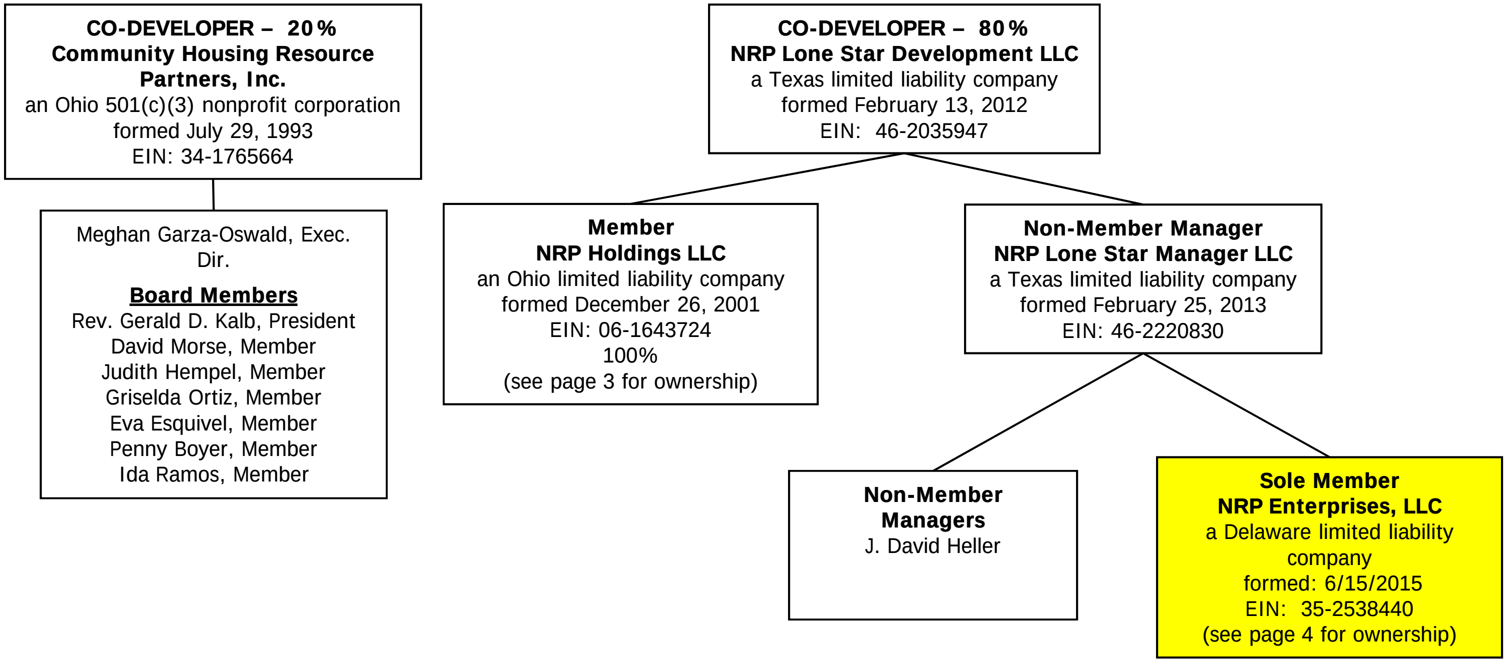
Non-Managing Members
J. David Heller, Trustee
Originally Formed 12/16/1998
– 43%

T. Richard Bailey, Jr., Trustee
UAD, 7/9/12 – 43%

Non-Managing Members
Composed of non-managing members with a small interest in the Class B LP that do not exercise any control of the Class B Limited Partner or the E-Group.

Emerald Village Ltd.

DEVELOPERS



CO-DEVELOPER – 20%
Community Housing Resource Partners, Inc.
an Ohio 501(c)(3) nonprofit corporation
formed July 29, 1993
EIN: 34-1765664

Meghan Garza-Oswald, Exec. Dir.

Board Members
Rev. Gerald D. Kalb, President
David Morse, Member
Judith Hempel, Member
Griselda Ortiz, Member
Eva Esquivel, Member
Penny Boyer, Member
Ida Ramos, Member

CO-DEVELOPER – 80%
NRP Lone Star Development LLC
a Texas limited liability company
formed February 13, 2012
EIN: 46-2035947

Member
NRP Holdings LLC
an Ohio limited liability company
formed December 26, 2001
EIN: 06-1643724
100%
(see page 3 for ownership)

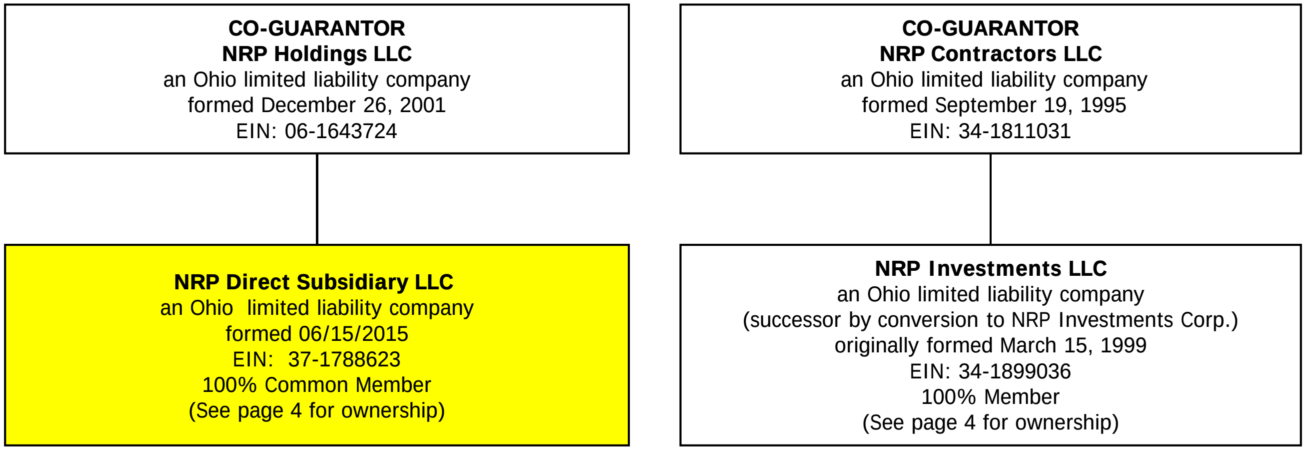
Non-Member Manager
NRP Lone Star Manager LLC
a Texas limited liability company
formed February 25, 2013
EIN: 46-2220830

Non-Member Managers
J. David Heller

Sole Member
NRP Enterprises, LLC
a Delaware limited liability company
formed: 6/15/2015
EIN: 35-2538440
(see page 4 for ownership)

Emerald Village Ltd.

GUARANTORS



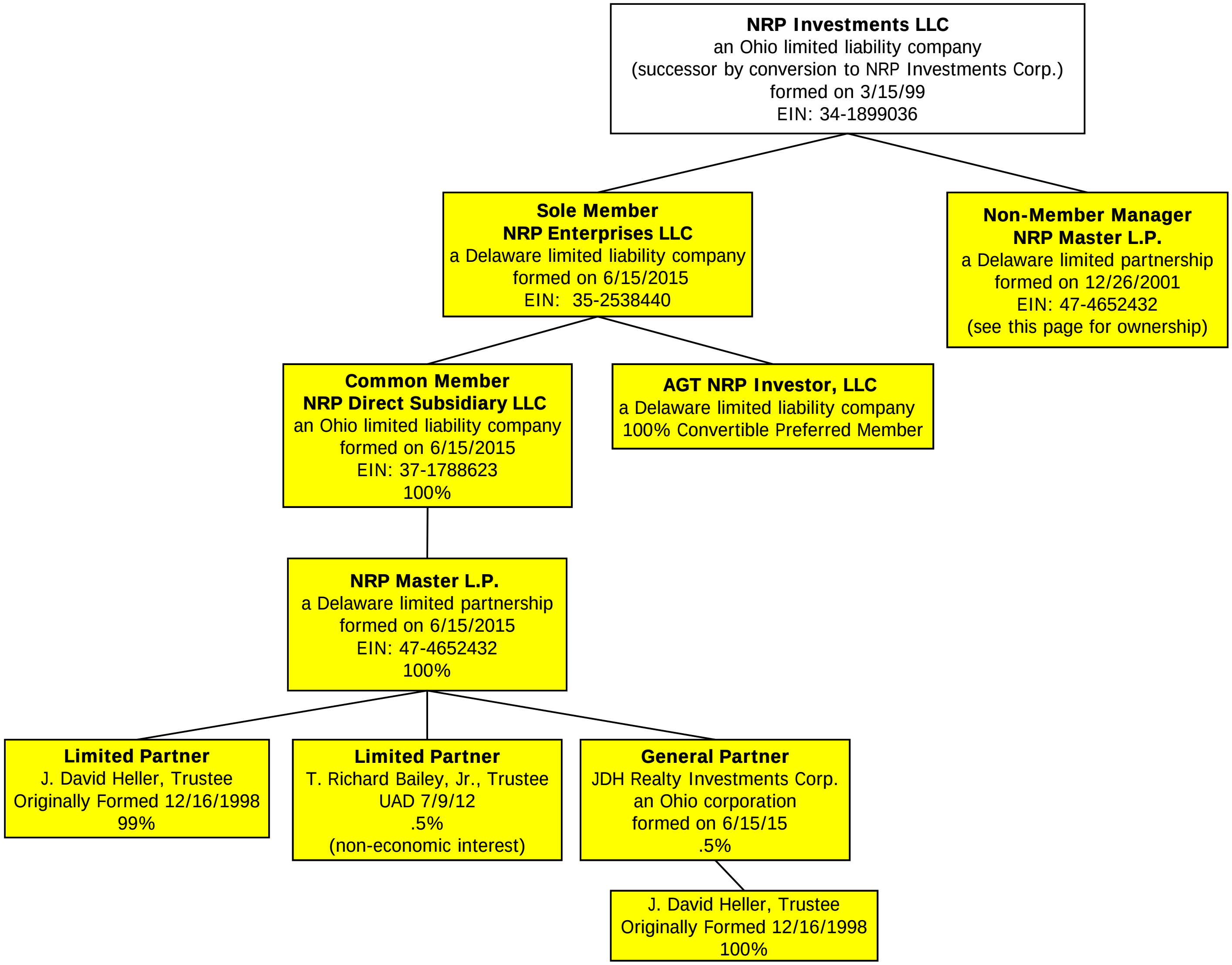
CO-GUARANTOR
NRP Holdings LLC
an Ohio limited liability company
formed December 26, 2001
EIN: 06-1643724

NRP Direct Subsidiary LLC
an Ohio limited liability company
formed 06/15/2015
EIN: 37-1788623
100% Common Member
(See page 4 for ownership)

CO-GUARANTOR
NRP Contractors LLC
an Ohio limited liability company
formed September 19, 1995
EIN: 34-1811031

NRP Investments LLC
an Ohio limited liability company
(successor by conversion to NRP Investments Corp.)
originally formed March 15, 1999
EIN: 34-1899036
100% Member
(See page 4 for ownership)

Emerald Village Ltd.



NRP Investments LLC
an Ohio limited liability company
(successor by conversion to NRP Investments Corp.)
formed on 3/15/99
EIN: 34-1899036

Sole Member
NRP Enterprises LLC
a Delaware limited liability company
formed on 6/15/2015
EIN: 35-2538440

Non-Member Manager
NRP Master L.P.
a Delaware limited partnership
formed on 12/26/2001
EIN: 47-4652432
(see this page for ownership)

Common Member
NRP Direct Subsidiary LLC
an Ohio limited liability company
formed on 6/15/2015
EIN: 37-1788623
100%

AGT NRP Investor, LLC
a Delaware limited liability company
100% Convertible Preferred Member

NRP Master L.P.
a Delaware limited partnership
formed on 6/15/2015
EIN: 47-4652432
100%

Limited Partner
J. David Heller, Trustee
Originally Formed 12/16/1998
99%

Limited Partner
T. Richard Bailey, Jr., Trustee
UAD 7/9/12
.5%
(non-economic interest)

General Partner
JDH Realty Investments Corp.
an Ohio corporation
formed on 6/15/15
.5%

J. David Heller, Trustee
Originally Formed 12/16/1998
100%

New Org Chart Information

Organizations & Persons with a Direct Interest in the Proposed Development Owner

Provide the requested information for all partnerships, corporations, limited liability companies, trusts, non-profits, or any other public or private entity and their Affiliates identified on the New Owner Organization Chart. Any Organization that owns or controls another organization should be identified as a separate entity. All natural persons with a percentage of ownership interest must be listed below each entity (Board members should be listed below non-profits). All new entities of the proposed Owner will be checked for Certificates of Reservation and Account Status with the Texas Secretary of State and the Texas Comptroller. If filings are foreign, cannot be found or are not current, do not represent structures as indicated, or if signatory authority cannot be verified, additional documentation will be requested. (Note - Entity Names, natural persons, and ownership percentage should coincide with the Owner and Developer Organization Charts). More space is available by unhiding cells after Row 314.

Entity # 1

Organization Name: Emerald Village E-Group LLC
Entity Role: Non-Managing Member
Address: 5309 Transportation Blvd.
City: Cleveland
State: Oh Zip: 44125
Authorized Officer: Noam Magence
Phone: 216-475-8900
Email: nmagence@nrpgroup.com
Taxpayer ID: 46-3900884
Org Type: Limited Liability Company
Formed Outside TX? N
Date Formed: 10/10/2013
% Ownership: 14 %
Previous TDHCA Experience? N

All proposed new individuals/entities with a controlling interest must submit financial statements with Tab 10

Date of Last Financial Statement: Sent Separate
Total Liquid Assets and Cash On Hand: $ Sent Seprately

List of Natural Persons (Indicate Previous TDHCA Experience by selecting "Y" or "N")

Entity # 2

Organization Name: NRP Enterprises, LLC
Entity Role: Sole Member
Address: 5309 Transportation Blvd.
City: Cleveland
State: Oh Zip: 44125
Authorized Officer: Noam Magence
Phone: 216-475-8900
Email: nmagence@nrpgroup.com
Taxpayer ID: 35-2538440
Org Type: Limited Liability Company
Formed Outside TX? Y
Date Formed: 6/15/2015
% Ownership: %
Previous TDHCA Experience? Y

Date of Last Financial Statement: ent Separately
Total Liquid Assets and Cash On Hand: $ Sent Separately

List of Natural Persons (Indicate Previous TDHCA Experience by selecting "Y" or "N")

1. NRP Direct Subsidiary LLC
TDHCA Experience?
2. AGT NRP Investor, LLC
TDHCA Experience?
3.
TDHCA Experience?
4.
TDHCA Experience?
5.
TDHCA Experience?
6.
TDHCA Experience?

Entity # 3

Organization Name: NRP Direct Subsidiary LLC
Entity Role: Commom Member
Address: 5309 Transportation Blvd
City: Cleveland
State: Oh Zip: 44125
Authorized Officer: Noam Magence
Phone: 216-475-8900
Email: nmagence@nrpgroup.com
Taxpayer ID: 37-1788623
Org Type: Limited Liability Company
Formed Outside TX? Y
Date Formed: 6/15/2015
% Ownership: 100 %
Previous TDHCA Experience? Y

All proposed new individuals and entities with a controlling interest must submit financial statements with Tab 10

Date of Last Financial Statement: ent Separately
Total Liquid Assets and Cash On Hand: $ Sent Separately

List of Nautral Persons (Indicate Previous TDHCA Experience by selecting "Y" or "N")

1. NRP Master L.P.
TDHCA Experience? Y
2.
TDHCA Experience? Y
3.
TDHCA Experience?
4. N/A
5. N/A
6. N/A

Entity # 4

Organization Name: NRP Master L.P.
Entity Role:
Address: 5309 Transportation Blvd.
City: Cleveland
State: Oh Zip: 44125
Authorized Officer: Noam Magence
Phone: 216-475-8900
Email: nmagence@nrpgroup.com
Taxpayer ID: 47-4652432
Org Type: Limited Partnership
Formed Outside TX? Y
Date Formed: 6/15/2015
% Ownership: 100 %
Previous TDHCA Experience? Y

All proposed new individuals and entities with a controlling interest must submit financial statements with Tab 10

Date of Last Financial Statement: ent Separately
Total Liquid Assets and Cash On Hand: $ Sent Separately

List of Natural Persons (Indicate Previous TDHCA Experience by selecting "Y" or "N")

1. J. David Heller, Trustee
2. T.Richard Bailey Jr., Trustee
3. JDH Realty Investments Corp.

TDHCA Experience? TDHCA Experience? TDHCA Experience?

4. 5. 6.

Entity # 5

Organization Name: J. David Heller, Trustee Entity Role: Non-Managing Member

Address: 5309 Transportation Blvd. City: Cleveland State: Oh Zip: 44125

Authorized Officer: Noam Magence Phone: 216-475-8900 Email: nmagence@nrpgroup.com

Taxpayer ID: 285-62-2585 Org Type: Other

Formed Outside TX? Y Date Formed: 12/16/1998 % Ownership: 99 % Previous TDHCA Experience? Y

All proposed new individuals and entities with a controlling interest must submit financial statements with Tab 10

Date of Last Financial Statement: Sent Sparately Total Liquid Assets and Cash On Hand: $ Sent Separately

List of Natural Persons (Indicate Previous TDHCA Experience by selecting "Y" or "N")

1. N/A 2. N/A 3. N/A

TDHCA Experience? TDHCA Experience? TDHCA Experience?

4. 5. 6.

TDHCA Experience? TDHCA Experience? TDHCA Experience?

Entity # 6

Organization Name: T. Richard Bailey, Jr., Trustee Entity Role: Non-Managing Member

Address: 5309 Transportation Blvd. City: Cleveland State: Oh Zip: 44125

Authorized Officer: Noam Magence Phone: 216-475-8900 Email: nmagence@nrpgroup.com

Taxpayer ID: 259-86-5602 Org Type: Other

Formed Outside TX? Y Date Formed: 7/9/2012 % Ownership: 0.5 % Previous TDHCA Experience? Y

All proposed new individuals and entities with a controlling interest must submit financial statements with Tab 10

Date of Last Financial Statement: Sent Separately Total Liquid Assets and Cash On Hand: $ Sent Separately

List of Natural Persons (Indicate Previous TDHCA Experience by selecting "Y" or "N")

1. N/A 2. N/A 3. N/A

TDHCA Experience? Y TDHCA Experience? TDHCA Experience?

4. 5. 6.

TDHCA Experience? TDHCA Experience? TDHCA Experience?

Entity # 7

Organization Name: JDH Realty Investments Corp. Entity Role: General Partner

Address: 5309 Transportation Blvd City: Cleveland State: Oh Zip: 44125

Authorized Officer: Noam Magence Phone: 216-475-8900 Email: nmagence@nrpgroup.com

Taxpayer ID: 47-452499 Org Type: Corporation

Formed Outside TX? Y Date Formed: 6/15/2015 % Ownership: 0.5 % Previous TDHCA Experience? Y

All proposed new individuals and entities with a controlling interest must submit financial statements with Tab 10

Date of Last Financial Statement: Sent Separately Total Liquid Assets and Cash On Hand: $ Sent Separately

List of Natural Persons (Indicate Previous TDHCA Experience by selecting "Y" or "N")

1. J. David Heller, Trustee 2. 3.

TDHCA Experience? Y TDHCA Experience? TDHCA Experience?

4. 5. 6.

TDHCA Experience? TDHCA Experience? TDHCA Experience?

Entity # 8

Organization Name: AGT NRP Investor LLC Entity Role: Conertible Preferred membr

Address: 5309 Transportation Blvd. City: Cleveland State: Oh Zip: 44125

Authorized Officer: Noam Magence Phone: 216-475-8900 Email: nmagence@nrpgroup.com

Taxpayer ID: 81-4136026 Org Type: Limited Liability Company

Formed Outside TX? Y Date Formed: 10/14/2016 % Ownership: 100 % Previous TDHCA Experience? Y

All proposed new individuals and entities with a controlling interest must submit financial statements with Tab 10

Date of Last Financial Statement: Sent Separately Total Liquid Assets and Cash On Hand: $ Sent Separately

List of Natural Persons (Indicate Previous TDHCA Experience by selecting "Y" or "N")

1. 2. 3.

TDHCA Experience? TDHCA Experience? TDHCA Experience?

Previous Participation Form

Form must be completed separately for each person that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: Emerald Village E-Group LLC

Email Address: nmagence@nrpgroup.com

City & State of Home Addr: Cleveland

Applicant Legal Name: Emerald Village Ltd.

1. **List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.**

☒ By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)

2. **Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.**

☒ By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							**NSP**	

Previous Participation Form

Form must be completed separately for each person that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: NRP Enterprises LLC, Sole Member

Email Address: nmagence@nrpgroup.com

City & State of Home Addr: Cleveland

Applicant Legal Name: Emerald Village Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

☐ By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)
16607	Mercantile Apartments	Fort Worth	HTC/MRB	07/16	
16061	Easterling Culebra	San Antonio	HTC	07/16	
16105	Tuscany Park At Arcola	Arcola	HTC	07/16	
13193	Balcones Lofts	Balcones Heights	HTC	08/13	
12413	Sienna Pointe	San Marcos	HTC	02/13	
13608	Decatur-Angle Apartments	Fort Worth	HTC/MRB	01/14	
14402	Bruton Apartments	Dallas	HTC/MRB	1/14	

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

☒ By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							**NSP**	

Previous Participation Form

Form must be completed separately for each person that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: NRP Direct Subsidiary, LLC

Email Address: nmagence@nrpgroup.com

City & State of Home Addr: Cleveland

Applicant Legal Name: Emerald Village Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

☐ By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)
16400	Acme Aparments	San Antonio	HTC	06/16	
16607	Mercantile Apartments	Fort Worth	HTC/MRB	07/16	
16408	Broadmoor Apartments	Fort Worth	HTC	10/16	
16061	Easterling Culebra	San Antonio	HTC	07/16	
16105	Tuscany Park At Arcola	Arcola	HTC	07/16	
13193	Balcones Lofts	Balcones Heights	HTC	07/13	
13608	Decatur Angle	Fort Worth	HTC	01/14	
12413	Sienna Pointe	San Marcos	HTC	02/13	
14402	Bruton Apartments	Dallas	HTC/MRB	1/14	

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

☒ By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							**NSP**	

Previous Participation Form

Form must be completed separately for each person that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: NRP Master L.P.
Email Address: nmagence@nrpgroup.com
City & State of Home Addr: Cleveland
Applicant Legal Name: Emerald Village Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

☐ By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)
16400	Acme Apartments	San Antonio	HTC	06/16	
16607	Mercantile Apartments	Fort Worth	HTC/MRB	07/16	
16408	Broadmoor Apartments	Fort Worth	HTC	10/16	
16061	Easterling Culebra	San Antonio	HTC	07/16	
16105	Tuscany Park At Arcola	Arcola	HTC	07/16	
13193	Balcones Lofts	Balcones Heights	HTC	07/13	
13608	Decatur Angle	Fort Worth	HTC	01/14	
12413	Sienna Pointe	San Marcos	HTC	02/13	
14402	Bruton Apartments	Dallas	HTC/MRB	1/14	

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

☒ By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							**NSP**	

Previous Participation Form

Form must be completed separately for each person that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: J. David Heller, Trustee, Member

Email Address: nmagence@nrpgroup.com

City & State of Home Addr: Cleveland

Applicant Legal Name: Emerald Village Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

☐ By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)
11185	Azure Pointe	Beaumont	HTC	08/16	
13193	Balcones Lofts	Balcones Heights	HTC	08/13	
13608	Decatur-Angle Apartments	Fort Worth	HTC/MRB	01/14	
14402	Bruton Apartments	Dallas	HTC/MRB	07/14	
14150	Eagles Rest	San Antonio	HTC	08/14	
15406	Palo Alto Apartments	San Antonio	HTC/MRB	06/15	
15420	Terrace at Walnut Creek	Austin	HTC/MRB	01/16	
15411	Denton Apartments	Denton	HTC/MRB	12/15	
16400	Acme Apartments	San Antonio	HTC	06/16	
16607	Mercantile Apartments	Fort Worth	HTC/MRB	07/16	
16408	Broadmoor Apartments	Fort Worth	HTC	10/16	
16061	Easterling Culebra	San Antonio	HTC	07/16	
16105	Tuscany Park At Arcola	Arcola	HTC	07/16	
12413	Sienna Pointe	San Marcos	HTC	02/13	
14402	Bruton Apartments	Dallas	HTC/MRB	1/14	

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

☒ By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							**NSP**	

Previous Participation Form

Form must be completed separately for each person that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: T. Richard Bailey, Jr., Trustee, Member

Email Address: nmagence@nrpgroup.com

City & State of Home Addr: Cleveland

Applicant Legal Name: Emerald Village Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

☐ By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)
11185	Azure Pointe	Beaumont	HTC	08/16	
13193	Balcones Lofts	Balcones Heights	HTC	08/13	
13608	Decatur-Angle Apartments	Fort Worth	HTC/MRB	01/14	
14402	Bruton Apartments	Dallas	HTC/MRB	07/14	
14150	Eagles Rest	San Antonio	HTC	08/14	
15406	Palo Alto Apartments	San Antonio	HTC/MRB	06/15	
15420	Terrace at Walnut Creek	Austin	HTC/MRB	01/16	
15411	Denton Apartments	Denton	HTC/MRB	12/15	
16400	Acme Apartments	San Antonio	HTC	06/16	
16607	Mercantile Apartments	Fort Worth	HTC/MRB	07/16	
16408	Broadmoor Apartments	Fort Worth	HTC	10/16	
16061	Easterling Culebra	San Antonio	HTC	07/16	
16105	Tuscany Park At Arcola	Arcola	HTC	07/16	
12413	Sienna Pointe	San Marcos	HTC	02/13	
14402	Bruton Apartments	Dallas	HTC/MRB	1/14	

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

☒ By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							**NSP**	

Previous Participation Form

Form must be completed separately for each person that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: JDH Realty Investments Corp., General Partner

Email Address: nmagence@nrpgroup.com

City & State of Home Addr: Cleveland

Applicant Legal Name: Emerald Village Ltd.

1. **List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.**

☐ By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)
16400	Acme Apartments	San Antonio	HTC	06/16	
16607	Mercantile Apartments	Fort Worth	HTC/MRB	07/16	
16408	Broadmoor Apartments	Fort Worth	HTC	10/16	
16061	Easterling Culebra	San Antonio	HTC	07/16	
16105	Tuscany Park At Arcola	Arcola	HTC	07/16	
12413	Sienna Pointe	San Marcos	HTC	02/13	
13608	Decatur Angle	Fort Worth	HTC	01/14	
13193	Balcones Lofts	Balcones Heights	HTC	08/13	
14402	Bruton Apartments	Dallas	HTC/MRB	1/14	

2. **Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.**

☒ By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							**NSP**	

Previous Participation Form

Form must be completed separately for each person that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: AGT NRP Investor, LLC

Email Address: nmagence@nrpgroup.com

City & State of Home Addr: Cleveland

Applicant Legal Name: Emerald Village Ltd.

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

☐ By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)
12413	Sienna Pointe	San Marcos	HTC	02/13	
13608	Decatur Angle	Fort Worth	HTC	01/14	
14402	Bruton Apartments	Dallas	HTC/MRB	1/14	

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

☒ By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							**NSP**	

Certification of Tenant Notification

Development Name: Emerald Village **Property ID Number:** 13196

Section 2306.6713, Texas Government Code, requires development owners to certify that tenants in the Development have been notified in writing of any proposed transfer of ownership. Tenants must be notified at least 30 days before the transfer request is submitted to the Department. A copy of the form letter used as the notification must be attached to this certification for review.

I, the undersigned, being duly sworn, hereby represent and certify under penalty of perjury that tenants in the Development were notified in writing of the proposed transfer on:

Date of Notification: 10/28/2016

The information contained in this statement, including any attachments hereto, is true, correct and complete to the best of my knowledge.

Emerald Village Ltd.
Current or Proposed Development Owner Name

By:
Signature of Authorized Representative

J. David Heller
Printed Name

President
Title

Date

Sworn to and subscribed before me on the 10th day of October, 2017
by J. David Heller.

(Personalized Seal)

LAURA MAZUCHOWSKI
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 8/26/2020

Laura Mazuchowski
Notary Public Signature

OHIO
Notary Public, State of

Cuyahoga
County of

August 26, 2020
My Commission Expires:

Date

Emerald Village
3203 N. Loop 1604 E • San Antonio, TX 78259 • ph (844) 326-5395

October 28, 2016

Lauren Belisle #1101
3203 N. Loop 1604 E.
San Antonio, TX 78259

Dear Resident:

Re: Proposed Change to the Ownership of Emerald Village

Pursuant to the terms of the Texas Government Code, this is notice that Emerald Village Ltd., the Owner of the Emerald Village development, is contemplating changes to the ownership structure of the development. These changes will include the admission of additional entities and individuals affiliated with the Special Limited Partner, NRP Emerald Village SLP LLC. It is anticipated that this transfer shall occur no later than December 31, 2016.

Please note that this change will not affect your residency at Emerald Village and that all services currently being offered or provided to you will continue as usual, uninterrupted.

If you have any questions, please feel free to contact us at (844) 326-5395.

Very truly yours,

Nicole "Rakowitz" O'Sullivan
Nicole Rakowitz
Emerald Village Community Manager
NRP Management LLC

1f

BOARD ACTION REQUEST
ASSET MANAGEMENT DIVISION
DECEMBER 14, 2017

Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit ("HTC") Application for Creekstone Ranch (HTC #97019)

RECOMMENDED ACTION

WHEREAS, Creekstone Ranch, (the "Development") received a 9% HTC award in 1997 to construct 160 multifamily units in Victoria, Victoria County;

WHEREAS, the HTC application for the Development received five (5) points for agreeing to provide supportive services that would not otherwise be available to the tenants and free of charge, and the Owner Optional Supportive Services reflected in the recorded LURA include: Day Care, Day School, and medical exams;

WHEREAS, in August of 2017, Headstart, the provider of the Day Care and Day School program, was forced to close the program, and the Development Owner has been unable to locate other agencies who can provide these services free of charge to the tenants;

WHEREAS, the Development Owner requests to amend the Application for the Development to provide alternative amenities of Notary Services (1-point), GED preparation classes (2-points), and twice monthly art, crafts and other recreational activities (2-points); and

WHEREAS, an amendment that represents a substantive modification of the scope of tenant services in the LURA is a material change requiring Board approval under 10 TAC §10.405(a)(4)(C) and the Owner has complied with the procedural amendment requirements in 10 TAC §10.405(a)(4) to place this request before the Board;

NOW, therefore, it is hereby

RESOLVED, that the material application amendment for Creekstone Ranch is approved as presented to this meeting and the Executive Director and his designees are hereby, authorized, empowered, and directed to take all necessary action to effectuate the foregoing.

BACKGROUND

Creekstone Ranch received an award of 9% HTC in 1997 for the new construction of 160 multifamily units for the general population in Victoria, Victoria County. In a letter dated October 19, 2017, Prodigem, LLC (property management company) requested approval on behalf of the Development Owner, SAN-Bear Creek CSR, LLC (Bill Wenson), to amend the Supportive Services in the LURA by removing Day Care and Day School services and replacing them with Notary services during regular business hours, GED preparation classes, and twice monthly art, crafts, and other recreational activities (e.g. Book Clubs).

The reason for this request is that the Headstart program, which provided the Day Care and Day School services, notified the owner that they were closing the program at the Development's location in August 2017. The Headstart program has been providing these services, free of charge, to the community since the LURA was executed in 2000. The owner has indicated that they have contacted six other agencies to inquire if they can provide these services to their community; however, none of these agencies could provide these services free of charge as the Headstart program had.

Therefore, the Owner has proposed to add the replacement tenant services of Notary Services during regular business hours (1 point), GED preparation classes (2 points), and twice monthly art, crafts, and other recreational activities (e.g. Book Clubs) (2 points). The Owner represented that they will continue to provide the annual health fair provided by a health care professional (1 point). They have indicated that the Owner will provide the Notary services and that they will contract out the GED preparation classes and twice monthly arts, crafts, and other recreational activities to the Victoria Adult Literacy Council for which they have provided a proposed contract that they will execute upon approval of the application amendment. The previous tenant services totaled five points, but with this change, the tenant services will now have total six points.

The Development Owner has complied with the amendment requirements under the Department's rule at Tex. Gov't Code §2306.6712 and 10 TAC §10.405(b).

Staff recommends approval of the material application amendment as presented herein.

Creekstone Ranch Apartments

5609 John Stockbauer Drive
Victoria TX 77904

P:361-580-2901
F:361-580-0962

October 19, 2017

Kent Bedell
Asset Manager
Texas Department of Housing and Community Affairs
221 E. 11th Street | Austin, TX 78701

Re: Creekstone Ranch LURA Amendment Request (HTC #97019)

Dear Mr. Bedell:

Creekstone Ranch has a building on site that was initially built to provide Supportive Services to the tenants. Headstart (TMC, Inc.) has occupied this building since the LURA was executed in 2000 . Headstart notified us that they closed the program in August 2017. There was a misappropriation of funds and Headstart was forced to close this location.

The LURA states:
Supportive Services: Throughout the Compliance Period, unless otherwise permitted by the Department, a Local Tax Exempt Organization shall provide the following special supportive services that would not otherwise be available to the tenants: "Owner Optional Supportive Services" include: Day Care, Day School, medical exams all to be provided free of charge to residents.

We have always offered Health Screenings, free to residents, every quarter by Crossroads Home Health and will continue to do so.

The manager, Lynn Oliver, has contacted 6 agencies to fulfill the Supportive Services, however, none meet the same criteria as the Headstart Program.

We are requesting to Amend the LURA to reflect the services we can provide with the Victoria Adult Literacy Council. We feel this service would benefit the tenants of this multifamily property.

Creekstone Ranch Apartments

5609 John Stockbauer Drive
Victoria TX 77904

P:361-580-2901
F:361-580-0962

We would like to Amend the Supportive Services to:

Throughout the Compliance Period, unless otherwise permitted by the Department, a Local Tax Exempt Organization shall provide the following Special supportive services that would not otherwise be available to the tenants: "Owner Optional Supportive Services" include:

1. **Notary Services during regular business hours (2306.6710(b)(3)** (1 point)
2. **Annual health fair provided by a Health care professional** (Crossroads Home Health, 1 point)
3. **GED preparation classes** (Victoria Adult Literacy Council 2 points)
4. **Twice monthly art, crafts, and other recreational activities (e.g. Book Clubs)** (Victoria Adult Literacy Council, 2 points)

The original Tax Credit Application totaled 5 points for Supportive Services, the above totals 5 points.

Please find attached the Amendment fee of $2,500 and the proposed contract with the Victoria Adult Literacy Council that we can execute once the amendment is approved.

Please let me know if you have any questions.

Sincerely,

Paige O'Hara

Paige O'Hara
Prodigem, LLC
Executive Vice President
3821 Juniper Trace, Suite 208 / Bee Cave, TX 78738
512.288.7200 ext 117 / paige@prodigem.biz

VICTORIA ADULT
LITERACY COUNCIL

VICTORIA ADULT LITERACY COUNCIL
an affiliate of ProLiteracy America
2200 East Red River, CEC Ste. 104
Victoria, Texas 77901
(361) 582-4273—Fax (361) 582-4348—email: valcexdir@yahoo.com
Stacey Milberger, Executive Director

Accredited Affiliate
ProLiteracy America

Memorandum of Understanding

Between Creekstone Ranch Apartments and Victoria Adult Literacy Council

This Memorandum of Understanding is entered into as of the 19th of October, 2017 by and between Creekstone Ranch Apartments and the Victoria Adult Literacy Council.

Whereas, Creekstone Ranch Apartments and the Victoria Adult Literacy Council both have missions which include the goals of reducing illiteracy, increasing education, and thus creating a more educated society
Whereas, both parties are committed to the goal of enriching lives and contributing to the economic development of the region through education
Whereas, both parties, working in partnership, have complementary strengths and resources and are committed to maximizing the use of these strengths and resources for the good of the community; and
Whereas, both parties are committed to working together to meet the educational needs of families in Victoria;

Therefore, in consideration of the premises and the mutual conditions contained here, the parties enter into the following basic agreement to provide services during the period beginning October 19, 2017 and continued as long as the mutual goals are met.

Creekstone Ranch Apartments will provide:

1. Use of Creekstone Ranch Apartments Educational Facility – building includes rooms, play grounds, kitchen and bathrooms
2. Use of electricity that includes air conditioning and heating
3. Collaborate with VALC to bring awareness to the area about educational services provided

The Victoria Adult Literacy Council will provide:
1. Staff and teachers to implement the all literacy program classes provided on campus,
2. Supplies and materials for the program,
3. Applicable software,
4. Curriculum for the program,
5. Statistical Data Reports to ProLiteracy and VALC Board of Directors.

Victoria Adult Literacy Council: (Project Details)

The Victoria Adult Literacy Council (VALC) has been providing free educational opportunities to adults and families in Victoria and the surrounding communities and is a 501©3 organization for over 31 years. Classes are always free to all enrolled whether attending Homework Study Centers, Children's Classes, Reading Groups, GED, English Second Language, Family Literacy, Employment Focused Education or any other educational classes offered.
If accepted, this new program site endeavor for Victoria Adult Literacy Council in coordination with Creekstone Ranch Apartments will start as a three part program with a fourth added when funds are secured to ensure uninterrupted sessions. These funds will be sought and secured by VALC through grant, community, and fundraising efforts. Part one will be to start a Homework Center for children in Elementary and Junior High classes at least twice a week with the potential of increasing days provided up to four. Part two will be to have weekly reading groups where tutors

and/or teachers read to groups of children, provide activities, and distribute books to build libraries in the home. Part three will be to have adult education classes for parents who need to hone their skills to get a job, learn English to better communicate, or work towards obtaining a GED for better employment opportunities. Part four is a two to four day Family Literacy Program where both parents and children learn together to break the cycle of familial illiteracy that is so prevalent in our community. Family Literacy is a four part endeavor that includes parent education, children's education, parents as teachers in the home, and Parent and Child Together. VALC started Family Literacy Classes 6 years ago with the financial support of the Barbara Bush Foundation and has been supported by other national companies like Dollar General, Caterpillar, and DOW who see the great need for family education in our area.

Signatures Required

This commitment form may be terminated by either of the parties, when conditions indicate inefficient or ineffective use of resources and provided written notice is given 30 days prior to the proposed termination date.

Representative for
Creekstone Ranch Apartments

______________________________ ______________________________
Signature Date

Representative for
Victoria Adult Literacy Council

______________________________ ______________________________
Signature Date

BOARD ACTION REQUEST
ASSET MANAGEMENT
DECEMBER 14, 2017

Presentation, discussion and possible action regarding a Material Amendment to the Housing Tax Credit ("HTC") Application for Altura Heights (#15306)

RECOMMENDED ACTION

WHEREAS, Altura Heights (the "Development") received an award of 9% Housing Tax Credits ("HTC") and a Tax Credit Assistance Program ("TCAP") loan in 2015 to construct 124 new units in Houston, Harris County;

WHEREAS, Houston DMA Housing, LLC ("the Development Owner") has requested approval to amend the Application to reduce the Development site acreage from 10.203 acres to 8.966 acres due to a Right of Way ("ROW") dedication to the City of Houston, a decrease of 1.237 acres resulting in a 13.8% increase in residential density;

WHEREAS, the Development Owner is also requesting a waiver of the $2,500 amendment fee since the Development Owner contemplated the ROW dedication since the beginning of the HTC application process;

WHEREAS, a change in residential density of more than 5% is considered a material amendment requiring Board approval under Tex Gov't Code §2306.6712 and 10 TAC §10.405(a)(4)(F), and the Owner has complied with the amendment requirements in 10 TAC §10.405(a); and

WHEREAS, the change in residential density does not negatively affect the Development, impact the viability of the transaction, or affect the amount of tax credits awarded;

NOW, therefore, it is hereby

RESOLVED, that as presented to this meeting the material application amendment for Altura Heights is approved and the waiver of the $2,500 amendment fee is denied, and the Executive Director and his designees are each authorized, directed, and empowered to take all necessary action to effectuate the foregoing.

BACKGROUND

Altura Heights was approved for a 9% HTC allocation and a TCAP loan during the 2015 competitive cycle to construct 124 new multifamily units in Houston, Harris County. This Application has previously been presented to the board for material changes including a reduction in site acreage (from 10.4339 to 10.2377 acres as reported by the owner in the May 12, 2016 amendment letter), a reduction in residential buildings and other changes to the site plan, which were ultimately approved by the TDHCA Board at its July 14, 2016 meeting.

The owner's current amendment request, dated November 17, 2017, resulted from the Department's process of drafting the HTC Land Use Restriction Agreement ("LURA") for the Development. The Development Owner submitted a recorded plat which reported final site acreage as 8.966 acres, with 1.237 acres dedicated as a Right of Way ("ROW") to extend West Airport Road to allow entry access to the Development. Staff noted the reduced acreage from the amount last represented by the owner and reported to the Board in the July 2016 material amendment. According to the owner, the reduction in acreage was required during the normal course of development and dedication of the ROW was contemplated since the beginning of the tax credit process. However, while reference to an anticipated ROW was reflected in several areas of the original Application (site plan and site feasibility report), the Department relies on information reported by the Applicant in the Application's Site Information Form exhibit to accurately reflect the Development's site acreage. Staff's review of the Application and subsequent information did not reveal that the owner had taken into account the exact amount of acreage for the anticipated ROW nor did the owner seek to correct the Development site acreage at its last material amendment in July of 2016 to account for the contemplated ROW.

While the Department understands that ROW's may be a normal course of the development process, it is ultimately the Applicant's responsibility to report the correct site acreage to the Department considering that this information is utilized in determining a Development's residential density. Additionally, pursuant to Tex. Gov't Code 2306.6712(d)(6), any modification of the residential density of at least five percent is required to be reported and approved at the Board level, regardless of whether the modification resulted from local city requirements. Therefore, while the owner has also requested a waiver of the amendment fee associated with this request due to the fact that the ROW dedication to the city was always contemplated, staff does not recommend approving the waiver request because no good cause was presented to suggest that if the fee were not granted the owner would not be able to fulfill some specific requirement of law, as required to be established under the Department's rule at 10 TAC 10.207.

Staff has reviewed the original application and underwriting report and concluded that the changes related to the Application would not have changed the scoring of the Application and do not negatively impact the tax credit allocation awarded.

Staff recommends approval of the request material application amendment for Altura Heights as presented herein. Staff does not recommend approval of the waiver of the $2,500 amendment fee.

DMA COMPANIES

November 17, 2017

VIA FTP

Mr. Mitchell Bowman
Associate Asset Manager
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

RE: Request for Amendment for Altura Heights (TDHCA# 15306)
4911 W. Airport Road Houston, TX 77045

Dear Mr. Bowman,

Please accept this letter as a formal request to amend our application referenced above. We are requesting approval for the reduction of the development site acreage from 10.2377 approved at the Board meeting on July 14, 2016 to 8.966 acres as built. The reduction from 10.203 acres to 8.966 acres is 12.12% and the residential density increases by the 13.8%. The reduction was required as a normal course of development and dedication of Right of Way (ROW) via the plat process which had been contemplated since the beginning of the tax credit application process.

We are asking for approval of the current development site at 8.966 acres, and 1.237 acres of dedicated ROW to the City of Houston. The Site Design and Feasibility Report submitted with the application stated that Airport Road would need to be extended to the site for access (see the attached *Exhibit 1*, showing an aerial of the site). TDHCA was aware of the impending right of way dedication as shown in the underwriting report dated July 31, 2015, and in the platted survey provided at closing of the Multifamily Direct Loan (MFDL) in August of 2016. Please find the attached excerpts from the Site Design and Feasibility Report, and the underwriting report under *Exhibit 2*. We have also attached the survey provided to TDHCA at closing of the MFDL under *Exhibit 3*.

We would also like to take this moment to point out that the July 14, 2016 Board Approval of the reduction in site acreage was incorrect. The development site was reduced from 10.4339 to 10.203 acres, as reflected in the Underwriting report. We have attached excerpts from the Board write up from the July 14, 2016 Board meeting identifying the inconsistency (see *Exhibit 4*).

This amendment request did not impact the approved site plan, architectural plans, or development cost from what was approved at closing of the MFDL. We are asking that the amendment fee be waived because the ROW dedication to the City of Houston had always been contemplated from the beginning of the tax credit application process. If you have any questions or need any additional information, please contact me at valentind@dmacompanies.com or 512-328-3232 ext. 4514.

Regards,

DMA DEVELOMENT COMPANY, LLC

Valentin DeLeon
Associate Project Manager

CC: Raquel Morales, Diana McIver, JoEllen Smith, Benny Rodriguez

Enclosures

Exhibit 1

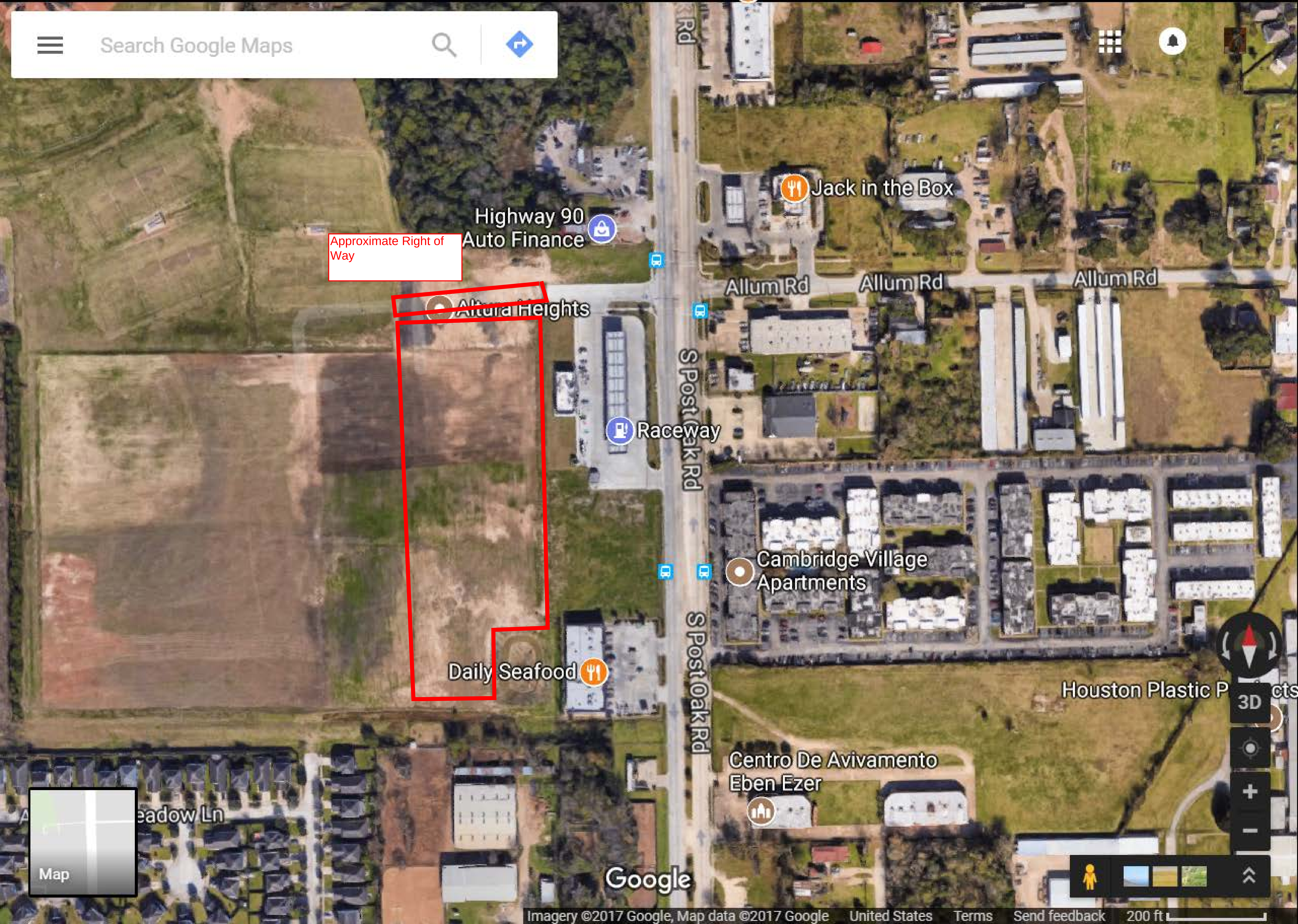

Search Google Maps
Rd
Highway 90 Auto Finance
Jack in the Box
Approximate Right of Way
Allum Rd
Allum Rd
Allum Rd
Altura Heights
S Post Oak Rd
Raceway
Cambridge Village Apartments
S Post Oak Rd
Houston Plastic P cts
3D
Daily Seafood
Centro De Avivamento Eben Ezer
eadow Ln
Map
Google
Imagery ©2017 Google, Map data ©2017 Google
United States
Terms
Send feedback
200 ft

Exhibit 2

TITLE 10 TAC Chapter 10, Subchapter C, 205, Item (5)

CIVIL ENGINEER FEASIBILITY STUDY

DMA Development Company LLC
A 10.43 Acres site development of 124 Residential Units
Approximately 12912 S. Post Oak Road
S. Post Oak Road @ W. Airport Boulevard
Houston, Texas 77085

Submitted By:

REKHA ENGINEERING, INC.
5301 Hollister, Suite 190
Houston, Texas 77040
Firm I.D. Number F-3712
Job No. 3588

To:

DMA Development Company LLC
4101 Parkstone Heights Drive Suite 310
Austin, TX 78746

MORRIS ANTHONY VIVONA
49836

DATED: FEBRUARY 2015

2/26/15

Executive Summary

The purpose of this narrative is to present sufficient detail information for this development, site plan review, offsite requirements, and other unique development requirements. This report includes discussions with local agencies and private utility companies, an utility investigation for water, sewer, and drainage system, existing and proposed, collecting maps showing existing utilities locations, site visit, site plan preparation, preliminary civil engineering designs, review of land survey, review of other documents provided, offsite construction estimated cost and any Deed Restrictions that may impede development of the site. These conditions were found to be within the normal parameters of a multi-family development in the Houston, Texas area.

The proposed site plan development is to develop 124 Residential units complex with an office building and parking lots plus utilities and detention facility to serve the tract, ingress and egress, and approval from local agencies.

The subject site consists of a 10.43 Acres out of 21 Acres being replatted as one reserve with a ball field on part of the northside of the property. The subdivision plat will be submitted to the City of Houston and approved per the City of Houston Subdivision Development Ordinance Chapter 42.

The City of Houston Fire Marshal and The Planning and Development are expected to approve the planned site plan since all required fire hydrants and the design of the fire lane network will not be constrained or limited by existing site features. Proposed site plan shows a 28' fire lane with 25' radius at turns which meets the fire code.

The City of Houston has constructed on South Post Oak (East of the property) and on a Allum Street (South of property) off site utilities and street improvements in public right of ways.

Access to the site will be permitted from the expansion of West Airport Boulevard from South Post Oak, a 100' public rights of way. Additional public right of way is required to be dedicated by plat.

need to be retained on site. Since development of the site plan utilizes most of the site, there will be:

a) Parking lot detention created where highest point of water level occurring for detention will be 9" above the top of grate of parking lot detention;
b) Pipe storage detention;
c) Detention Pond. The detention release rate at the connection point to the public storm will be the same volume as post existing flows prior to development so no impact to the public drainage system. A restrictor will be placed in a storm sewer pipe at that connection point. Estimated Cost as attached in **Exhibit 6a.**

The site is located in the un-shaded Zone "x" flood plain (greater than 500- year flood event re-occurrence). Please see attached Drainage Area Map and Flood Insurance Rate Map per **Exhibit 8**. The site topography determine this is a minimum slope tract which will not require the use of any earth retaining walls that are not part of the building foundation.

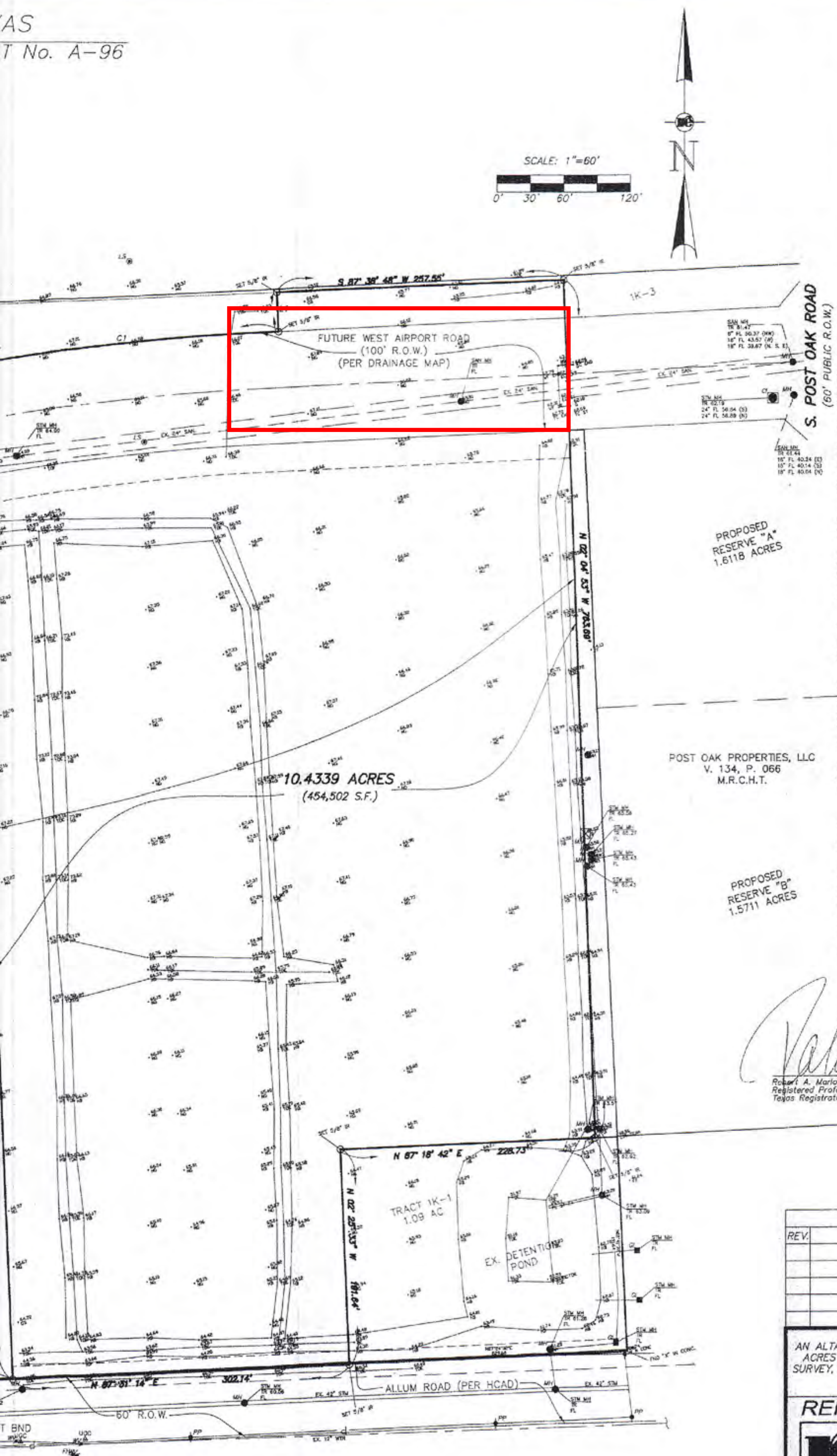
The finish floor elevations of the site were set per criteria considering 1 foot above the nearest sanitary manhole, site elevations, centerline of street elevation and the 100 year floodplain condition. Adjacent elevations were considered so no drainage from this development will be draining onto adjacent properties. A Drainage plan will be designed to drain to an internal drainage system with inlets which will outfall into the detention system and release at the existing flow undeveloped flow rate into the public storm sewer. This design will insure no drainage impact to the proposed building and facility. This site is local outside the 100 year floodplain.

Onsite improvements consist of the extension of West Airport Boulevard being a two 24' wide concrete lanes with a 30' median plus a left-turn lane into the proposed site. West Airport Boulevard is currently in place up to the eastern property line of the site. The extension of this road is part of the City of Houston's Major Thoroughfare plan, and the developer will be required to construct the extension of this road through the width of the site. There will be a transition to the existing West Airport Boulevard from two-24 feet lanes to three 13' wide existing concrete lane to the east of the site. Also included for the improvement is a 12" water line with fire hydrant and a 24" storm sewer line with inlets. The road and utilities will ultimately be dedicated to the City of Houston. However, since these improvements are currently proposed to be located on the site, they are considered onsite improvements.
Cost and expenses of the construction of the water distribution along West Airport Boulevard will be partially reimbursed per the City of Houston program.

5. Fire Marshal

The City of Houston Fire Marshal and Planning Development are expected to approve the planned site arrangement since all required fire hydrants and the design of the fire lane network will not be constrained or limited by existing site features. Proposed site plan shows a 28' fire lane with 25' radius at turns which meets the fire code.

AS
T No. A-96



VICINITY MAP
N.T.S.

GENERAL NOTES

1. The Surveyor has not obstracted the subject property.

2. According to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 48201C, revised June 18, 2007 the subject tract is located in Zone "X"(unshaded), areas determined to be outside the 0.2% annual chance floodplain.

3. This survey was performed without the benefit of a title report.

4. Benchmark – Reference Marker is a Brass Disk stamped 30130. Marker is located from the intersection of Hillcroft Avenue and West Orem Drive, travel East on West Orem Drive 0.1 mile to bridge. Monument is located at the Southeast corner of the Eastbound bridge. Marker has a Northing 13792828.20, an Easting 3086322.83, and an Elevation 60.52.

Temporary Benchmark – Top of Rim of Manhole located approximately 15 feet Southwest of the Southwesterly more property corner of said hereon tract. TBM has an Elevation of 60.52.

5. The Existing Utility Lines shown hereon and referencing this note were not located in the field, but are shown at their approximate location based on City of Houston Construction plans and private utility company plans.

6. Bearings on this survey are based on the subdivision plat.

7. There are no visible signs of a cemetery on this tract.

8. All utilities shown hereon are based on above ground observation only. For utility marking in the area, call 1-800-DIG-TESS.

9. Nothing in this survey is intended to express an opinion regarding ownership or title.

10.. The word CERTIFY is understood to be an expression of professional judgment by the surveyor, which is based on his best knowledge, information and belief.

11. This survey is certified for this transaction only.

12. This survey is being provided solely for the use of the current parties and that no license has been created, expressed or implied, to copy the survey except as is necessary in conjunction with the original transaction.

SURVEYOR'S CERTIFICATE

The undersigned, being a Registered Professional Land Surveyor of the State of Texas certifies to:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3. 4, 6(b), 7(a) 7(b) for completed structures), 8, 9, 10(a), 11(b),13,16, 17, 18, 19, 20(a), 20(b) and 21 of Table A thereof.

The field work was completed on 10/01/2014

Robert A. Marlowe
Registered Professional Land Surveyor
Texas Registration No. 4218

ROBERT A. MARLOWE
4218

REVISIONS		
REV.	DESCRIPTION	DATE

AN ALTA/ASCM TITLE SURVEY OF 10.4339 ACRES LOCATED IN THE GEORGE ALLEN SURVEY, ABSTRACT A-96. HARRIS COUNTY, TEXAS

SCALE: 1"=60'

DATE OF SURVEY: 02/16/15

REKHA ENGINEERING INC.

CIVIL ENGINEERS AND LAND SURVEYORS
5301 Hollister Road, Suite 190
Houston, Texas 77040
Phone: 713-895-8080/81
Fax: 713-895-7686
Email: rekhaengineering@sbcglobal.net
Website: www.rekhaengineering.com
CONTACT: JOHN H. ENGLISH SR. VICE PRESIDENT

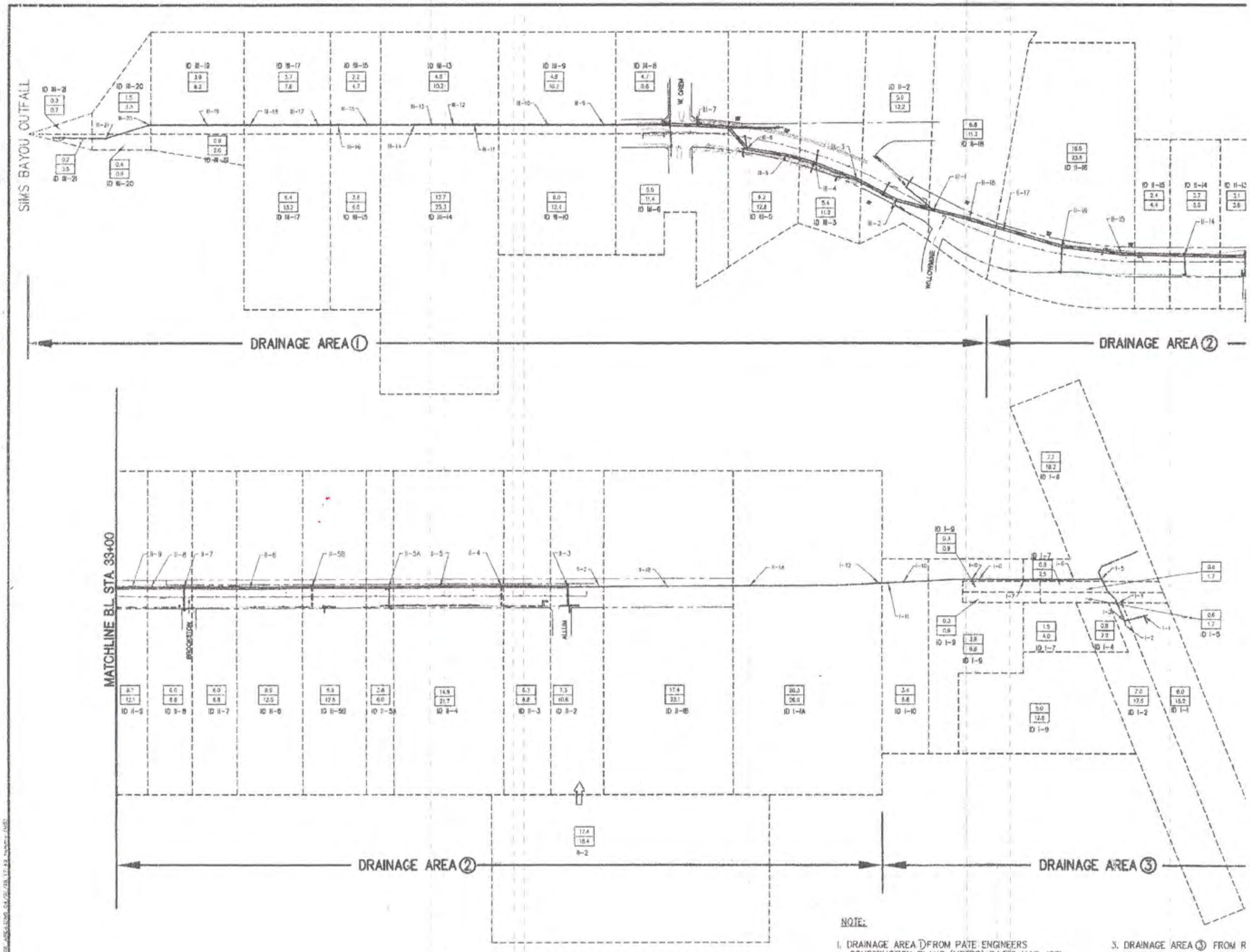
SHT No. C2

TBPLS No. 10133800 | TBPE No. F-3712

DRAWN BY: DAE | CHECKED BY: RAM | REVIEWED BY: JHE

CLIENT: D.M.A. | JOB No. 0215-3588

File Info: I:\3588 South Post Oak\3588 - 2-26-15.dwg Feb 26, 2015 - 11:38am CAD4

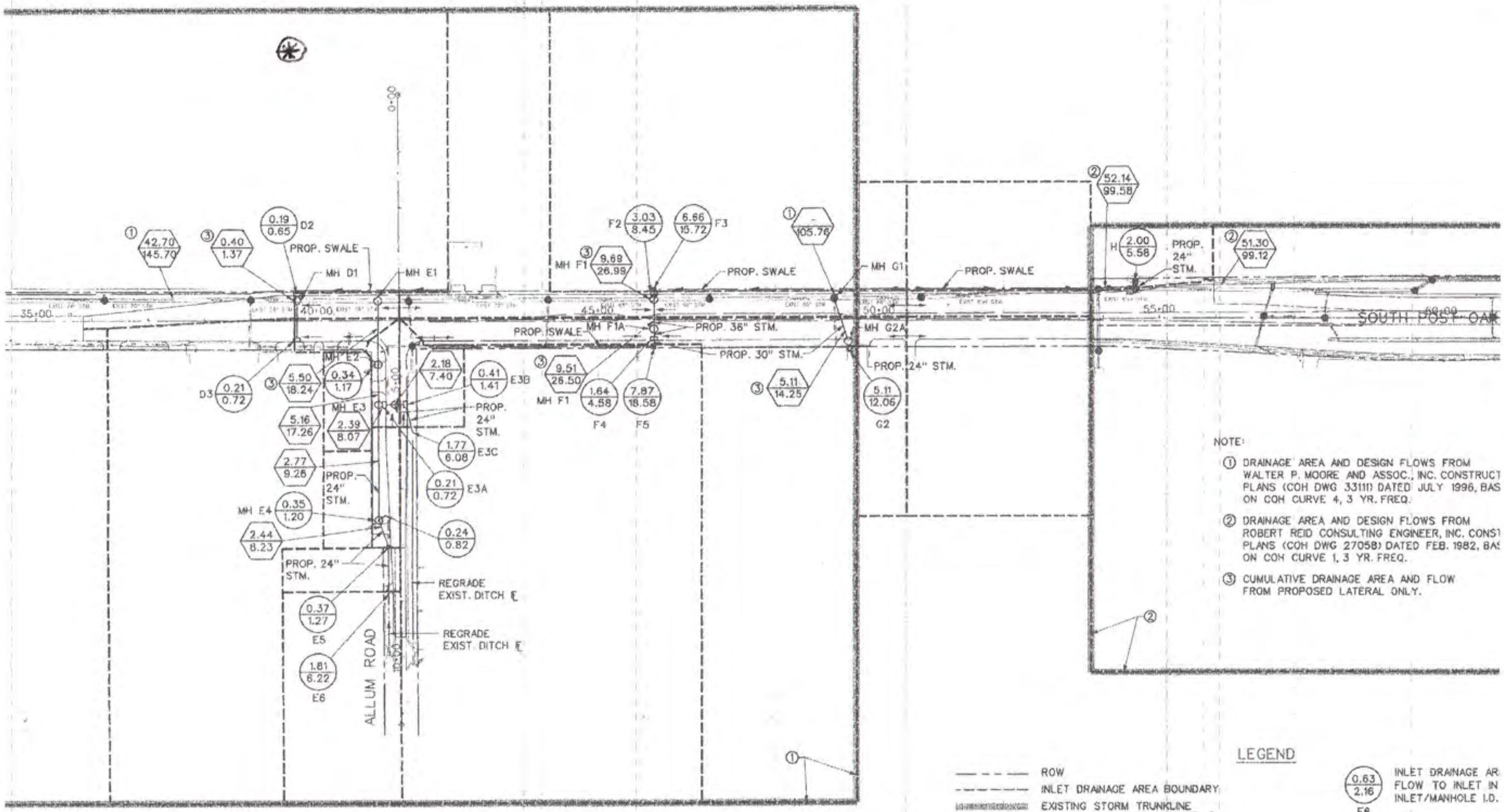


NOTE:

1. DRAINAGE AREA ①FROM PATE ENGINEERS CONSTRUCTION PLANS (METRO) DATED MAR. 1991, C WEIGHTED FOR 100' ROW AND 150' DEVELOPED FRONTAGE, 2 YR. FREQ.

2. DRAINAGE AREA ② FROM WALTER P. MOORE AND ASSOC., INC. CONSTRUCTION PLANS (COH DWG 3311), DATED JULY 1996, C WEIGHTED FOR 100' ROW AND 150' DEVELOPED FRONTAGE, 2 YR. FREQ.

3. DRAINAGE AREA ③ FROM R
ENGINEER, INC. CONSTRUCTI
27058) DATED FEB. 1982, C



NOTE:

① DRAINAGE AREA AND DESIGN FLOWS FROM WALTER P. MOORE AND ASSOC., INC. CONSTRUCT PLANS (COH DWG 33111) DATED JULY 1996, BAS ON COH CURVE 4, 3 YR. FREQ.

② DRAINAGE AREA AND DESIGN FLOWS FROM ROBERT REID CONSULTING ENGINEER, INC. CONST PLANS (COH DWG 27058) DATED FEB. 1982, BAS ON COH CURVE 1, 3 YR. FREQ.

③ CUMULATIVE DRAINAGE AREA AND FLOW FROM PROPOSED LATERAL ONLY.

LEGEND

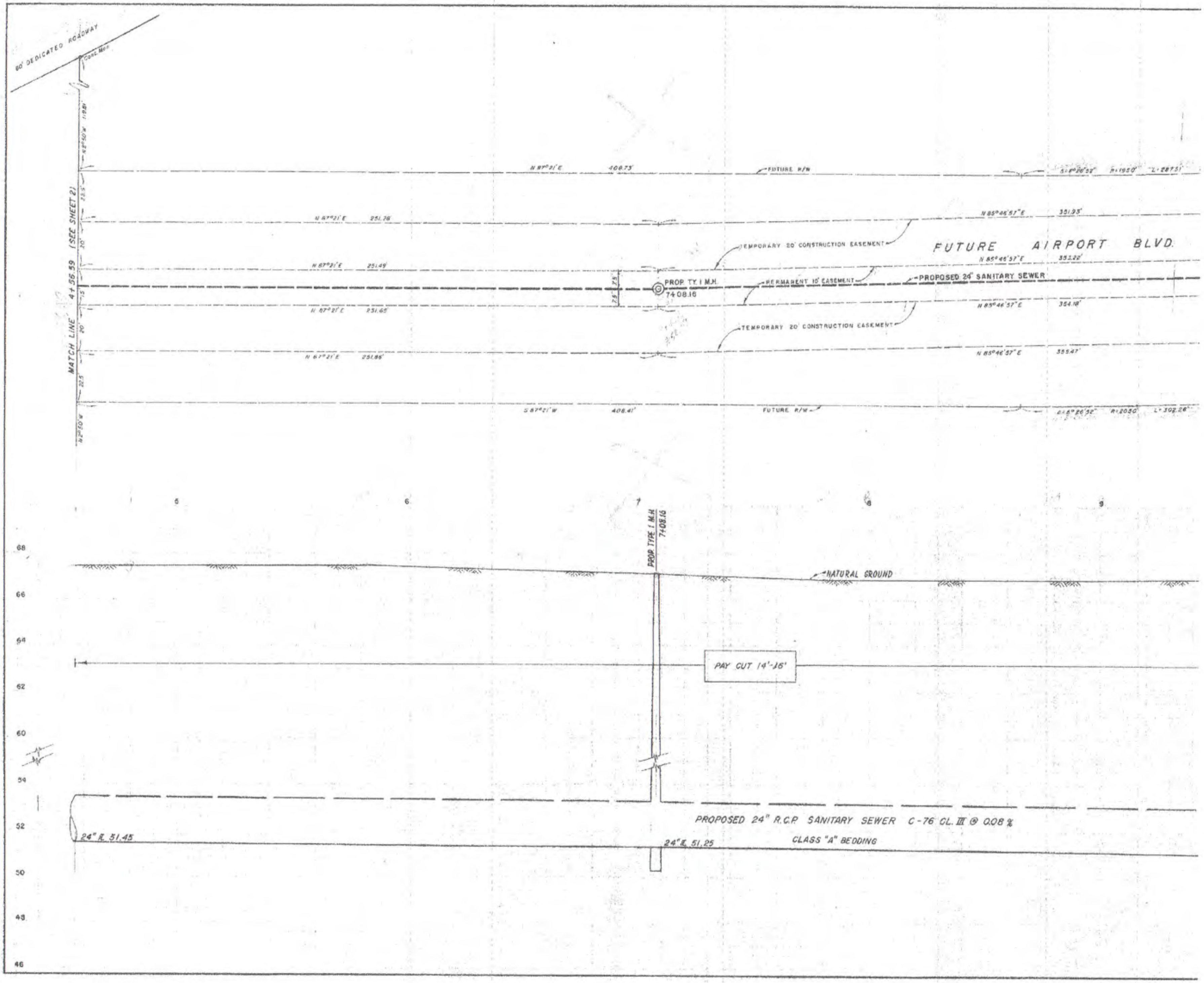
– – – –	ROW
– – – –	INLET DRAINAGE AREA BOUNDARY
▨	EXISTING STORM TRUNKLINE DRAINAGE AREA BOUNDARY ① ②
–	EXIST. STORM SEWER
—	PROP. STORM SEWER
○	PROP. MANHOLE
●	EXIST. MANHOLE
▣ OR ▭	PROP. INLET
0.63 / 2.16 E6	INLET DRAINAGE AR FLOW TO INLET IN INLET/MANHOLE I.D.
MH E1 1.81 / 6.22	CUMULATIVE AREA CUMULATIVE FLOW RECEIVING MH I.D.

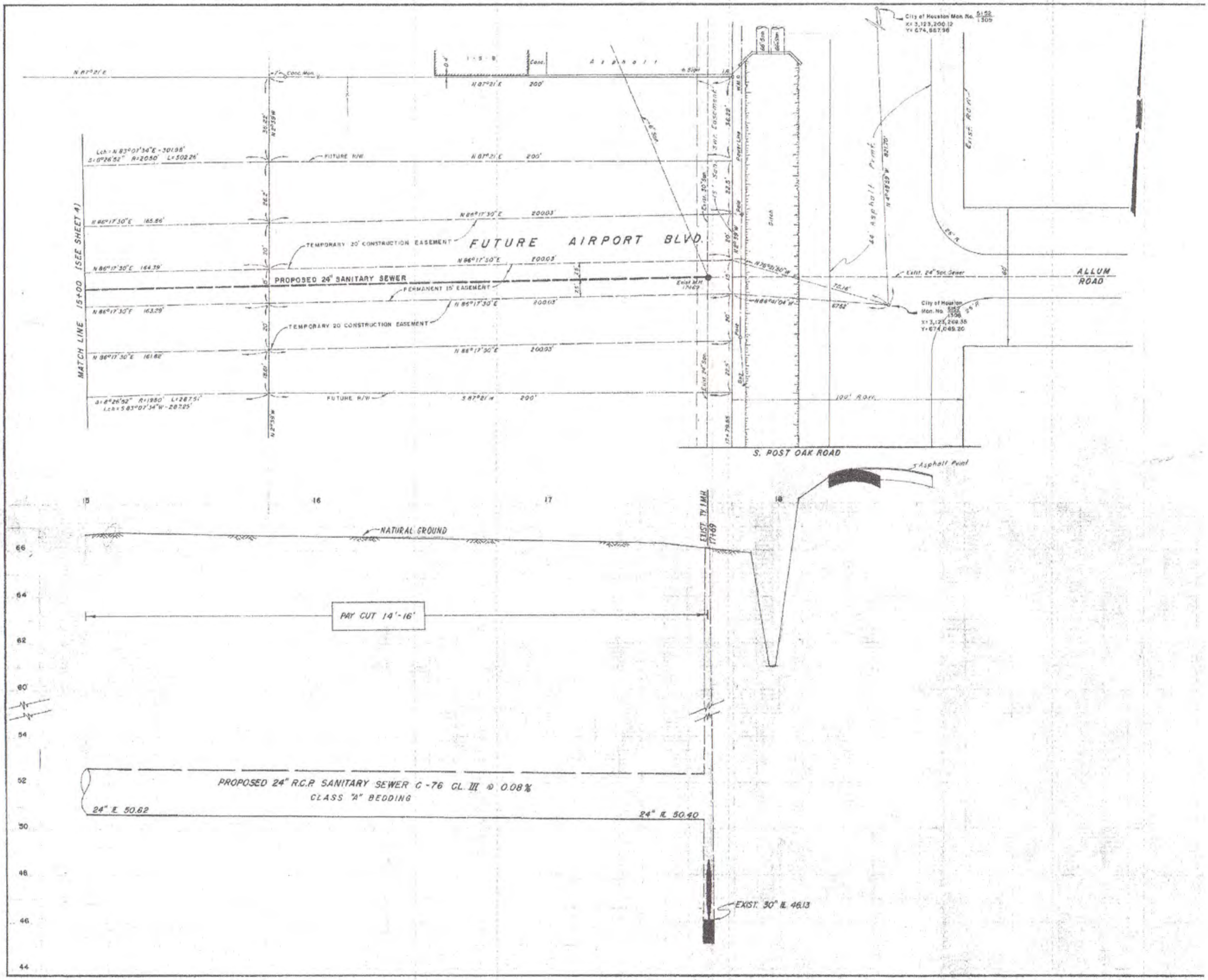
STORM LATERAL CALCULATIONS

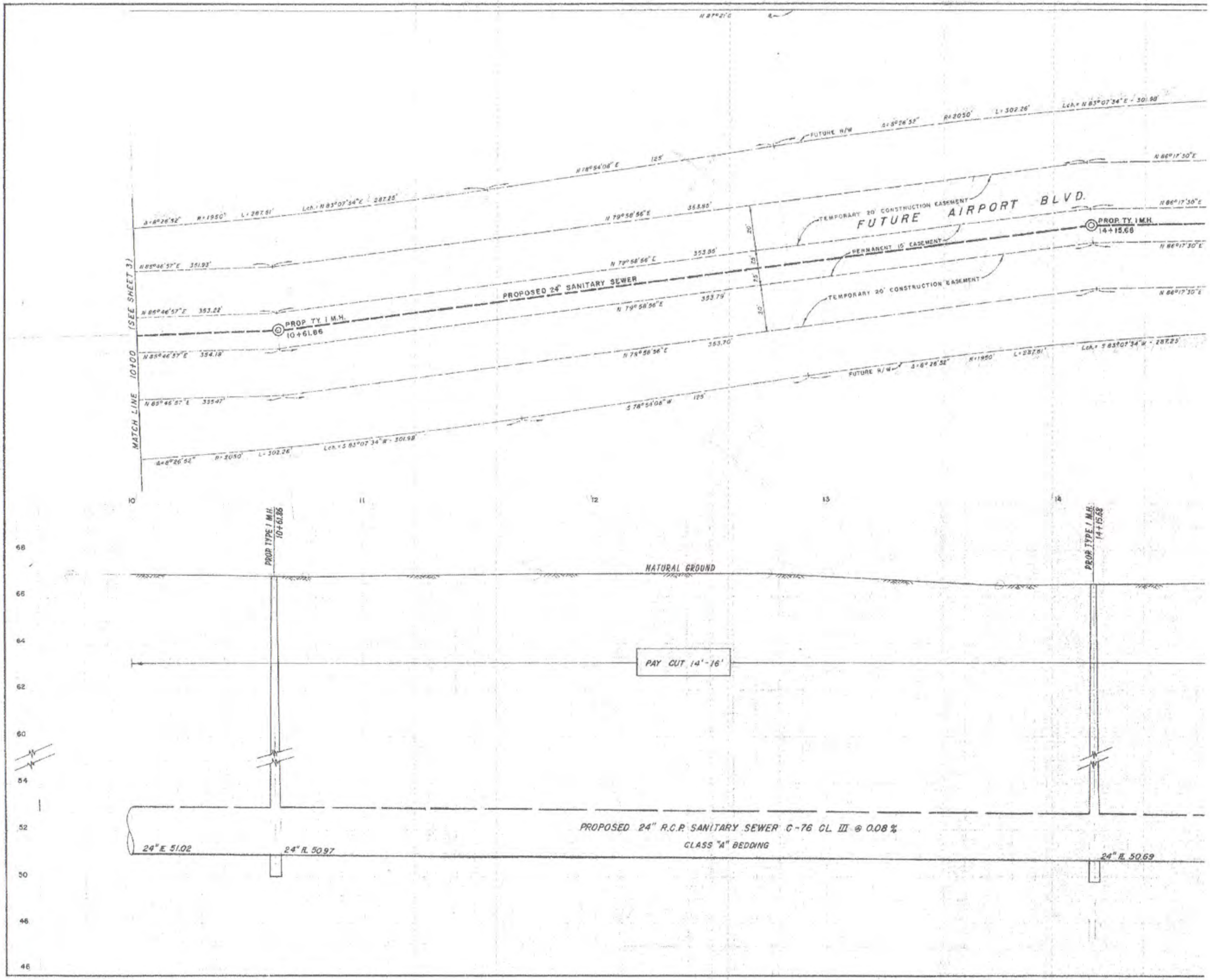
			MULTI-FAMILY < 20 DU/AC C=0.65		MULTI-FAMILY 20 DU/AC OR > C=0.80																
LINE	UPstr MH	DWNstr MH	(ac)	TOTAL (ac)	(ac)	TOTAL (ac)	TOTAL ALL AREAS (ac)	t (min)	ELAPSED TIME (min)	I 2-YR	Q C=0.65 (cfs)	Q C=0.80 (cfs)	TOTAL Q (cfs)	REACH (ft)	LINE SIZE	LINE SLOPE	FALL (ft)	CROWN ELEV UPstr.	FLOW-LINE ELEV UPstr.	FLOW-LINE ELEV DWNstr	ACT. VEL. (fps)
A			5.85	5.85	0.00	0.00	5.85	15.0	0.4	4.29	16.32	0.00	16.32	60	30"	0.25%	0.20	58.67	56.17	55.97	3.32
B			6.72	6.72	0.00	0.00	6.72	15.0	0.2	4.29	18.75	0.00	18.75	83	24"	1.23%	1.02	65.20	63.20	62.18	5.97
C			11.29	11.29	0.00	0.00	11.29	15.0	0.0	4.29	31.50	0.00	31.50	10	30"	0.60%	0.05	64.50	62.09	62.04	6.42
D	D3 D2	D1 D1	0.00 0.00	0.00 0.00	0.21 0.19	0.21 0.19	0.21 0.19	15.0 15.0	5.2 0.6	4.29 4.29	0.00 0.00	0.72 0.65	0.72 0.65	71 7	24" 24"	0.20% 1.75%	0.14 0.12	60.50 60.50	58.50 58.50	58.36 58.36	0.23 0.21
E	E6 E5 E4 E3C E3B E3A1 E3A E3 E2	E5 E4 E3 E3B E3A1 E3A E3 E2 E1	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	1.81 0.37 0.59 1.77 0.41 0.00 0.21 0.00 0.34	1.81 2.18 2.77 1.77 2.18 2.18 2.39 5.16 5.50	1.81 2.18 2.77 1.77 2.18 2.18 2.39 5.16 5.50	15.0 15.7 16.0 15.0 15.4 15.5 15.6 17.2 17.6	0.7 0.4 1.2 0.4 0.1 0.1 0.1 0.4 0.5	4.29 4.22 4.18 4.29 4.25 4.23 4.22 4.06 4.07	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	6.22 7.35 9.26 6.08 7.40 7.38 8.07 16.74 17.69	6.22 7.35 9.26 6.08 7.40 7.38 8.07 16.74 17.60	82 90 206 46 16 16 10 72 143	24" 24" 24" 24" 24" 24" 24" 30" 30"	0.20% 0.20% 0.20% 6.19% 0.63% 0.63% 1.00% 0.20% 0.20%	0.16 0.10 0.41 3.93 0.10 0.10 0.10 0.14 0.23	63.40 63.24 61.23 64.78 60.85 57.18 57.08 56.87 56.73	61.40 61.24 59.23 62.78 58.85 55.18 55.08 54.37 54.23	61.24 61.14 58.82 58.85 58.75 55.08 54.98 54.23 54.00	1.98 2.24 2.35 1.43 2.36 2.35 2.57 3.41 3.40
F	F5 F4 F1A F3 F2	F4 F1A F1 F2 F1	7.87 1.64 0.00 6.66 3.03	7.87 9.51 9.51 6.65 9.69	0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00	7.87 9.51 9.51 6.66 9.69	15.0 15.0 15.1 15.0 15.0	0.0 0.1 0.2 0.0 0.0	4.29 4.29 4.28 4.29 4.29	21.96 26.52 26.46 18.58 27.00	0.00 0.00 0.00 0.00 0.00	21.96 26.52 26.46 18.58 27.00	7.5 18.5 55 7.5 10.5	30" 36" 36" 36" 36"	1.33% 0.54% 0.18% 1.33% 0.95%	0.10 0.10 0.10 0.10 0.10	63.44 62.43 60.72 60.82 60.72	60.94 59.43 57.72 57.82 57.72	60.83 59.33 57.62 57.72 57.62	4.47 3.75 3.74 2.63 3.82
G	G2 G2A	G2A G1	5.11 0.00	5.11 5.11	0.00 0.00	0.00 0.00	5.11 5.11	15.0 15.0	0.0 0.5	4.29 4.29	14.26 14.25	0.00 0.00	14.26 14.25	8 81	24" 30"	1.25% 0.70%	0.10 0.57	62.70 61.46	60.70 58.96	60.00 58.39	4.54 2.90
H			2.00	2.00	0.00	0.00	2.00	15.0	0.1	4.29	5.36	0.00	5.36	6	24"	1.67%	0.10	62.34	60.34	60.24	1.78
I			2.67	2.67	0.00	0.00	2.67	15.0	0.5	4.29	7.45	0.00	7.45	72	24"	0.17%	0.12	2.00			2.37

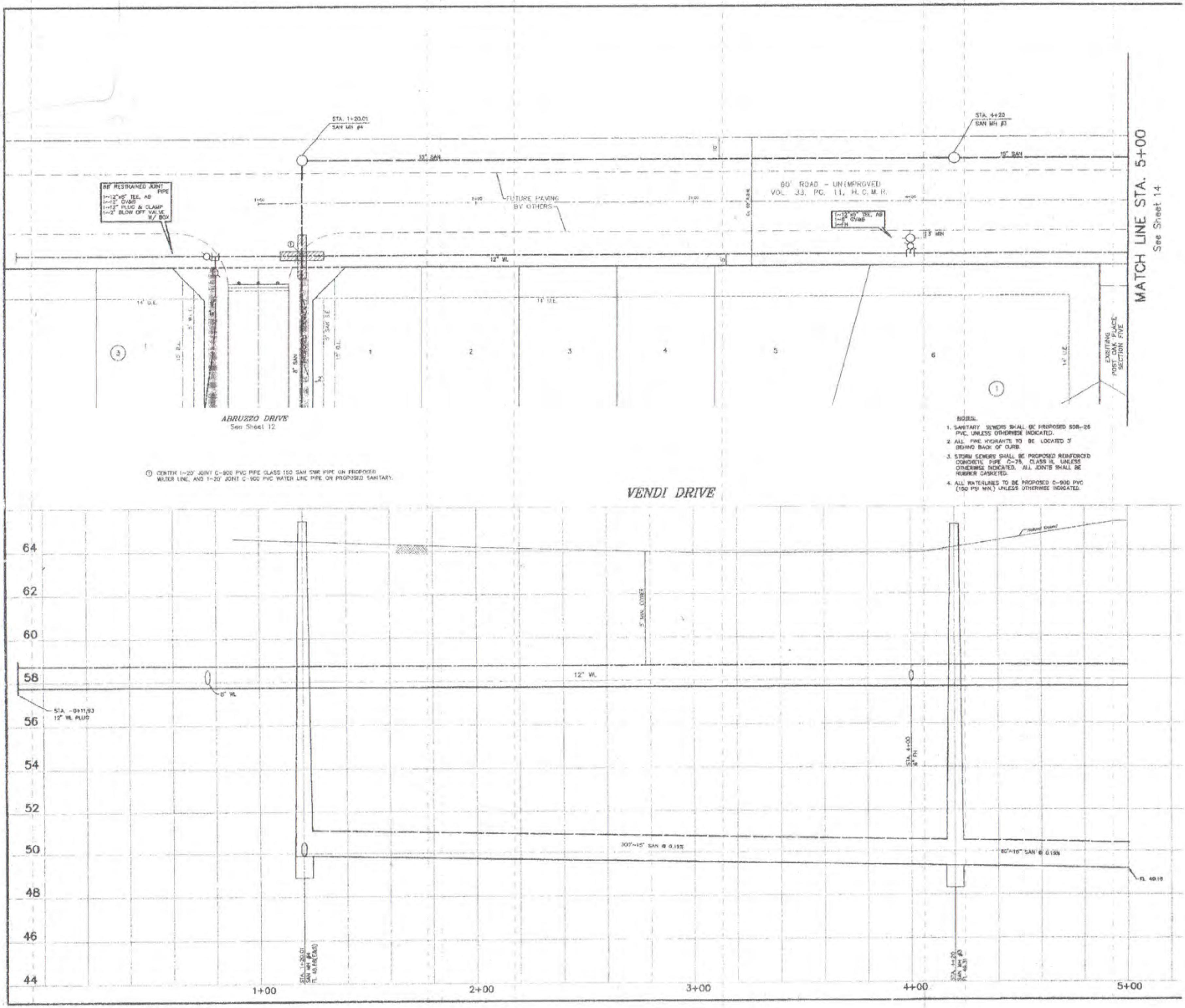
INLET FLOW CALCULATIONS

			RESIDENTIAL LOTS < ¼ AC C=0.55		MULTI-FAMILY < 20 DU/AC C=0.65		MULTI-FAMILY 20 DU/AC OR > C=0.80									
LINE	UPstr MH	DWNstr MH	(ac)	TOTAL (ac)	(ac)	TOTAL (ac)	(ac)	TOTAL (ac)	TOTAL ALL AREAS (ac)	t (min)	I 2-YR	Q C=0.55 (cfs)	Q C=0.65 (cfs)	Q C=0.80 (cfs)	TOTAL Q (cfs)	INLET CAPACITY USED BY COH (cfs)
A			0.00	0.00	5.85	5.85	0.00	0.00	5.85	15.0	4.29	0.00	16.32	0.00	16.32	
B			0.00	0.00	6.72	6.72	0.00	0.00	6.72	15.0	4.29	0.00	18.75	0.00	18.75	
C			0.00	0.00	11.29	11.29	0.00	0.00	11.29	15.0	4.29	0.00	31.50	0.00	31.50	
D	D3 D2	D1 D1	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.21 0.19	0.21 0.19	0.21 0.19	15.0 15.0	4.29 4.29	0.00 0.00	0.00 0.00	0.72 0.65	0.72 0.65	5.00 5.00
E	E6 E5 E3C E3B E3A E2	E5 E4 E4 E3B E3A E3 E1	0.00 0.00 0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00 0.00 0.00	1.81 0.37 0.24 1.77 0.41 0.21 0.34	1.81 0.37 0.24 1.77 0.41 0.21 0.34	1.81 0.37 0.24 1.77 0.41 0.21 0.34	15.0 15.0 15.0 15.0 15.0 15.0 15.0	4.29 4.29 4.29 4.29 4.29 4.29 4.29	0.00 0.00 0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00 0.00 0.00	6.22 1.27 0.82 6.08 1.41 0.72 1.17	6.22 1.27 0.82 6.08 1.41 0.72 1.17	 2.50 5.00 5.00
F	F5 F4 F3 F2	F4 F1A F2 F1	7.87 0.00 6.66 0.00	7.87 0.00 6.66 0.00	0.00 1.64 0.00 3.03	0.00 1.64 0.00 3.03	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	7.87 1.64 6.66 3.03	15.0 15.0 15.0 15.0	4.29 4.29 4.29 4.29	18.58 0.00 15.72 0.00	0.00 4.58 0.00 8.45	0.00 0.00 0.00 0.00	18.58 4.58 15.72 8.45	20.00 5.00 20.00 10.00
G	G2 G2A	G2A G1	5.11 0.00	5.11 5.11	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	5.11 5.11	15.0 15.0	4.29 4.29	12.06 12.06	0.00 0.00	0.00 0.00	12.06 12.06	20.00
H			0.00	0.00	2.00	2.00	0.00	0.00	2.00	15.0	4.29	0.00	5.58	0.00	5.58	20.00
I			0.00	0.00	2.67	2.67	0.00	0.00	2.67	15.0	4.29	0.00	7.45	0.00	7.45	


60' DEDICATED ROADWAY
Conc. Mon.
N2°50'W 119.81'
MATCH LINE 4+56.59 (SEE SHEET 2)
22.5'
20'
7.5
7.5
20'
22.5'
N2°50'W
N 87°21' E 408.73'
FUTURE R/W
Δ=6°26'52" R=1950' L=287.51'
N 87°21' E 251.26'
N 85°46'57" E 351.93'
TEMPORARY 20' CONSTRUCTION EASEMENT
FUTURE AIRPORT BLVD.
N 87°21' E 251.49'
N 85°46'57" E 353.22'
PROP. TY. I M.H. 7408.16
PERMANENT 15' EASEMENT
PROPOSED 24" SANITARY SEWER
N 87°21' E 251.65'
N 85°46'57" E 354.18'
TEMPORARY 20' CONSTRUCTION EASEMENT
N 87°21' E 251.86'
N 85°46'57" E 355.47'
S 87°21' W 408.41'
FUTURE R/W
Δ=6°26'52" R=2050' L=302.26'
5
6
7
8
9
68
66
64
62
60
54
52
50
48
46
PROP. TYPE I M.H. 7+08.16
NATURAL GROUND
PAY CUT 14'-16'
PROPOSED 24" R.C.P. SANITARY SEWER C-76 CL. III @ 0.08 %
CLASS "A" BEDDING
24" ℄ 51.45
24" ℄ 51.25


N 87°21' E
Conc. Mon.
I-S-B
Conc.
Asphalt
Sign
N 87°21' E 200'
Lch: N 83°07'34"E - 301.98'
Δ=0°26'52" R=2050' L=302.26'
FUTURE R/W
N 87°21' E 200'
35.22'
N 2°39' W
N 86°17'30"E 165.86'
N 86°17'30" E 200.03'
26.2'
TEMPORARY 20' CONSTRUCTION EASEMENT
FUTURE AIRPORT BLVD.
N 86°17'30"E 164.39'
N 86°17'50"E 200.03'
PROPOSED 24" SANITARY SEWER
PERMANENT 15' EASEMENT
7.5'
7.5'
Exist M.H. 17469
N 86°17'30"F 163.29'
N 86°17'30"E 200.03'
TEMPORARY 20 CONSTRUCTION EASEMENT
N 86°17'30"E 161.82'
N 86°17'30"E 200.03'
18.0'
Δ=8°26'52" R=1950' L=287.51'
Lch=S 83°07'34"W - 287.25'
FUTURE R/W
S 87°21' W 200'
N 2°39' W
MATCH LINE 15+00 (SEE SHEET 4)
6" San.
Exist. 30" San.
15' San. Swr. Easement
Exist. 24" San.
36.22'
22.5'
20'
15'
20'
22.5'
17+79.85
N 2°39' W
Power Line
Pole
Pole
Gas
W.M.O.
I.R.
66" Stm.
66" Stm.
Ditch
N 76°21'30"W
70.16'
N 88°41'04"W
67.52'
44' Asphalt Pvmt.
N 4°48'59" W 821.70'
City of Houston Mon. No. 5152/1305
X= 3,123,200.12
Y= 674,887.96
City of Houston Mon. No. 5152/1306
X= 3,123,268.35
Y= 674,065.20
Exist. 24" San. Sewer
Exist. ROW
25' R
25' R
60'
ALLUM ROAD
100' R.O.W.
S. POST OAK ROAD
Asphalt Pvmt
15
16
17
18
NATURAL GROUND
EXIST. TV.I.M.H. 17469
PAY CUT 14'-16'
PROPOSED 24" R.C.P. SANITARY SEWER C-76 GL. III @ 0.08%
CLASS "A" BEDDING
24" IL 50.62
24" IL 50.40
EXIST. 30" IL 46.13
66
64
62
60
54
52
50
48
46
44

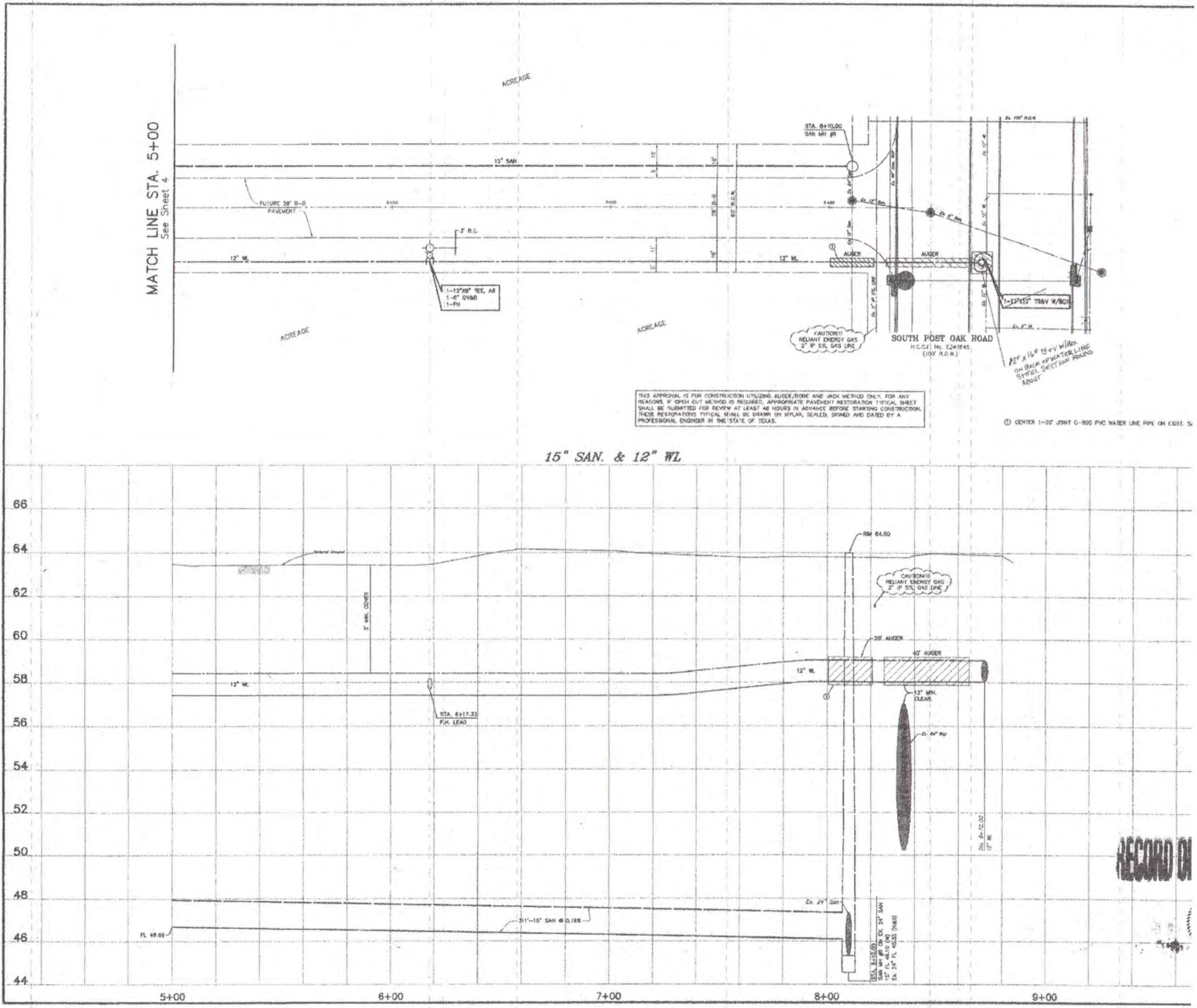

N 87°21'E
FUTURE AIRPORT BLVD.
MATCH LINE 10+00 (SEE SHEET 3)
Δ=6°26'52" R=1950' L=287.51' Lch.=N 83°07'34"E - 287.25'
N 78°54'08"E 125'
FUTURE R/W Δ=6°26'52" R=2050' L=302.26' Lch.=N 83°07'34"E - 301.98'
N 85°46'57"E 351.93'
N 79°58'56"E 353.95'
N 86°17'30"E
N 85°46'57"E 353.22'
N 79°58'56"E 353.85'
N 86°17'30"E
N 85°46'57"E 354.19'
N 79°58'56"E 353.79'
N 86°17'30"E
N 85°46'57"E 355.47'
N 79°58'56"E 353.70'
N 86°17'30"E
S 78°54'08"W 125'
Δ=6°26'52" R=2050' L=302.26' Lch.=S 83°07'34"W - 301.98'
FUTURE R/W Δ=6°26'52" R=1950' L=287.51' Lch.=S 83°07'34"W - 287.25'
TEMPORARY 20' CONSTRUCTION EASEMENT
PERMANENT 15' EASEMENT
TEMPORARY 20' CONSTRUCTION EASEMENT
20'
7.5'
7.5'
20'
PROPOSED 24" SANITARY SEWER
PROP. TY. I M.H. 10+61.86
PROP. TY. I M.H. 14+15.68
10
11
12
13
14
PROP TYPE I M.H. 10+61.86
PROP TYPE I M.H. 14+15.68
NATURAL GROUND
PAY CUT 14'-16'
PROPOSED 24" R.C.P. SANITARY SEWER C-76 CL. III @ 0.08 %
CLASS "A" BEDDING
24" E. 51.02
24" FL. 50.97
24" FL. 50.69
68
66
64
62
60
54
52
50
48
46



① CENTER 1~20' JOINT C-900 PVC PIPE CLASS 150 SAN SWR PIPE ON PROPOSED WATER LINE, AND 1~20' JOINT C-900 PVC WATER LINE PIPE ON PROPOSED SANITARY.

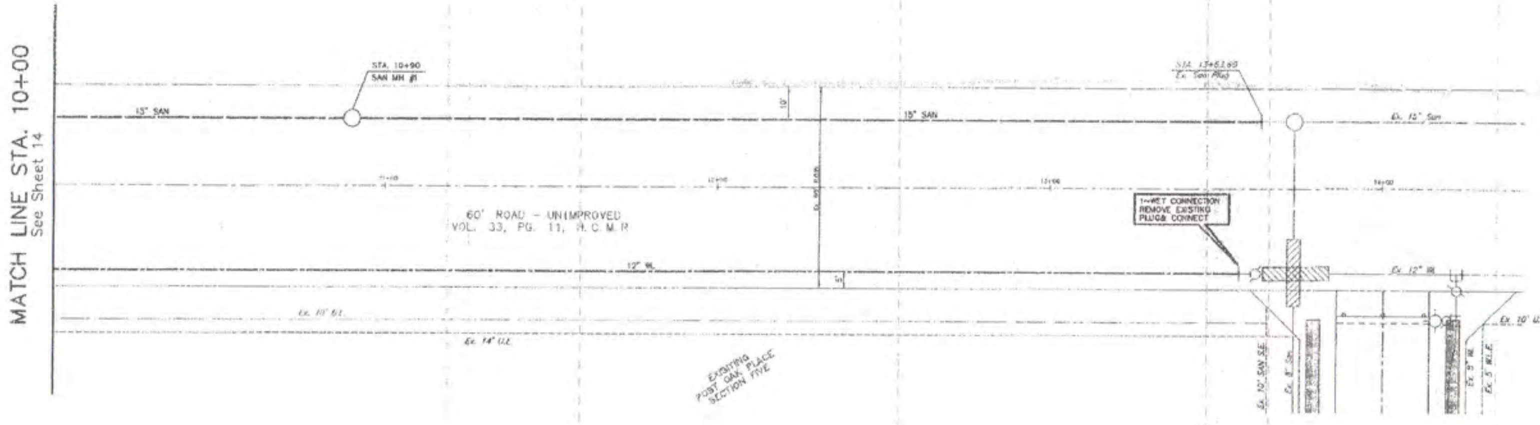
NOTES:

1. SANITARY SEWERS SHALL BE PROPOSED SDR-26 PVC, UNLESS OTHERWISE INDICATED.
2. ALL FIRE HYDRANTS TO BE LOCATED 3' BEHIND BACK OF CURB.
3. STORM SEWERS SHALL BE PROPOSED REINFORCED CONCRETE PIPE C-76, CLASS III, UNLESS OTHERWISE INDICATED. ALL JOINTS SHALL BE RUBBER GASKETED.
4. ALL WATERLINES TO BE PROPOSED C-900 PVC (150 PSI MIN.) UNLESS OTHERWISE INDICATED.



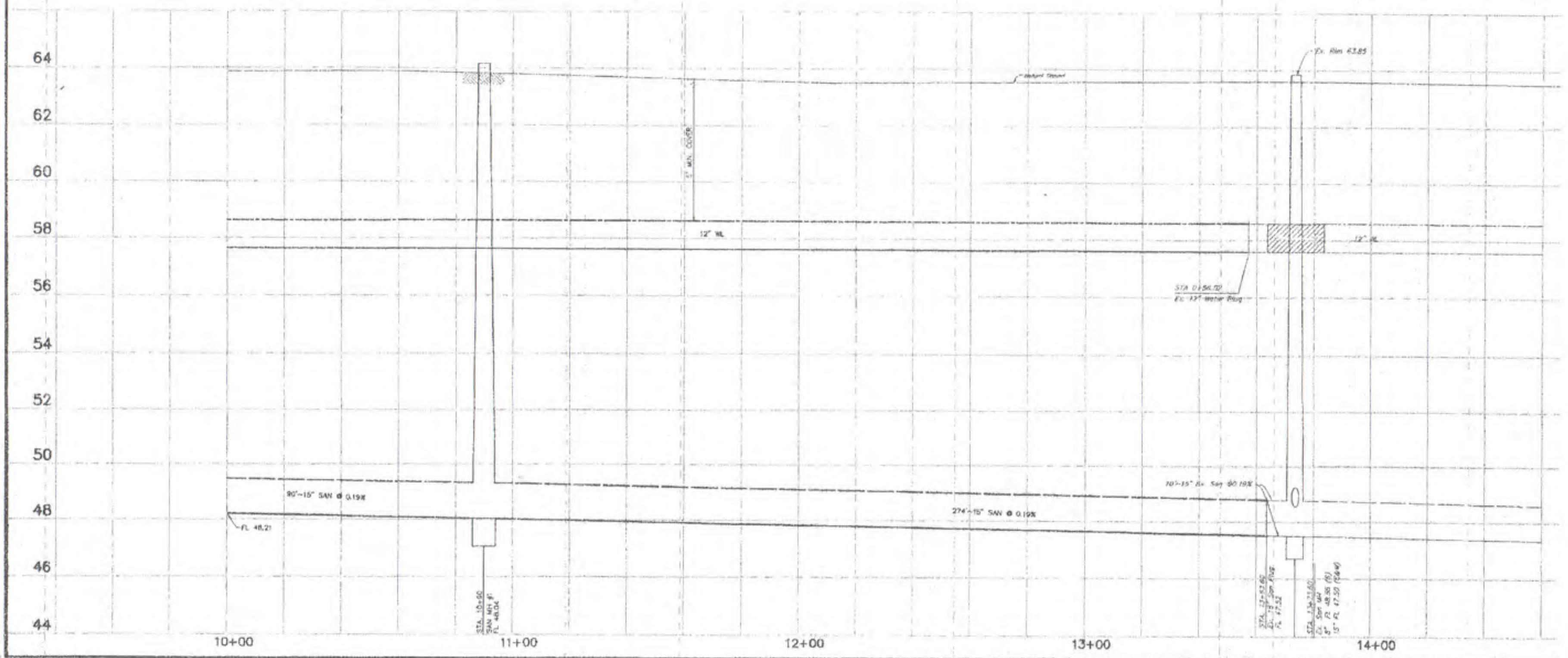
THIS APPROVAL IS FOR CONSTRUCTION UTILIZING AUGER/BORE AND JACK METHOD ONLY. FOR ANY REASONS, IF OPEN CUT METHOD IS REQUIRED, APPROPRIATE PAVEMENT RESTORATION TYPICAL SHEET SHALL BE SUBMITTED FOR REVIEW AT LEAST 48 HOURS IN ADVANCE BEFORE STARTING CONSTRUCTION. THESE RESTORATIONS TYPICAL SHALL BE DRAWN ON MYLAR, SEALED, SIGNED AND DATED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS.

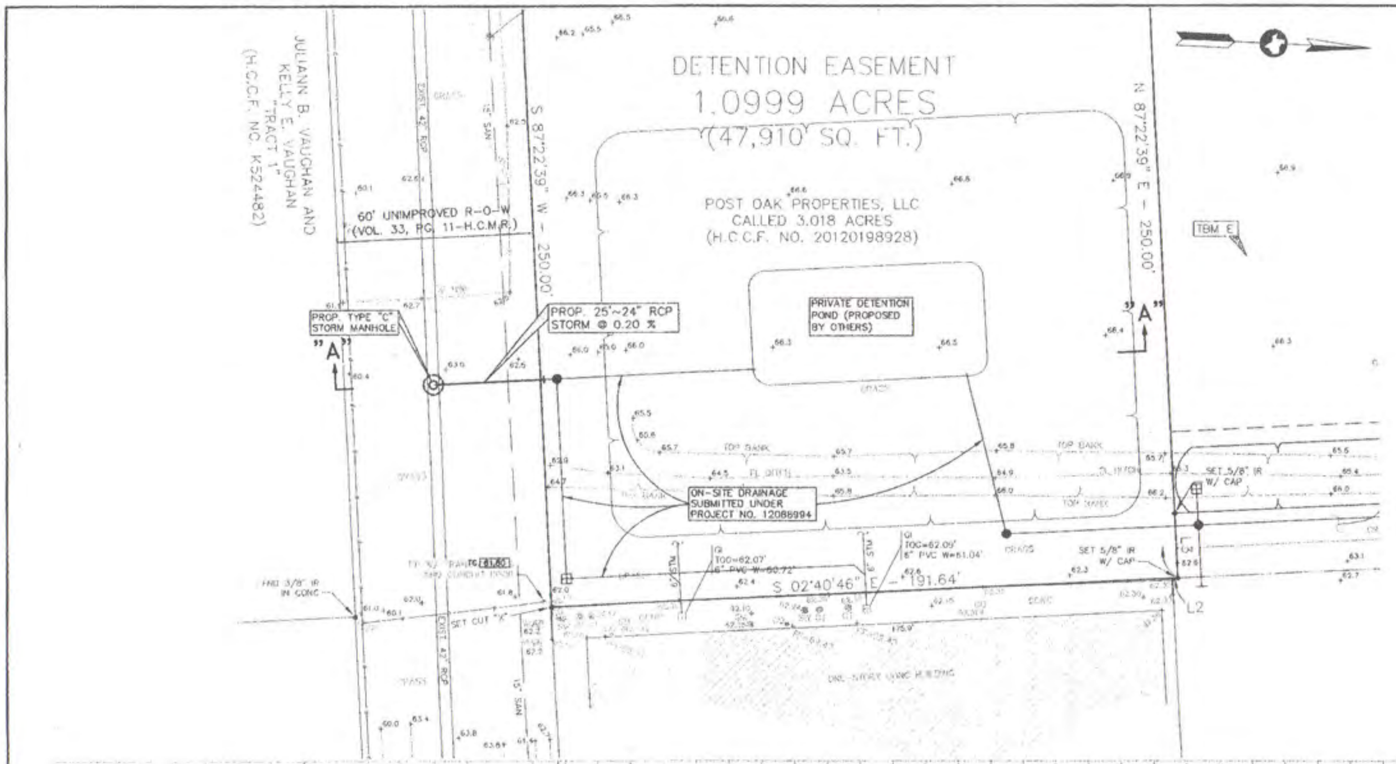
① CENTER 1-20' JOINT C-900 PVC WATER LINE PIPE ON EXIST. S

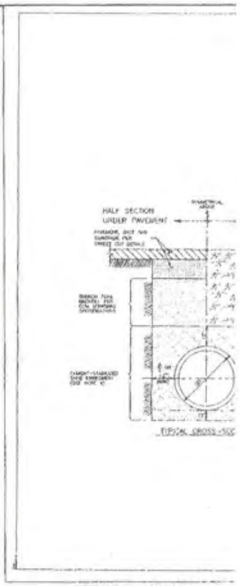


NOTES:

1. SANITARY SEWERS SHALL BE PROPOSED SDR-26 PVC, UNLESS OTHERWISE INDICATED.
2. ALL FIRE HYDRANTS TO BE LOCATED 3' BEHIND BACK OF CURB.
3. STORM SEWERS SHALL BE PROPOSED REINFORCED CONCRETE PIPE C-76, CLASS III, UNLESS OTHERWISE INDICATED. ALL JOINTS SHALL BE RUBBER GASKETED.
4. ALL WATERLINES TO BE PROPOSED C-900 PVC (150 PSI MIN.) UNLESS OTHERWISE INDICATED.



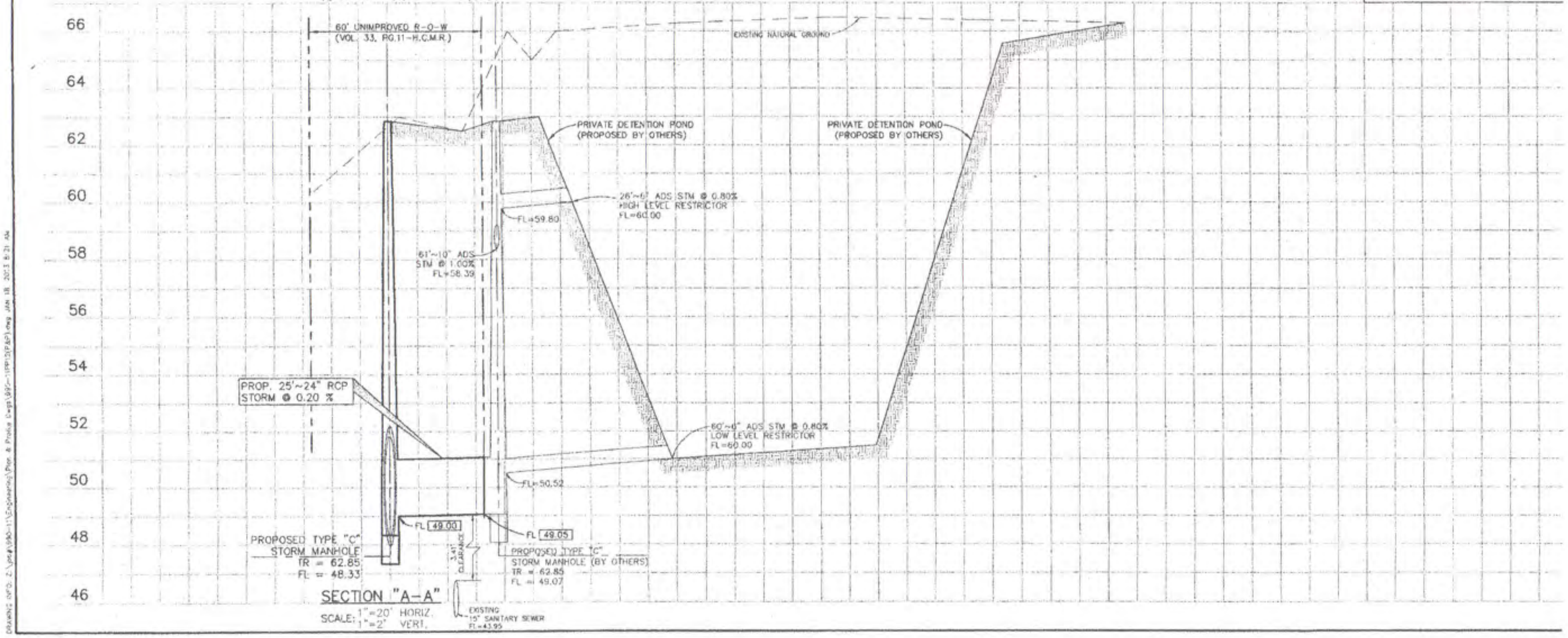




DETENTION ANALYSIS

DETENTION REQUIRED
SITE=3.04 AC.
PRIVATE POND=0.51 AC.
TOTAL=3.55 AC.
PER HCFCD REQUIREMENTS
3.55 AC X 0.55 AC-FT/AC.
TOTAL VOLUME REQ.=85,051 CU. FT. =1.95

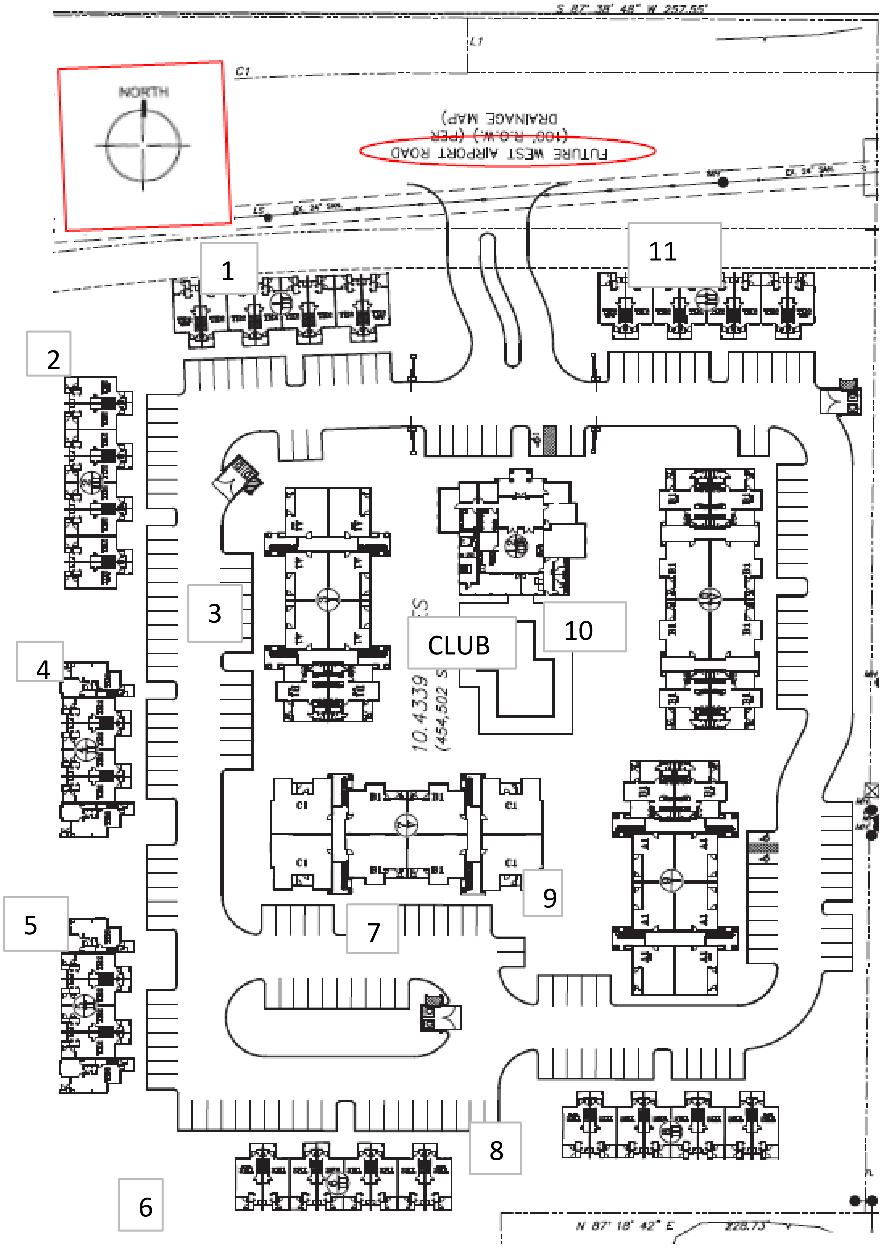
VOLUME PROVIDED
WSE=63.00
AVG. DEPTH=11.65'
AREA=9,360 SQ. FT.
VOL PROVIDED=109,044 CU. FT. =2.50 AC-F
EXCESS VOLUME=23,993 CU. FT=0.55 AC-F



SECTION "A-A"
SCALE: 1"=20' HORIZ. 1"=2' VERT.

DEVELOPMENT SUMMARY

SITE PLAN



Comments:

The 10.43 acre site is generally flat with minimal vegetation and surface drainage to the south. The land sets back off of South Post Oak Road and the applicant will have to extend West Airport Road in order to access the apartments. While there is no frontage, the site provides great access to Hwy 90, gas stations, retail, and schools. There will be one ingress/egress onto the future West Airport Road and a detention pond located in the southern portion of the site. 194 free parking spaces are required and provided.

Parking	No Fee		Tenant-Paid		Total	
Open Surface	194	*1.6/unit*	0	--	194	*1.6/unit*
Carport	0	--	0	--	0	--
Garage	0	--	0	--	0	--
Total Parking	**194**	*1.6/unit*	**0**	--	**194**	*1.6/unit*

Exhibit 3

RP-2016-296840

7/8/2016 hccpirp3 60.00

FILED

7/8/2016 11:32 AM

Stan Stanart

COUNTY CLERK

STATE OF TEXAS
COUNTY OF HARRIS

WE, HOUSTON DMA HOUSING, LLC ACTING BY AND THROUGH, DIANA McIVER, MANAGER BEING AN OFFICER OF HOUSTON DMA HOUSING, LLC, BY DMA/HAUCDC ALTURA HEIGHTS, LLC, ITS MANAGING MEMBER, BY DMA COMMUNITY VENTURES II, LLC, ITS MANAGING MEMBER, OWNERS HEREINAFTER REFERRED TO AS OWNERS OF THE 10.203 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF ALTURA HEIGHTS, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN (15'0") FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF HOUSTON, HARRIS COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, THE OWNERS HEREBY CERTIFY THAT THIS REPLAT OR AMENDING PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS; WE FURTHER CERTIFY THAT NO PORTION OF THE AREA COVERED BY THE PREVIOUS PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

IN TESTIMONY WHEREOF, HOUSTON DMA HOUSING, LLC HAS CAUSE THESE PRESENTS TO BE SIGNED BY DIANA McIVER, ITS MANAGER, THEREUNTO AUTHORIZED, THIS 17th DAY OF June, 2016.

HOUSTON DMA HOUSING, LLC, BY DMA/HAUCDC ALTURA HEIGHTS, LLC, ITS MANAGING MEMBER, BY DMA COMMUNITY VENTURES II, LLC, ITS MANAGING MEMBER

BY: ______________________
DIANA McIVER, MANAGER

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DIANA McIVER, MANAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 17th DAY OF June, 2016.

____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME: Kaye Agee

COMMISSION EXPIRES: 08/28/2019

I, MICHAEL HALL, AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

____
MICHAEL HALL, R.P.L.S.
TEXAS REGISTRATION NO. 5765

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF ALTURA HEIGHTS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 5th DAY OF July, 2016.

BY: ______________________
MARTHA L. STEIN, CHAIRMAN OR
M. SONNY GARZA, VICE CHAIRMAN

BY: ______________________
PATRICK WALSH, P.E., SECRETARY

I, STAN STANART, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON July 8 2016, AT 11:32 O'CLOCK A M., AND DULY RECORDED ON July 8 2016 AT 12:31 O'CLOCK P M., AND AT FILM CODE NO. 678793 OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

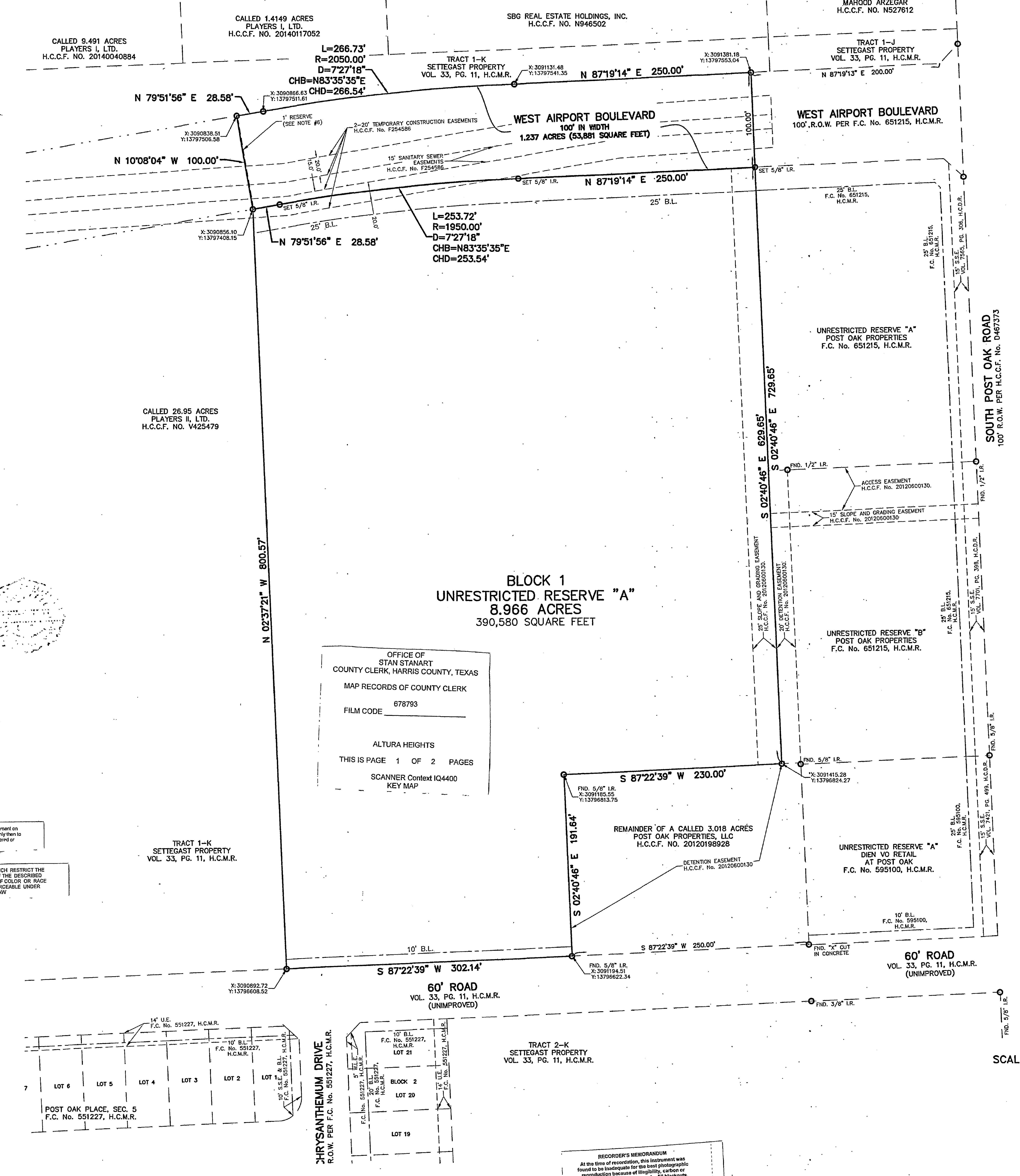
WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

STAN STANART
____
STAN STANART
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: Edwina V Mack
DEPUTY EDWINA V. MACK

This certificate is valid only as to the instrument on which the original signature is affixed and only then to the extent that such instrument is not altered or changed after recording

ANY PROVISION HEREIN WHICH RESTRICT THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW



OFFICE OF
STAN STANART
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

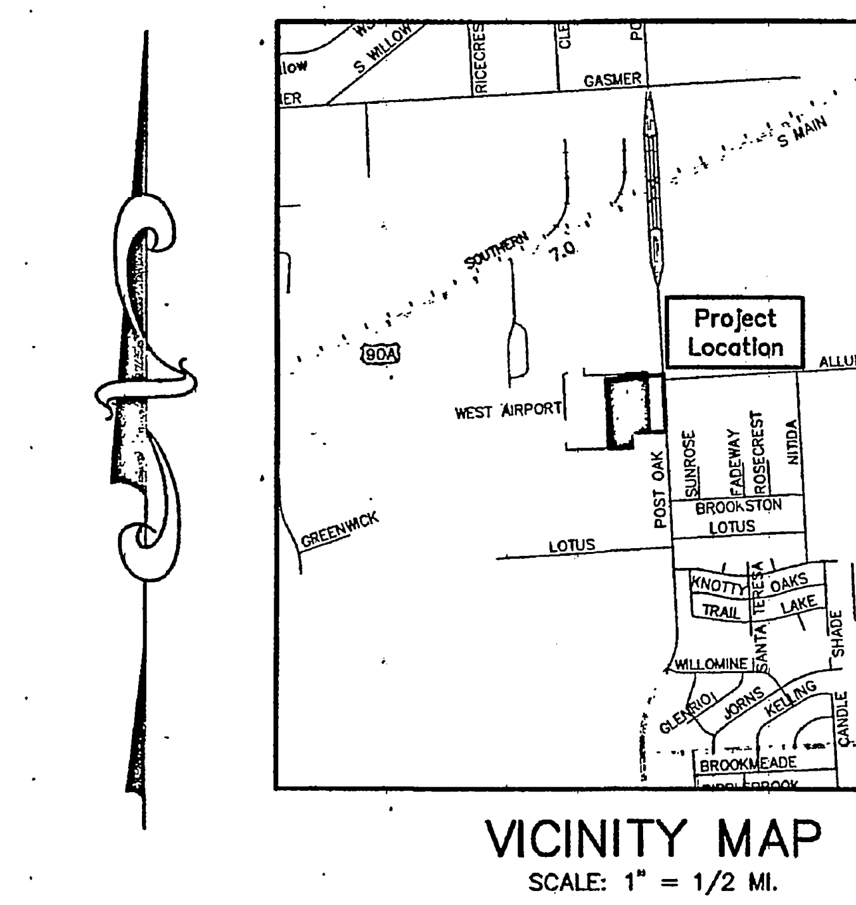
FILM CODE 678793

ALTURA HEIGHTS

THIS IS PAGE 1 OF 2 PAGES

SCANNER Context IQ4400
KEY MAP

RECORDER'S MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.



VICINITY MAP
SCALE: 1" = 1/2 MI.

LEGEND

B.L. = BUILDING LINE
L = LENGTH
R = RADIUS
D = CENTRAL ANGLE
CHB = CHORD BEARING
CHD = CHORD LENGTH
F.C. = FILM CODE
H.C.C.F. = HARRIS COUNTY CLERK'S FILE
H.C.D.R. = HARRIS COUNTY DEED RECORDS
H.C.M.R. = HARRIS COUNTY MAP RECORDS
No. = NUMBER
PG. = PAGE
W.L.E. = WATER LINE EASEMENT
R.O.W. = RIGHT OF WAY
S.S.E. = SANITARY SEWER EASEMENT
U.E. = UTILITY EASEMENT
VOL. = VOLUME
I.R. = IRON ROD
C.I.R. = CAPPED IRON ROD
I.P. = IRON PIPE
○ = FOUND 5/8" CAPPED IRON ROD (UNLESS OTHERWISE NOTED)

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE FOLLOWING COMBINED SCALE FACTOR: 0.99987850234.
2. UNLESS OTHERWISE INDICATED, THE BUILDING LINES [B.L.], WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
3. IF THIS PLAT IS PROPOSED TO BE MULTI-FAMILY RESIDENTIAL, IT IS SUBJECT TO THE PARKS AND OPEN SPACE REQUIREMENTS OF 42-251. A FEE PER UNIT WILL BE ASSESSED AT THE TIME OF PERMITTING AT THE THEN-CURRENT FEE RATE. IF A PRIVATE PARK IS TO BE PROPOSED OR PUBLIC PARK LAND IS TO BE DEDICATED, PARK LAND RESERVES OR LAND DEDICATION MUST BE SHOWN ON THE FACE OF THE PLAT AT THIS TIME.
4. THIS PROPERTY LIES WITHIN PARK SECTOR 8.
5. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
6. ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS ASSIGNS OR SUCCESSORS.

ALTURA HEIGHTS

A SUBDIVISION OF 10.203 ACRES OF LAND,
BEING A REPLAT OF A PORTION OF TRACT 1-K OF THE SETTEGAST SUBDIVISION AS RECORDED IN VOLUME 33, PAGE 11, OF THE H.C.M.R., LOCATED IN THE GEORGE ALLEN SURVEY, A-96,
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE ONE UNRESTRICTED RESERVE

1 BLOCK 1 RESERVE

OWNER: HOUSTON DMA HOUSING, LLC

SCALE: 1"=60'

60 30 0 60 120 180
SCALE IN FEET
1" = 60'

JUNE, 2016

SURVEYOR

CIVIL-SURV
LAND SURVEYING, L.C.

5909 WEST LOOP SOUTH, SUITE #200
BELLAIRE, TEXAS 77401
FIRM No. 10143800
Email: michael@civil-surv.net
OFFICE: (713) 839-9181
FAX: (713) 839-9020

Exhibit 4

BOARD ACTION REQUEST
ASSET MANAGEMENT DIVISION
JULY 14, 2016

Presentation, Discussion, and Possible Action regarding a waiver of 10 TAC §10.3(a)(139) and a material amendment to the Housing Tax Credit ("HTC") Application for Altura Heights (#15306)

RECOMMENDED ACTION

WHEREAS, Altura Heights (the "Development") received a 9% Housing Tax Credit award in 2015 for the construction of 124 new multifamily units in the City of Houston;

WHEREAS, Houston DMA Housing, LLC ("Applicant") is now requesting approval of changes that trigger a material alteration to the Application under Texas Gov't Code §2306.6712(d)(1) and (5) and 10 TAC §10.405(a)(3)(A)(concerning significant modification to site plan) and (H) (concerning significant increase in development cost), requiring Board approval, and the Development Owner has complied with the amendment requirements therein;

WHEREAS, in order to achieve the required distribution of accessible units it must treat two bedroom two bath units and two bedroom two and a half bath units as a single grouping, which necessitates a waiver of the definition of Unit Type;

WHEREAS, the Applicant is seeking a waiver of the definition of Unit Type as defined in 10 TAC §10.3(a)(139) of the 2015 Uniform Multifamily Rules in conjunction with their material amendment request;

WHEREAS, alternative design modifications that would comply with the distribution of Unit Types have been presented to the Applicant, and have been rejected;

WHEREAS, the Applicant also identified the elimination of Local Political Subdivision ("LPS") funding under 10 TAC §11.9(d)(2) but such elimination occurred after the funding was secured via a firm commitment from the lender;

WHEREAS, but for the change in LPS funding the proposed changes would not have a negative impact on scoring and a re-evaluation of feasibility has been conducted by staff with the conclusion that the new cost and financing structure meets the Department's feasibility requirements;

WHEREAS, the Applicant indicates that the requested changes are a result of a change in architect due to specific design requirements from the local neighborhood groups and lower financing costs than would have been achieved utilizing the LPS funding; and

WHEREAS, the Applicant maintains that the Development will still meet the distribution and construction requirements in 10 TAC Chapter 1, Subchapter B but staff has been unable to identify how the Applicant has established that the waiver meets the requirements of the rule, being unforeseeable and being necessary to effectuate a purpose or policy of Tex Gov't. Code Chapter 2306;

NOW, therefore, it is hereby

RESOLVED, that the requested waiver is denied and the material amendment of the HTC Application for Altura Heights is approved as presented at this meeting, and the Executive Director and his designees are each authorized, empowered, and directed to take all necessary action to effectuate the foregoing.

BACKGROUND

Altura Heights was approved for a 9% HTC allocation during the 2015 competitive cycle. The Applicant proposed the new construction of 124 multifamily units in the City of Houston, Harris County. The Applicant now requests approval for changes to the site plan, unit and building plans, development costs and financing structure that have occurred since Application.

Specifically, the amendment request is to reduce the number of residential buildings from 11 to 10, to increase the net rentable area from 115,904 to 130,252 square feet, and to increase the common area from 4,842 to 7,365. While the site plan and unit design has also changed, the number of units, unit mix and site amenities did not change. The site plan was slightly modified to accommodate the final design requirements of the City of Houston. Additionally, there was a small change to the site acreage from 10.4339 to 10.2377 acres. According to the Applicant, these changes have resulted in a significantly improved overall design and functionality of the Development to better serve the residents.

The changes to the Application are due to design changes required by the local neighborhood groups. During the application process, DMA Development Company and Houston Area Community Development Corporation worked closely with the local neighborhood groups to find a design that would fit into the established neighborhood and meet their standards. During the ongoing discussions, it was decided to utilize the services of a different architect than used at Application. It was determined that the new architect could better articulate the revised design plan.

A summary of the amendments is reflected in the table below.

ANALYSIS

Site Plan Changes

Prior to closing on the land, the seller asked to retain approximately 0.23 acres on the northeastern corner of the site in order to have access to property he owns adjacent to the site. This piece of land is not being used for the site, so Applicant agreed without a change to contract price since the portion of land was insignificant in size. The new property survey excludes that portion of land and the new acreage amount is now 10.203 acres. Density has increased from 11.8 units/acre to 12.15 units/acre (less than a 5% change).

Applicant had been working with several neighborhood groups in the area regarding the design of the project; they went through several iterations of designs, but ultimately they felt that the architect they were working with at application could not meet the expectations of the neighborhood group and it was decided that a change in architect was necessary.

When BGO (new architect) reviewed the previous architect's work, they noticed that some of the buildings were not drawn to scale on the original site plan. Once the buildings were sized correctly and City of Houston setbacks were factored in, it became impossible to fit 11 residential buildings on the site and they would have to redesign the buildings/units to fit 10 buildings.

Also affecting site changes is the detention. It was initially thought that they would be able to use a detention system that included parking lot and pipe storage along with a small detention pond. Once the civil engineer was fully engaged, it was determined a larger detention pond was needed for the site as the parking lot and pipe storage would not be sufficient for the site. The increased detention pond contributed to the need to decrease the number of buildings.

Unit/Building Plan Changes

The number of units and unit mix did not change. NRA has increased from 115,904 sf to 129,270 sf while the number of residential buildings decreased from 11 to 10.

Due to input from the neighborhood associations, carports were added to the 52 townhome units, increased brick exteriors and more complicated roof lines were added to all buildings for visual appeal. Carports for comparable accessible units have also been added to the site plan.

All building footprints and unit plans changed. Most units plans are slightly larger than at application and now include walk-in showers in masters. The new unit designs are more open and have more storage than the previous plans. A half bath was added to the townhome plan that previously had no restroom on the first floor. Also, the accessible units increased in size to be more comparable to the larger townhome units.

The club increased from 4,842 sf to 7,365 sf to include larger spaces and two offices for Houston Area Urban Community Development Corporation (HAUCDC), who is co-applicant and will provide supportive services to tenants. Parking increased from 194-207 spaces partially due to the attached carports for the townhomes.

BOARD ACTION REQUEST
ASSET MANAGEMENT DIVISION
DECEMBER 14, 2017

Presentation, discussion, and possible action regarding a material amendment to the Housing Tax Credit ("HTC") Application for The Standard at Boswell Marketplace (HTC #16015)

RECOMMENDED ACTION

WHEREAS, The Standard at Boswell Marketplace (the "Development") received a 9% HTC award in 2016 for the construction of 128 new units in Fort Worth, Tarrant County;

WHEREAS, the Development Owner is now requesting approval to amend the Application to decrease the development site acreage from 14.577 acres to 12.9726 acres;

WHEREAS, the decrease in site acreage results in a modification of the residential density of at least five percent (12.37% increase in residential density), which requires Board approval under Tex. Gov't Code §2306.6712 and 10 TAC §10.405(a)(4)(F);

WHEREAS, the Development Owner has also requested approval for changes to the Guarantors, and changes in Developers or Guarantors are considered nonmaterial amendments under 10 TAC §10.405(a)(3)(C) requiring approval;

WHEREAS, the Development Owner has complied with the amendment requirements in 10 TAC §10.405(a); and

WHEREAS, the changes do not negatively affect the Development or impact the viability of the transaction;

NOW, therefore, it is hereby

RESOLVED, that the amendments for The Standard at Boswell Marketplace are approved as presented to this meeting, and the Executive Director and his designees are each authorized, empowered, and directed to take all necessary action to effectuate the foregoing.

BACKGROUND

The Standard at Boswell Marketplace is a 128-unit development in Fort Worth, in Tarrant County, that was approved for a 9% HTC award in 2016. The 10% Test documentation for the Development has been submitted, and construction of the Development is currently in progress. The buildings must place in service by December 31, 2018. In a letter dated August 2, 2017, Sarah Andre, consultant to the project and acting on behalf of The Standard at Boswell Marketplace, L.P. (the "Development Owner" or "Owner"), requested approval for a change to the organization chart for the Guarantor and for a change to the site acreage.

During the loan closing and syndication process, James C. Weaver and Ryan M. Temple were added as guarantors for the project. According to the Owner's consultant, the addition of guarantors was required by the lender and equity team in order to obtain more favorable financing terms that were desired by the development team. However, neither Mr. Weaver nor Mr. Temple are owners or developers of the project, and there have been no changes to the ownership or developer organizational charts. Changes in Developers or Guarantors are considered nonmaterial amendments under 10 TAC §10.405(a)(3)(C) requiring approval.

At application, the Applicant had site control of a large parcel with a total acreage of 16.577 acres, of which 14.577 acres were intended to be used for the proposed Development. The plan was to re-plat the large parcel into two smaller parcels, one of 14.577 acres on which the Development would sit and another of two acres that would not be part of the project. These two acres were un-buildable and would not be of use to the project. The re-platting of the site into two parcels did occur, but the acreages did not end up reflecting the same sizes proposed at application. During the re-platting process, the City of Fort Worth required that the smaller tract have minimum street frontage that made the lot bigger. The street frontage was required to prevent the creation of an "orphaned" property. Further, due to easements on the smaller property, the acreage was un-buildable for the tax credit property and of no benefit to the project. As a result, the development site is being amended to include 12.9726 acres rather than the 14.577 acres proposed at application.

Other changes to the design of the development not mentioned in the amendment request include a slight re-arrangement of buildings within the site, increase in net rentable area from 123,368 square feet to 124,872 square feet, increase in common area from 4,910 square feet to 5,655 square feet, and the addition of a model unit of 717 square feet attached to the community center. According to the Owner's consultant, the developer regularly provides a model unit as a part of their leasing/amenity building. Because their properties tend to be 100% occupied, the model unit allows them to show a unit to a prospective tenant without invading a tenant's privacy, and the ability to show a unit space is positively correlated with the prospective tenant's application to live in the Development. If the model unit is deemed no longer necessary, it will be converted to office space or a community amenity space.

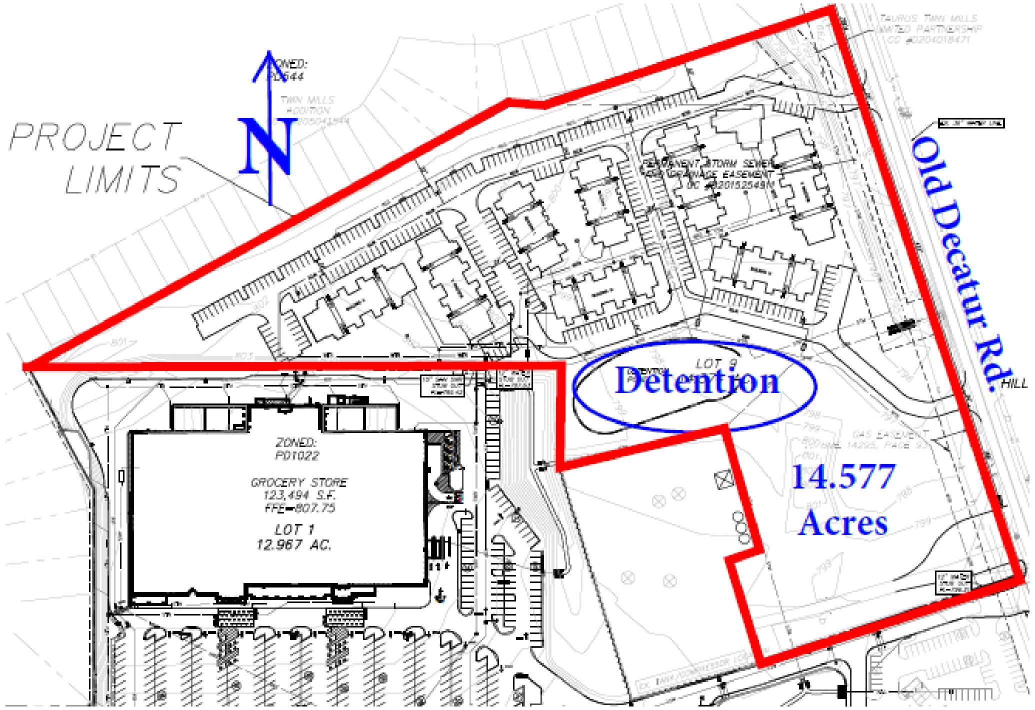
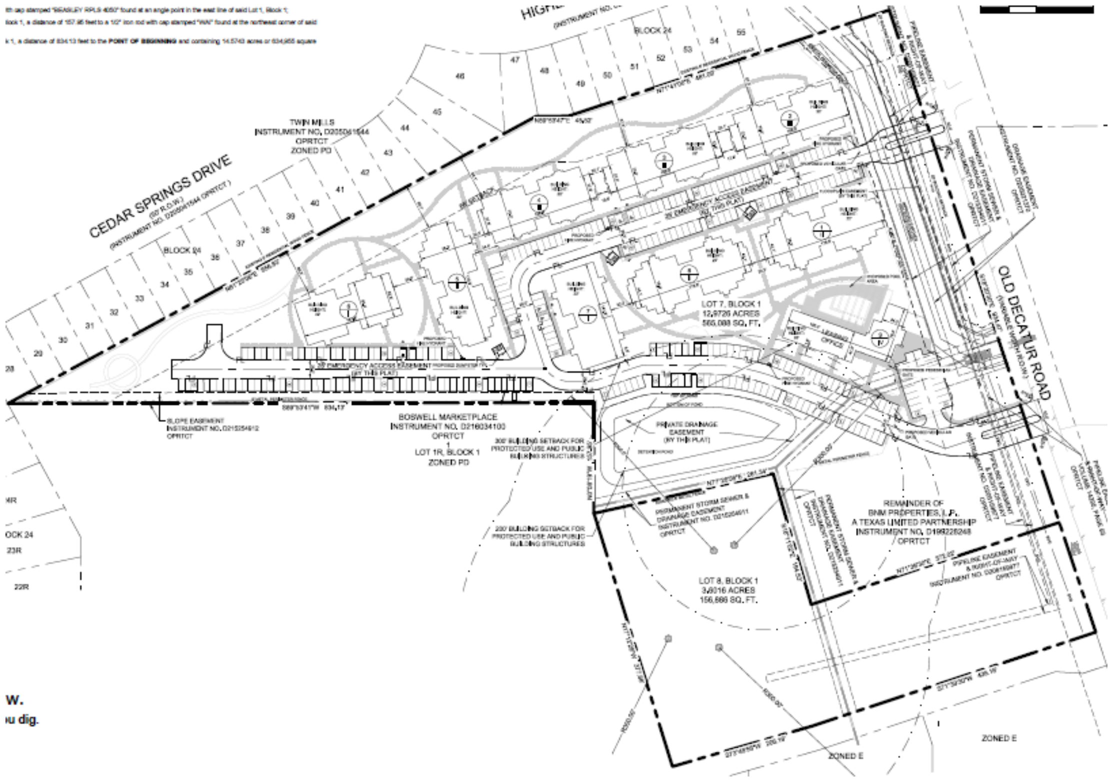
A table comparing the Development as presented and approved at Application to the current amendment request is provided on the next page.

Staff has reviewed the original application and underwriting report and concluded that the changes related to the Application would not have changed the scoring of the Application and do not negatively impact the tax credit allocation awarded. Additionally, staff has re-evaluated the transaction pursuant to Tex. Gov't Code 2306.6712(b) and has concluded that the Development remains feasible.

Staff recommends approval of the material amendment to the Application and of the requested changes in the Guarantors for The Standard at Boswell Marketplace as presented.

16015- The Standard at Boswell Marketplace

Material Alteration as defined in Tex Gov't Code §2306.6712 and 10 TAC §10.405(a)(4)(F)

Application	Amendment
Site acreage = 14.577 acres Units: 128 Density = 8.78 units/acre	Site acreage = 12.9726 acres Units: 128 residential and 1 model Density = 9.87 units/acre (12.37% increase)
8 Residential Buildings & 1 community building 123,368 Net Rentable Square Feet 4,910 Common Area Square Feet	8 Residential Buildings & 1 community building 124,872 Net Rentable Square Feet (1.22% increase) 5,655 Common Area Square Feet (15.17% increase)
	

Real Estate Analysis Division
November 13, 2017

Addendum to Underwriting Report

TDHCA Application #: **16015** Program(s): **9% HTC**

The Standard at Boswell Marketplace

Address/Location: NW Corner of N. Old Decatur Road and Bailey Boswell Road

City: Fort Worth County: Tarrant Zip: 76179

	APPLICATION HISTORY
Report Date	**PURPOSE**
11/13/17	**Application Amendment**
07/22/16	Initial Underwriting

ALLOCATION

	Previous Allocation				RECOMMENDATION				
TDHCA Program	**Amount**	**Rate**	**Amort**	**Term**	**Amount**	**Rate**	**Amort**	**Term**	**Lien**
LIHTC (Annual)	$1,500,000				**$1,500,000**				

CONDITIONS STATUS

1 Receipt and acceptance by 10% test:

- HUD approval of RAD Multiphase conversion including a commitment to enter into the Housing Assistance Payment contract (or executed CHAP or similar agreement), HUD schedule of milestones for the conversion, HUD approved rents, utility allowances, and operating budget.

Comments: Applicant provided an award letter from HUD dated 2/06/17 that serves as HUD's Commitment to enter into Housing Assistance Payments ("CHAP") covering the 12 RAD units proposed at this development. The CHAP is a conditional award subject to Applicant's compliance with all of the associated CHAP milestones. Approved rents and utilities are subject to adjustment in the RAD Conversion Commitment ("RCC") stage.

Status: **Condition cleared.**

2 Receipt and acceptance by Cost Certification:

- Executed Ground Lease with the Housing Authority of the City of Fort Worth, Texas d/b/a Fort Worth Housing Solutions clearly specifying all terms and conditions, including who will retain ownership of land and improvements at the end of the lease.

Status: Pending.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

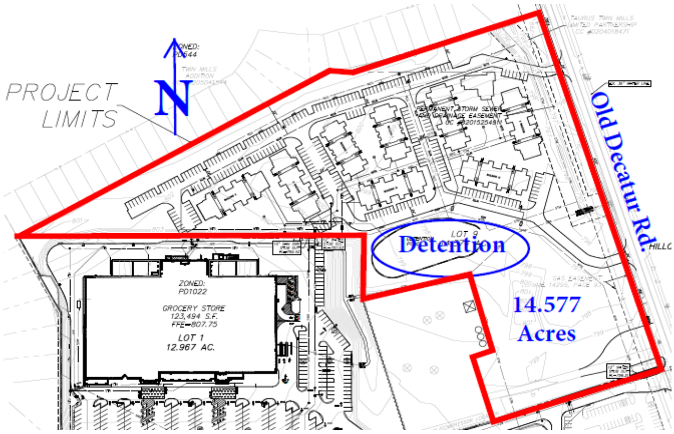
ANALYSIS

Applicant received a $1,500,000 annual tax credit award during the 2016 9% HTC competitive cycle. In a letter dated August 2, 2017, Applicant requested to amend the Application for the addition of guarantors and for changes to the development site and building plans.

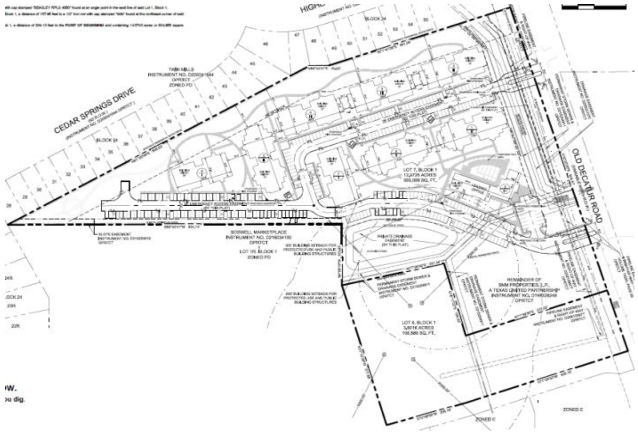
The most notable changes to the site and building plans are:
- Decrease in the area of the development site from 14.577 acres to 12.9726 acres;
- Addition of a model unit of 717 s.f. attached to the community center;
- Increase in NRSF from 123,368 s.f. to 124,872 s.f. (excluding model unit);
- Increase in common area from 4,910 s.f. to 5,655 s.f.;
- Slight re-arrangement of buildings within site.

SITE PLAN

Original



Revised



Summary

Applicant had site control of a large parcel with a total acreage of 16.577 acres, of which 14.577 acres were intended to be used for the proposed development. The plan was to re-plat the large parcel into two smaller parcels, one of 14.577 acres on which the development would sit and another of two acres that would not be part of the project. These two acres were un-buildable and would not be of use to the project. The re-platting of the site into two parcels did occur, but the acreages did not end up reflecting the same sizes proposed at application. During the re-platting process, the City of Fort Worth required that the smaller tract have minimum street frontage that made the lot bigger. The street frontage was required to prevent the creation of an “orphaned” property. Further, due to easements on the smaller property, the acreage was un-buildable for the tax credit property and of no benefit to the project. As a result, the development site acreage is being amended to include 12.9726 acres rather than the 14.577 acres proposed at application.

Other changes to the design of the development not mentioned in Applicant's amendment request include a slight re-arrangement of buildings within site, increase in NRSF from 123,368 s.f. to 124,872 s.f., increase in common area from 4,910 s.f. to 5,655 s.f., and the addition of a model unit of 717 s.f. attached to the community center. According to Applicant, the developer regularly provides a model unit as a part of their leasing/amenity building. Because their properties tend to be 100% occupied, the model unit allows them to show a unit to a prospective tenant without invading a tenant's privacy, and the ability to show a unit space is positively correlated with the prospective tenant’s application to live in the development. If the model unit is deemed no longer necessary, it will be converted to office space or a community amenity space.

Operating Pro Forma

Both Applicant and Underwriter used 2017 rent limits. Development is anticipated to have RAD program rents on 12 units. Approved RAD rents and utilities are subject to adjustment. Owner confirmed that while tenant paid utilities include water, landlord will pay for sewer. Model unit is not anticipated to be converted to a rental unit.

Projected operating expenses changed slightly from the estimate at application, but Underwriter used management fee equal to 4% of EGI for consistency with requirement in partnership agreement. Due to differences of more than 5% in total expenses and NOI between Applicant's pro forma and Underwriter's pro forma, Underwriter' pro forma is being used for this analysis. Projected DCR for first lien debt service is 1.27.

Development Cost

Applicant's total development cost estimate of $24,970,749 is 14% greater than estimate at application ($21,899,938). Site work costs, including site amenities, increased 47%. This estimate is supported by latest Application and Certification for Payment from the third party contractor. Building costs increased 4%, and this cost estimate is supported by current *Marshall & Swift Residential Cost Handbook*-derived estimate (i.e. within 5%) and by latest Application and Certification for Payment from the third party contractor. Developer fee increased 19%. Applicant's estimates for contingency, contractor fees, and developer fees exceed the Department's guidelines but do not impact the recommended credit amount.

In accordance with the IRS Audit Guide, the costs of the model unit were included in eligible basis and in the denominator of the applicable fraction when determining the development's qualified basis.

Sources of Funds

Primary lender changed from BBVA Compass to Capital One, and proposed permanent loan amount changed from $6,636,362 to $8,088,000. Amortization period remains unchanged at 30 years, and the interest rate decreased from 5.50% to 5.15%. Debt service increased from $452,168 to $529,951. First lien debt can be increased to $8,580,000, if certain lender underwriting conditions are met. This debt amount would not over-source the transaction, and all else held equal, this would result in a projected DCR of 1.20 (1.13 DCR based on Applicant's pro forma).

A $1,000,000 loan from Trinity River Public Facility Corporation, an affiliate of the Fort Worth Housing Authority (FWHA), was added to the capital structure. This loan has a 40-year term, accrues interest at 3%, and is payable out of cash flow. According to Applicant, this loan was funded from unrestricted reserves belonging to the Housing Authority, and therefore, is not federally funded. No debt service is included for this loan, but if amortized over its term, the projected aggregate DCR would be 1.17.

Boston Financial continues to be the syndicator, but equity pricing increased from $0.98 to $1.00 per tax credit. New credit pricing results in equity of $14,997,000 ($14,698,530 previously). Recommended amount of deferred developer fee increased from $565,046 to $585,263.

Conclusion

The current analysis continues to support the original annual credit allocation of $1,500,000. No change in the approved credit allocation is being recommended at this time.

Underwriter:	*Rosalio Banuelos*
Manager of Real Estate Analysis:	*Thomas Cavanagh*
Director of Real Estate Analysis:	*Brent Stewart*

UNIT MIX/RENT SCHEDULE

The Standard at Boswell Marketplace, Fort Worth, 9% HTC #16015

LOCATION DATA	
CITY:	Fort Worth
COUNTY:	Tarrant
PROGRAM REGION:	3

UNIT DISTRIBUTION						
# Beds	**# Units**	**% Total**	**Assisted**	**Income**	**# Units**	**% Total**
Eff	-	0.0%	0	30%	12	9.4%
1	16	12.5%	4	40%	-	0.0%
2	88	68.8%	6	50%	47	36.7%
3	24	18.8%	2	60%	59	46.1%
4	-	0.0%	0	MR	10	7.8%
TOTAL	**128**	**100.0%**	**12**	**TOTAL**	**128**	**100.0%**

Applicable Programs
9% Housing Tax Credits

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	92.19%
APP % Acquisition	3.37%
APP % Construction	9.00%
Average Unit Size	976 sf

UNIT MIX / MONTHLY RENT SCHEDULE

HTC		RENT ASSISTED UNIT		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	**Gross Rent**	**Type**	**Gross Rent**	**# Units**	**# Beds**	**# Baths**	**NRA**	**Gross Rent**	**Utility Allow**	**Max Net Program Rent**	**Delta to Max**	**Rent psf**	**Net Rent per Unit**	**Total Monthly Rent**	**Total Monthly Rent**	**Rent per Unit**	**Rent psf**	**Delta to Max**	**Underwritten**		**Mkt Analyst**
TC 30%	$402	RAD	$603	4	1	1	717	$603	$67	$536	$0	$0.75	$536	**$2,144**	**$2,144**	$536	$0.75	$0	$784	$1.09	$790
TC 50%	$670	0		7	1	1	717	$670	$67	$603	$0	$0.84	$603	**$4,221**	**$4,221**	$603	$0.84	$0	$784	$1.09	$790
MR		0		5	1	1	717	$0	$67		NA	$1.09	$784	**$3,920**	**$3,920**	$784	$1.09	NA	$784	$1.09	$790
TC 30%	$482	RAD	$781	6	2	2	978	$781	$81	$700	$0	$0.72	$700	**$4,200**	**$4,200**	$700	$0.72	$0	$942	$0.96	$1,000
TC 50%	$803	0		30	2	2	978	$803	$81	$722	$0	$0.74	$722	**$21,660**	**$21,660**	$722	$0.74	$0	$942	$0.96	$1,000
TC 60%	$964	0		47	2	2	978	$964	$81	$883	$0	$0.90	$883	**$41,501**	**$41,501**	$883	$0.90	$0	$942	$0.96	$1,000
MR		0		5	2	2	978	$0	$81		NA	$0.97	$953	**$4,765**	**$4,710**	$942	$0.96	NA	$942	$0.96	$1,000
TC 30%	$557	RAD	$1,033	2	3	2	1,139	$1,033	$99	$934	$0	$0.82	$934	**$1,868**	**$1,868**	$934	$0.82	$0	$1,087	$0.95	$1,150
TC 50%	$928	0		10	3	2	1,139	$928	$99	$829	$0	$0.73	$829	**$8,290**	**$8,290**	$829	$0.73	$0	$1,087	$0.95	$1,150
TC 60%	$1,114	0		12	3	2	1,139	$1,114	$99	$1,015	$0	$0.89	$1,015	**$12,180**	**$12,180**	$1,015	$0.89	$0	$1,087	$0.95	$1,150
TOTALS/AVERAGES:				**128**			**124,872**				**$0**	**$0.84**	**$818**	**$104,749**	**$104,694**	**$818**	**$0.84**	**$0**	**$949**	**$0.97**	**$1,002**

ANNUAL POTENTIAL GROSS RENT:	**$1,256,988**	**$1,256,328**	

STABILIZED PRO FORMA

The Standard at Boswell Marketplace, Fort Worth, 9% HTC #16015

STABILIZED FIRST YEAR PRO FORMA

	COMPARABLES				APPLICANT				PRIOR REPORT		TDHCA				VARIANCE	
	Database		Other		% EGI	Per SF	Per Unit	Amount	Applicant	TDHCA	Amount	Per Unit	Per SF	% EGI	%	$
POTENTIAL GROSS RENT						$0.84	$818	$1,256,988	**$1,226,076**	**$1,193,676**	$1,256,328	$818	$0.84		0.1%	$660
Late Fees							$12.00	$18,432	18,432							
Pet Fees							$8.00	$12,288	12,288							
							$0.00	$0	0							
Total Secondary Income							$20.00			30,720	$30,720	$20.00			0.0%	$0
POTENTIAL GROSS INCOME								$1,287,708	$1,256,796	$1,224,396	$1,287,048				0.1%	$660
Vacancy & Collection Loss							7.5% PGI	(96,578)	(94,260)	(91,830)	(96,529)	7.5% PGI			0.1%	(50)
Rental Concessions								-	0	0	-				0.0%	-
EFFECTIVE GROSS INCOME								$1,191,130	$1,162,536	$1,132,566	$1,190,519				0.1%	$611
General & Administrative	$50,727	$396/Unit	$65,646	$513	4.24%	$0.40	$394	$50,479	$50,479	$50,404	$50,727	$396	$0.41	4.26%	-0.5%	(248)
Management	$51,334	4.5% EGI	$50,413	$394	5.00%	$0.48	$465	$59,556	$58,157	$56,628	$47,621	$372	$0.38	4.00%	25.1%	11,935
Payroll & Payroll Tax	$148,442	$1,160/Unit	$151,094	$1,180	13.56%	$1.29	$1,262	$161,531	$161,531	$161,531	$161,531	$1,262	$1.29	13.57%	0.0%	-
Repairs & Maintenance	$84,917	$663/Unit	$82,316	$643	7.91%	$0.75	$736	$94,227	$94,227	$76,800	$76,800	$600	$0.62	6.45%	22.7%	17,427
Electric/Gas	$39,730	$310/Unit	$22,216	$174	2.43%	$0.23	$226	$28,922	$28,922	$24,768	$22,992	$180	$0.18	1.93%	25.8%	5,930
Water, Sewer, & Trash **Tenant Pays: W On**	$83,649	$654/Unit	$91,014	$711	6.95%	$0.66	$647	$82,804	$82,804	$83,649	$83,649	$654	$0.67	7.03%	-1.0%	(845)
Property Insurance	$37,384	$0.30 /sf	$40,132	$314	3.22%	$0.31	$300	$38,364	$38,364	$37,384	$37,384	$292	$0.30	3.14%	2.6%	980
Property Tax (@ %) 3.056397	$89,838	$702/Unit	$109,034	$852	0.00%	$0.00	$0	$0	$0	$0	$0	$0	$0.00	0.00%	0.0%	-
Reserve for Replacements	$45,402	$355/Unit	$33,892	$265	2.69%	$0.26	$250	$32,000	$32,000	$32,000	$32,000	$250	$0.26	2.69%	0.0%	-
Cable TV			$5,015	$39	0.06%	$0.01	$5	$668	$668	$668	$668	$5	$0.01	0.06%	0.0%	-
Supportive Services			$9,316	$73	0.00%	$0.00	$0	$0	$0	$0	$0	$0	$0.00	0.00%	0.0%	-
TDHCA LIHTC/HOME Compliance Fees			$6,616	$52	0.40%	$0.04	$37	$4,720	$4,720	$4,720	$4,720	$37	$0.04	0.40%	0.0%	-
TDHCA Bond Compliance Fee			-	$0	0.00%	$0.00	$0	$0	$0	$0	$0	$0	$0.00	0.00%	0.0%	-
Security			$23,167	$181	0.00%	$0.00	$0	$0	$0	$0	$0	$0	$0.00	0.00%	0.0%	-
Other			$9,579	$75	0.00%	$0.00	$0	$0	$0	$0	$0	$0	$0.00	0.00%	0.0%	-
Franchise Taxes			-	$0	0.37%	$0.04	$35	$4,417	$4,417	$0	$0	$0	$0.00	0.00%	0.0%	4,417
TOTAL EXPENSES			**$699,451**		**46.82%**	**$4.47**	**$4,357**	**$ 557,688**	**$556,289**	**$528,552**	**$ 518,091**	**$4,048**	**$4.15**	**43.52%**	**7.6%**	**$ 39,597**
NET OPERATING INCOME ("NOI")					**53.18%**	**$5.07**	**$4,949**	**$633,442**	**$606,247**	**$604,014**	**$672,428**	**$5,253**	**$5.38**	**56.48%**	**-5.8%**	**$ (38,986)**
CONTROLLABLE EXPENSES							$3,265/Unit					$3,091/Unit				

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

The Standard at Boswell Marketplace, Fort Worth, 9% HTC #16015

DEBT / GRANT SOURCES

		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE									AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
		Cumulative DCR							Prior Underwriting							Cumulative	
DEBT (Must Pay)	**Fee**	**UW**	**App**	**Pmt**	**Rate**	**Amort**	**Term**	**Principal**	**Applicant**	**TDHCA**	**Principal**	**Term**	**Amort**	**Rate**	**Pmt**	**DCR**	**LTC**
CONA		1.27	1.20	529,951	5.15%	30	15	$8,088,000	**$6,636,362**	**$6,636,362**	$8,088,000	15	30	5.15%	$529,951	1.27	32.8%
CASH FLOW DEBT / GRANTS																	
Fort Worth Housing Authority Loan		1.27	1.20		3.00%	0	40	$1,000,000			$1,000,000	40	0	3.00%		1.27	4.1%
				$529,951	**TOTAL DEBT / GRANT SOURCES**			**$9,088,000**	**$6,636,362**	**$6,636,362**	**$9,088,000**	**TOTAL DEBT SERVICE**			**$529,951**	1.27	36.8%
NET CASH FLOW		$142,477	$103,491								**TDHCA**	**NET OPERATING INCOME**		**$672,428**	**$142,477**	**NET CASH FLOW**	

EQUITY SOURCES

	APPLICANT'S PROPOSED EQUITY STRUCTURE							AS UNDERWRITTEN EQUITY STRUCTURE					
						Prior Underwriting							
EQUITY / DEFERRED FEES	**DESCRIPTION**	**% Cost**	**Annual Credit**	**Credit Price**	**Amount**	**Applicant**	**TDHCA**	**Amount**	**Credit Price**	**Annual Credit**	**% Cost**	**Annual Credits per Unit**	**Allocation Method**
Boston Financial	LIHTC Equity	60.8%	$1,500,000	1.00	$14,997,000	$14,698,530	$14,698,530	$14,997,000	$1.00	$1,500,000	60.8%	$11,719	Applicant Request
Standard Residential, LLC	Deferred Developer Fees	3.6%	(31% Deferred)		$885,748	$565,046	$565,046	$585,263	(21% Deferred)		2.4%	**Total Developer Fee:**	**$2,733,247**
Additional (Excess) Funds Req'd		-1.2%			($300,485)	$0	$0	$0			0.0%		
TOTAL EQUITY SOURCES		63.2%			$15,582,263	$15,263,576	$15,263,576	$15,582,263			63.2%	**15-Year Cash Flow:**	**$3,065,117**
TOTAL CAPITALIZATION					**$24,670,263**	**$21,899,938**	**$21,899,938**	**$24,670,263**				**15-Yr Cash Flow after Deferred Fee:**	**$2,479,854**

DEVELOPMENT COST / ITEMIZED BASIS

	APPLICANT COST / BASIS ITEMS							TDHCA COST / BASIS ITEMS					COST VARIANCE	
	Eligible Basis					Prior Underwriting					Eligible Basis			
	Acquisition	**New Const. Rehab**	**Total Costs**			**Applicant**	**TDHCA**	**Total Costs**			**New Const. Rehab**	**Acquisition**	**%**	**$**
Land Acquisition				$19,844 / Unit	$2,540,000	$2,540,000	$2,540,000	$2,540,000	$19,844 / Unit				0.0%	$0
Building Acquisition	$0			$ / Unit	$0	$0	$0	$0	$ / Unit			$0	0.0%	$0
					$0	$0	$0	$0						$0
Off-Sites		$0		$ / Unit	$0	$75,000	$75,000	$0	$ / Unit		$0		0.0%	$0
Site Work		$2,050,651		$16,049 / Unit	$2,054,332	$1,669,349	$1,669,349	$2,054,332	$16,049 / Unit		$2,050,651		0.0%	$0
Site Amenities		$501,704		$3,920 / Unit	$501,704	$65,000	$65,000	$501,704	$3,920 / Unit		$501,704		0.0%	$0
Building Cost		$9,441,643	$75.61 /sf	$73,763/Unit	$9,441,643	$9,042,497	$8,258,689	$8,855,027	$69,180/Unit	$70.91 /sf	$8,855,027		6.6%	$586,616
Contingency		$928,413	7.74%	7.74%	$928,413	$675,599	$675,599	$798,774	7.00%	7.00%	$798,517		16.2%	$129,639
Contractor Fees		$1,916,911	14.83%	14.83%	$1,916,911	$1,413,891	$1,413,891	$1,709,377	14.00%	14.00%	$1,708,826		12.1%	$207,534
Soft Costs	0	$2,172,179		$17,665 / Unit	$2,261,179	$2,212,976	$2,212,976	$2,261,179	$17,665 / Unit		$2,172,179	$0	0.0%	$0
Financing	0	$1,600,496		$14,652 / Unit	$1,875,488	$1,428,019	$1,428,019	$1,875,488	$14,652 / Unit		$1,414,700	$0	0.0%	$0
Developer Fee	$0	$2,825,499	15.18%	15.18%	$2,825,499	$2,373,025	$2,292,303	$2,625,831	15.00%	15.00%	$2,625,241	$0	7.6%	$199,668
Reserves				$4,887 / Unit	$625,580	$404,582	$404,582	$553,580	$4,325 / Unit				13.0%	$72,000
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)	**$0**	**$21,437,496**		$195,084 / Unit	**$24,970,749**	**$21,899,938**	**$21,035,409**	**$23,775,293**	$185,744 / Unit		**$20,126,844**	**$0**	**5.0%**	**$1,195,456**
Acquisition Cost	$0				$0									
Contingency		($88,833)			($88,575)									
Contractor's Fee		($120,210)			($119,659)									
Interim Interest		($185,796)												
Developer Fee	$0	($92,925)			($92,252)									
Reserves					$0									
ADJUSTED BASIS / COST	**$0**	**$20,949,732**		$192,736/unit	**$24,670,263**			**$23,775,293**	$185,744/unit		**$20,126,844**	**$0**	**3.8%**	**$894,970**
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):					**$24,670,263**									

CAPITALIZATION / DEVELOPMENT COST BUDGET / ITEMIZED BASIS ITEMS

The Standard at Boswell Marketplace, Fort Worth, 9% HTC #16015

CREDIT CALCULATION ON QUALIFIED BASIS

	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction Rehabilitation
ADJUSTED BASIS	$0	$20,949,732	$0	$20,126,844
Deduction of Federal Grants	$0	$0	$0	$0
TOTAL ELIGIBLE BASIS	$0	$20,949,732	$0	$20,126,844
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	$0	$27,234,651	$0	$26,164,898
Applicable Fraction	92.19%	92.19%	92.19%	92.19%
TOTAL QUALIFIED BASIS	$0	$25,106,944	$0	$24,120,765
Applicable Percentage	3.37%	9.00%	3.37%	9.00%
ANNUAL CREDIT ON BASIS	$0	$2,259,625	$0	$2,170,869
CREDITS ON QUALIFIED BASIS	$2,259,625		$2,170,869	

	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
			Credit Price $0.9998	**Variance to Request**	
Method	Annual Credits	Proceeds	**Credit Allocation**	**Credits**	**Proceeds**
Eligible Basis	$2,259,625	$22,591,730	----	----	----
Needed to Fill Gap	$1,558,538	$15,582,263	----	----	----
Applicant Request	$1,500,000	$14,997,000	**$1,500,000**	**$0**	**$0**

Development Cost/SF

	Application	**TDHCA**
Acquisition & Hard Costs	$104.90	$111.47
Hard Costs	$104.90	$111.47
Building Costs	$73.30	$70.91
Total Points Claimed:	12	

BUILDING COST ESTIMATE

CATEGORY	FACTOR	UNITS/SF	PER SF	AMOUNT
Base Cost:	Garden (Up to 4-story)	124,872 SF	$66.39	8,290,134
Adjustments				
Exterior Wall Finish	1.60%		1.06	$132,642
Elderly	0.00%		0.00	0
9-Ft. Ceilings	3.20%		2.12	265,284
Roof Adjustment(s)			0.00	0
Subfloor			(0.88)	(109,263)
Floor Cover			2.91	363,378
Breezeways	$27.22	14,974	3.26	407,635
Balconies	$27.62	13,394	2.96	369,886
Plumbing Fixtures	$1,020	336	2.74	342,720
Rough-ins	$500	256	1.03	128,000
Built-In Appliances	$1,730	128	1.77	221,440
Exterior Stairs	$2,650	32	0.68	84,800
Heating/Cooling			2.21	275,967
Enclosed Corridors	$49.58	0	0.00	0
Carports	$11.94	0	0.00	0
Garages		0	0.00	0
Comm &/or Aux Bldgs	$85.37	6,372	4.36	543,998
Elevators		0	0.00	0
Other:			0.00	0
Fire Sprinklers	$2.47	146,218	2.89	361,158
SUBTOTAL			**93.52**	**11,677,780**
Current Cost Multiplier	0.99		(0.94)	(116,778)
Local Multiplier	0.90		(9.35)	(1,167,778)
TOTAL BUILDING COSTS			**83.23**	**$10,393,224**
Plans, specs, survey, bldg permits	3.30%		(2.75)	($342,976)
Contractor's OH & Profit	11.50%		(9.57)	(1,195,221)
NET BUILDING COSTS		$69,180/unit	$70.91/sf	$8,855,027

Long-Term Pro Forma

The Standard at Boswell Marketplace, Fort Worth, 9% HTC #16015

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 30
EFFECTIVE GROSS INCOME	2.00%	$1,190,519	$1,214,330	$1,238,616	$1,263,389	$1,288,656	$1,422,781	$1,570,865	$1,734,362	$2,114,178
TOTAL EXPENSES	3.00%	$518,091	$533,158	$548,667	$564,631	$581,065	$670,768	$774,463	$894,347	$1,193,261
NET OPERATING INCOME ("NOI")		**$672,428**	**$681,172**	**$689,950**	**$698,758**	**$707,592**	**$752,013**	**$796,402**	**$840,015**	**$920,916**
MUST -PAY DEBT SERVICE										
TOTAL DEBT SERVICE		$529,951	$529,951	$529,951	$529,951	$529,951	$529,951	$529,951	$529,951	$529,951
ANNUAL CASH FLOW		**$142,477**	**$151,221**	**$159,999**	**$168,806**	**$177,640**	**$222,061**	**$266,451**	**$310,064**	**$390,965**
CUMULATIVE NET CASH FLOW		$142,477	$293,698	$453,697	$622,503	$800,143	$1,821,494	$3,065,117	$4,528,692	$8,083,843
DEBT COVERAGE RATIO		1.27	1.29	1.30	1.32	1.34	1.42	1.50	1.59	1.74
EXPENSE/INCOME RATIO		43.5%	43.9%	44.3%	44.7%	45.1%	47.1%	49.3%	51.6%	56.4%
Deferred Developer Fee Balance		$442,786	$291,565	$131,567	$0	$0	$0	$0	$0	$0

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Asset Management Division

Amendment Request Form

Completed forms and supporting materials can be emailed to asset.management@tdhca.state.tx.us

TYPE OF AMENDMENT REQUESTED

Date Submitted: 6/29/2017

Amendment Requested: *Application Amendment* ,

Has the change been implemented? *Yes*

Award Stage: *Under Construction or at 10% Test*

NOTE: *Material Application or LURA Amendment requests must be received **45 days before the Board Meeting**.*

Contact your Asset Manager if you are unsure what type of Amendment to request: https://www.tdhca.state.tx.us/asset-management/contacts.htm

DEVELOPMENT INFORMATION

Dev. Name: The Standard at Boswell Marketplace

File No. / CMTS No.: 16015 /

CONTACT INFORMATION

Request Submitted By: Sarah Andre

Phone #/Email: (512) 698-3369 /sarah@structuretexas.com

SECTION 1: COVER LETTER

A cover letter ***MUST*** be submitted with your request. Review your cover letter to ensure it includes:

☒ The change(s) requested ☒ The reason the change is necessary ☒ The good cause for the change

☒ An explanation of whether the amendment was reasonably foreseeable or preventable at the time of Application

SECTION 2: REQUIRED DOCUMENTATION

Entering an Amendment conveys to the Department that representations in the Application have changed. You ***MUST*** provide information about any and all changes made from the time of Application (or as last approved by the Department) in your request, including any items that will be impacted by the requested change. Failure to represent or properly document all changes may result in delays, denials, or a request for re-submission. The following is attached:

☐ Revised Development Financing Exhibits – if sources, terms, conditions, or amounts of financing will be impacted or changed by your amendment request, revised Application exhibits and term sheets (or executed Loan documents and LPA, if the loan has closed) must be submitted

☒ Signed Statement of No Financial Impact – if no sources, terms, conditions, or amount of financing will be impacted or changed by your amendment request, the Owner must sign and submit a statement to this effect

☒ Revised Application Exhibits/Documents Reflecting or Supporting All Requested Changes – revised site plans, surveys, Building and Unit Configuration exhibit, etc.

☒ Material Amendment fee of $2,500 for first amendments, $3,000 for second amendments, $3,500 for third or more. (Applicable to Non-Material Amendments only if changes have been implemented prior to Amendment approval) – *N/A for Developments only funded by a Direct Loan program (HOME, NSP, HTF)*

SECTION 3A: MATERIAL APPLICATION AMENDMENT ITEMS

Check all items that have been modified from the original application (see **_Subchapter E, §10.405(a)(3)_**):

☐ Site plan
☐ Number of units*
☐ Bedroom mix
☐ Architectural design
☐ Scope of tenant services
☐ Reduction of 3%+ in unit sq ft
☐ Reduction of 3%+ common area
☒ Residential density (5%+ change)
☐ Exclusion of reqs in Subchapters B & C
☐ Other

If "Number of units" is selected above and the total LI units or LI units at any rent or income level will be reduced, also:

☐ Written confirmation from the lender _and_ syndicator that the development is infeasible without the adjustment in units
☐ Evidence supporting the need for the adjustment in units

NOTE: _*The approved amendment may carry a penalty in accordance with_ **_§10.405(a)(6)(b)._**

SECTION 3B: MATERIAL LURA AMENDMENT ITEMS

Check all items that require a material LURA amendment (see Subchapter E, **_§10.405(b)(2)_**):

☐ Reductions in the number of LI units
☐ Changes to income or rent restrictions
☐ Change in ROFR period or other ROFR provisions
☐ Change in Target Population
☐ Removal of Non-profit
☐ Other

The following additional items are attached for consideration or will be forthcoming:

☐ Draft Notice of Public Hearing*
☐ Evidence of public hearing*

NOTE: _*Draft Notices of Public Hearing must be provided with the Amendment materials 45 days prior to the Board meeting. *The Public Hearing must be held at least 15 business days prior to the Board meeting and evidence in the form of attendance sheets and a summary of comments made must be submitted to TDHCA within 3 days of the hearing._

SECTION 4A: NON-MATERIAL APPLICATION AMENDMENT SUMMARY

Identify all non-material changes that have been or will be made (Contact your Asset Manager if you are unsure of whether your request is non-material):

Although the density changed because our land area was reduced, we do not feel this should be a material amendment since the building footprint, number of units etc. has stayed the same. The land that is no longer in the development site was unbuildable and remains unbuildable, so even though the "denominator" for the density has been lowered there is no impact on what was proposed or in how an individual person would experience the buildings and space. We respectfully request that TDHCA consider this a non material change and waiving the $2500 fee.

☐ Amendment is requesting a change in Developer(s) or Guarantor(s) and Previous Participation forms are attached.

SECTION 4B: NON-MATERIAL LURA AMENDMENT SUMMARY

Identify non-material amendments requested to the LURA:

Short Summary Regarding LURA Changes

SECTION 4C: NOTIFICATION ITEM SUMMARY

Identify any notification items from the time of application:

Short Summary Regarding LURA Changes

STRUCTURE
DEVELOPMENT

August 2, 2017

Mr. Rosalio Banuelos
Asset Manager Region 3
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: The Standard at Boswell Marketplace, TDHCA #16015, Fort Worth, TX

Dear Mr. Banuelos:

Please accept this formal request for an amendment to project 16015, The Standard at Boswell Marketplace to adjust the site plan acreage.

Changes Requested
We are requesting two changes: 1) a change to the organizational charts for the Guarantor and 2) a change to the site acreage.

Guarantor Organizational Chart
During the formal loan closing and syndication process, James C. Weaver and Ryan M. Temple were added as guarantors for the project. A new Organizational Chart showing them as guarantors is attached. Please note, neither Mr. Weaver nor Mr. Temple are owners or developers of the project and there have been no changes to the Ownership or Developer organizational charts.

Site Acreage
At application, the applicant had site control of a large parcel with a total acreage of 16.577 acres; 14.577 of which were intended to be used for the proposed development. The plan was to re-plat the large parcel into two smaller parcels - one of 14.577 acres on which the development would sit, and another of two acres that would not be part of the project. These two acres were unbuildable and would not be of use to the project. The re-platting of the site into two parcels did occur, but the acreages did not end up reflecting the same sizes proposed at application. As a result, we would like to amend the site acreage to include 12.97 acres, rather than 14.577 proposed at application.

The first parcel, a 12.97-acre tract (Parcel 1) is owned by The Standard at Boswell Marketplace, L.P. and the second parcel, a 3.60-acre tract (Parcel 2) is owned by The Standard at Boswell Marketplace 2, L.P. Please note, these are separate entities that share similar names, but The Standard at Boswell Marketplace 2, L.P. has no ownership or other interest in the tax credit project. A map showing the acreages and ownership is attached.

Reason the Change is Necessary
The addition of guarantors was required by the lender and equity team in order to obtain more favorable financing terms that were desired by the development team.

During the re-platting process, the City of Fort Worth required that the smaller tract have minimum street frontage that made the lot bigger. The street frontage was required to prevent the creation of an “orphaned” property. Further, due to easements on the smaller property, the acreage was un-buildable for the tax credit property and of no benefit to the project.

Explanation of Foreseeable or Preventable Nature

The change in site acreage was unforeseeable because the City of Fort Worth has the authority to govern streets, alleys, driveway, easements, and lots and blocks, etc., through the City of Fort Worth Subdivision Ordinance. As is customary, the review process of the development site by the City of Fort Worth Plan Commission occurred after the project was awarded, making possible adjustments by the Planning Commission unforeseeable at the time of submission of the application for the Standard at Boswell Marketplace. Although the new site is slightly smaller than proposed, the buildable area remains the same and the arrangement and number of buildings, the number of units, site drainage and other site features are not be impacted by this reduction in site acreage. Because of this, we respectfully request that you consider this change non-material.

Good Cause for the Change

The reduction in site acreage was the most effective method for the development site to abide by City of Fort Worth Ordinances and the results of the Planning Commission’s review process. The site, which is zoned “C” Medium Density Multifamily, is still well within the maximum density of 18 dwelling units per acre allowed in the zone. The residential density increased from 8.78 units per acre at application to 9.64 units per acre at closing. As the project is otherwise being constructed as planned, with features critical to the residents in place, we believe there is good cause for TDHCA to approve this amendment request and to consider the change non-material, despite the density increase.

Financial Considerations

Because this reduction in the site was always anticipated, the cost of the property did not change – the cost in the contract was set for whatever the anticipated, buildable site turned out to be and was not based on a cost per square foot. Please accept this as a verification of “no financial impact.”

Please feel free to contact me if you have any additional questions.

Sincerely,

Sarah Andre
Consultant to the Project
On behalf of The Standard at Boswell Marketplace, L.P.

STC/01128 Page 5 of 6 sp/wm

D217003414 1/5/2017 2:42 PM PGS 6 Fee: $36.00 Submitter: CSC ERECORDING SOLUTIONS
Electronically Recorded by Tarrant County Clerk in Official Public Records Mary Louise Garcia Mary Louise Garcia

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

Purchase of 12.9726 acres

KNOW ALL PERSONS BY THESE PRESENTS:

That **BNM PROPERTIES, L.P.**, a Texas limited partnership ("Grantor"), for and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00) and other good and valuable consideration to it in hand paid by **THE STANDARD AT BOSWELL MARKETPLACE, LP**, a Texas limited partnership ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, whose address is 6440 N. Central Expressway, Suite 900, Dallas, Texas 75206, the tract or parcel of land described on Exhibit A attached hereto (the "Land"), together with the existing building(s) and all other improvements situated on the Land, and all related hereditaments, appurtenances, rights, permits, licenses, land use entitlements, easements and rights-of-way incident and appurtenant thereto, as well as all utilities, utility deposits, utility capacity reservation agreements or contracts related to utilities (the Land together with all of the foregoing being collectively referred to as the "Property"). Notwithstanding the foregoing to the contrary, the term "Property" expressly excludes, and Grantor specifically retains, any and all mineral rights, mineral interests, water rights, water interests or water resource credit certificates; however, Grantor, on its own behalf and on behalf of its successors and assigns, waives the right of ingress and egress to and from, and the use of the surface of, the Property for the purpose of mining, drilling, exploring, operating and developing the Land for water, oil, gas and other minerals and removing the same therefrom.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns, forever, subject to the matters described on Exhibit B attached hereto (collectively, the "Permitted Exceptions"); and Grantor does hereby bind itself and its successors, to warrant and forever defend all and singular the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

All ad valorem taxes and assessments for the Property for the year in which this Deed is executed have been prorated by the parties hereto, and Grantee hereby expressly assumes liability for the payment thereof. If such proration was based upon an estimate of such taxes and assessments for such year, then upon demand the parties hereto shall promptly and equitably adjust all such taxes and assessments as soon as actual figures for the Property for such year are available.

Inasmuch as this is an all cash transaction, no lien (express or implied) is retained by Grantor.

EXECUTED on the date set forth in the acknowledgment set forth below to be effective for all purposes as of the 4th day of January, 2017.

GRANTOR:

BNM PROPERTIES, L.P.,
a Texas limited partnership

By: 4M, Inc., its General Partner

By: ____________________
Bryan N. Mitchell, Sr., *President*

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

The foregoing instrument was acknowledged before me this 5 day of January, 2017, by Bryan N. Mitchell, Sr., President of 4M, Inc., the General Partner of BNM Properties, L.P., on behalf of said limited partnership.

TIFFANY JONES
Notary Public, State of Texas
Comm. Expires 11-18-2019
Notary ID 126220365

____
Notary Public
Print Name: Tiffany Jones

Exhibit A to Special Warranty Deed

LEGAL DESCRIPTION

BEING a tract of land situated in the HEIRS OF BENJAMIN THOMAS SURVEY, ABSTRACT NO. 1497, City of Fort Worth, Tarrant County, Texas, and being the remainder of called 295.349 acre tract of land described in deed to BNM Properties, L.P., A Texas Limited Partnership, as recorded in Instrument No. D199228248 of the Official Public Records of Tarrant County, Texas, and being all of a called 0.874 of an acre tract of land described in deed to BNM Properties, L.P., A Texas Limited Partnership, as recorded in Instrument No. D205021369 of said Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap stamped "AREA" found at the northwest corner of Lot 1, Block 1 of BOSWELL MARKETPLACE, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Instrument No. D216034100 of said Official Public Records, the southwest corner of Lot 28, Block 24 of TWIN MILLS, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Instrument No. D205041544 of said Official Public Records, and being on the east line of Lot 27R, Block 24 of TWIN MILLS, PHASE 1, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Instrument No. D193056584 of said Official Public Records;

THENCE North 61°25'06" East, along the south line of said Block 24, a distance of 856.83 feet to a 1/2" iron rod with cap stamped "WAI" found at an angle point on the south line of Lot 47 of said Block 24;

THENCE North 89°53'47" East, continuing along the south line of Lot 48 of Block 24, a distance of 45.52 feet to a 1/2" iron rod with cap stamped "MOAK" found for corner at an angle point on the south line of said Lot 48 and at the west corner of said 0.874 of an acre tract;

THENCE North 71°41'06" East, along the north line of said 0.874 acre tract, and the south line of said Block 24, a distance of 481.09 feet to a 1/2" iron rod with cap stamped "WAI" found for the northeast corner of said 0.874 acre tract, at the southeast corner of Lot 69 of said Block 24 and on the west right-of-way line of Old Decatur Road (having a variable width right-of-way);

THENCE South 18°20'30" East, along the east line of said 0.874 acre tract to and along the east line of said remainder of called 295.349 acre tract, and said west right-of-way line of Old Decatur Road, a distance of 769.66 feet to a 5/8" iron rod with cap stamped "KHA" set;

THENCE departing said west right-of-way line of Old Decatur Road, over and across said remainder of called 295.349 acre tract the following;

South 71°39'30" West, a distance of 372.02 feet to a 5/8" iron rod with cap stamped "KHA" set;

North 16°11'02" West, a distance of 194.53 feet to a 5/8" iron rod with cap stamped "KHA" set;

South 77°26'56" West, a distance of 261.34 feet to a 1/2" iron rod with cap stamped "BEASLEY RPLS 4050" found at an angle point in the east line of Lot 1, Block 1 of BOSWELL MARKETPLACE, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Instrument No. D216034100 of said Official Public Records;

THENCE North 0°06'19" West, continuing along said east line of Lot 1, Block 1, a distance of 157.95 feet to a 1/2" iron rod with cap stamped "WAI" found at the northeast corner of said Lot 1, Block 1;

THENCE South 89°53'41" West, along the north line of said Lot 1, Block 1, a distance of 834.13 feet to the **POINT OF BEGINNING** and containing 12.9726 acres or 565,088 square feet of land.

Exhibit B to Special Warranty Deed

PERMITTED EXCEPTIONS

1. Easement, Right of Way and/or Agreement by and between Anderson Hunter and E. R. Brown, by instrument dated 12/5/1908, recorded in/under Volume 323, Page 112, Real Property Records, Tarrant County, Texas; and as affected by Partial Releases of Easement filed 6/22/1981, recorded in/under Volume 7139, Page 2200, and filed 10/22/1982, recorded in/under Volume 7379, Page 622, Real Property Records, Tarrant County, Texas; and further affected by Restrictive Covenants and Partial Release of Easements instrument filed 4/12/2000, recorded in/under Volume 14295, Doc. No. 93, Real Property Records, Tarrant County, Texas; and as shown on survey dated 10/20/2016, prepared by James Paul Ward, Registered Public Land Surveyor No. 5606, of Kimley-Horn and Associates, Inc., Job/Project 061294900.

2. Easement, Right of Way and/or Agreement by and between Twin Mills Venture et al and Enserch Corporation, by instrument dated 2/10/1981, recorded in/under Volume 7094, Page 2308, Real Property Records, Tarrant County, Texas; and as affected by Restrictive Covenants and Partial Release of Easements instrument filed 4/12/2000, recorded in/under Volume 14295, Doc. No. 93, Real Property Records, Tarrant County, Texas; and as shown on survey dated 10/20/2016, prepared by James Paul Ward, Registered Public Land Surveyor No. 5606, of Kimley-Horn and Associates, Inc., Job/Project 061294900.

3. Easement, Right of Way and/or Agreement by and between B. N. M. Properties L.P. and Taurus Twin Mills Limited Partnership, by instrument dated 12/20/2004, filed 1/21/2005, recorded in/under Clerk's File No. D205021370, Real Property Records, Tarrant County, Texas; and as shown on survey dated 10/20/2016, prepared by James Paul Ward, Registered Public Land Surveyor No. 5606, of Kimley-Horn and Associates, Inc., Job/Project 061294900.

4. Easement, Right of Way and/or Agreement by and between B. N. M. Properties, LP and Bailey Boswell Marketplace LP, by instrument dated 11/10/2015, filed 11/11/2015, recorded in/under Clerk's File No. D215254911, Real Property Records, Tarrant County, Texas; and as partially referenced on survey dated 10/20/2016, prepared by James Paul Ward, Registered Public Land Surveyor No. 5606, of Kimley-Horn and Associates, Inc., Job/Project 061294900.

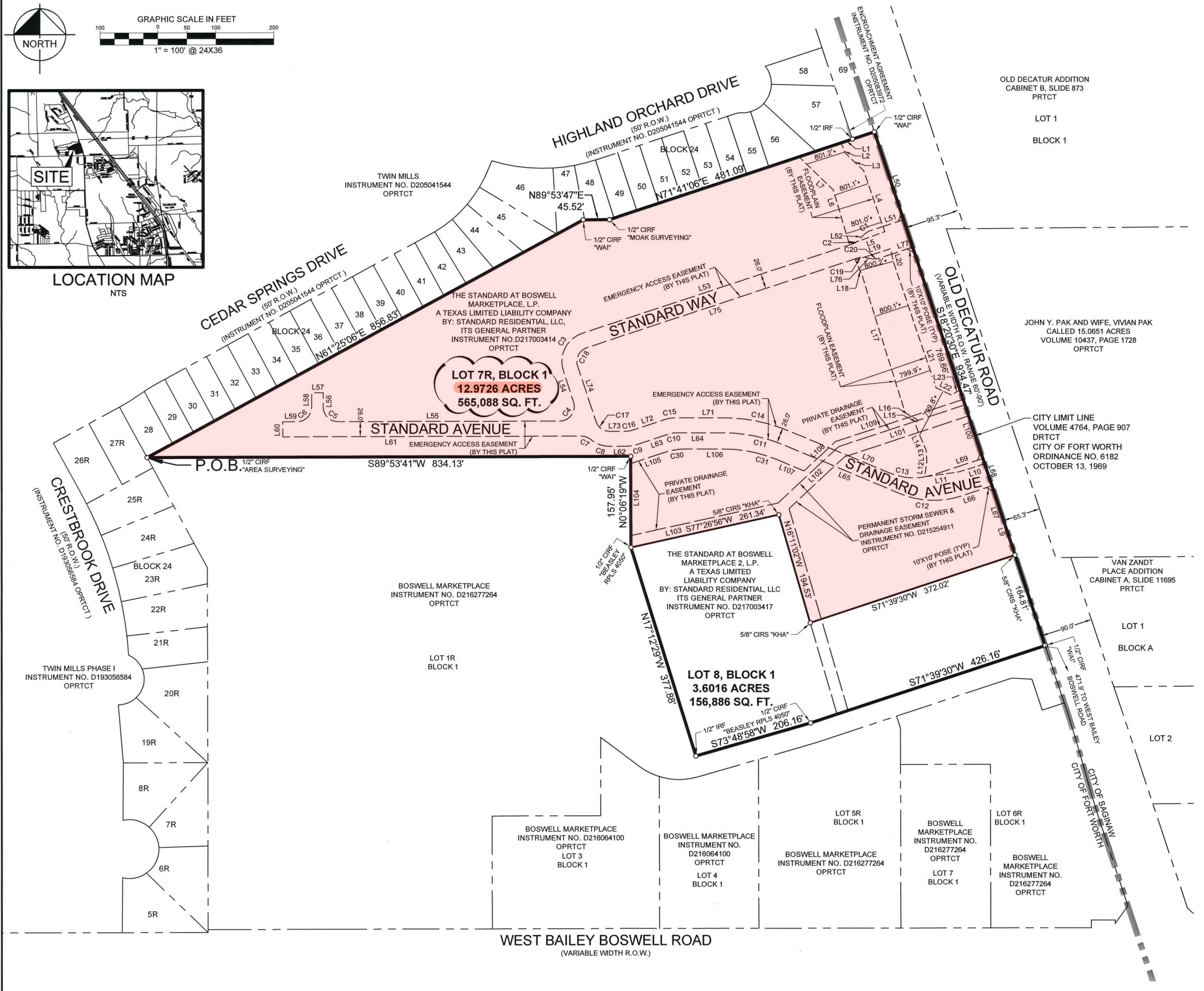
5. Easement, Right of Way and/or Agreement by and between B. N. M. Properties, LP and Bailey Boswell Marketplace LP, by instrument dated 11/10/2015, filed 11/11/2015, recorded in/under Clerk's File No. D215254912, Real Property Records, Tarrant County, Texas; and as affected by Amendment filed 10/17/2016, recorded in/under Clerk's File No. D216242296, Real Property Records, Tarrant County, Texas; and as shown on survey dated 10/20/2016, prepared by James Paul Ward, Registered Public Land Surveyor No. 5606, of Kimley-Horn and Associates, Inc., Job/Project 061294900.

6. Terms, conditions, provisions and stipulations of Encroachment Agreement, by and between the City of Fort Worth and Taurus Twin Mills, L.P., dated 3/17/2005, filed 3/29/2005, recorded in/under Clerk's File No. D205083972, Real Property Records, Tarrant County, Texas; and as shown on survey dated 10/20/2016, prepared by James Paul Ward, Registered Public Land Surveyor No. 5606, of Kimley-Horn and Associates, Inc., Job/Project 061294900.

7. Terms, conditions, provisions and stipulations of Easement, Right of Way and/or Agreement, by and between BNM Properties, L.P. and Barnett Gathering L.P., by instrument dated 3/14/2006, filed 5/30/3006, recorded in/under Clerk's File No. D206159977, Real Property Records, Tarrant County, Texas; and as shown on survey dated 10/20/2016, prepared by James Paul Ward, Registered Public Land Surveyor No. 5606, of Kimley-Horn and Associates, Inc., Job/Project 061294900.

8. Terms, conditions, provisions and stipulations of Temporary Construction Easement, Right of Way and/or Agreement, by and between B. N. M. Properties, LP and Bailey Boswell Marketplace LP, by instrument dated 11/10/2015, filed 11/11/2015, recorded in/under Clerk's File No. D215254910, Real Property Records, Tarrant County, Texas; and as partially referenced on survey dated 10/20/2016, prepared by James Paul Ward, Registered Public Land Surveyor No. 5606, of Kimley-Horn and Associates, Inc., Job/Project 061294900.

9. The location of fence on the survey dated 10/20/2016, prepared by James Paul Ward, RPLS #5606, of Kimley-Horn and Associates, Inc.



10' FLOODPLAIN BUFFER EASEMENT

NO.	BEARING	LENGTH
L1	S72°00'17"W	20.68'
L2	N21°19'04"W	18.79'
L3	N46°37'12"W	44.05'
L4	N19°05'19"W	111.05'
L5	N69°55'17"E	64.82'
L6	S16°34'05"E	98.13'
L7	S46°00'39"E	81.88'
L9	N18°20'30"W	166.18'
L10	S72°42'56"W	46.14'
L11	S81°36'54"W	60.02'
L12	N08°23'24"E	26.70'
L13	N03°33'52"W	19.18'
L14	N22°31'25"W	45.64'
L15	N10°19'41"E	11.87'
L16	N60°48'13"W	23.89'
L17	N17°26'04"W	251.60'
L18	N24°09'12"W	25.66'
L19	N72°19'58"E	63.71'
L20	S12°37'33"E	24.96'
L21	S18°44'04"E	227.35'
L22	S64°33'44"E	28.91'
L23	N60°32'25"E	17.40'

EMERGENCY ACCESS EASEMENT

NO.	BEARING	LENGTH
L50	S18°20'30"E	159.35'
L51	N71°41'06"E	60.99'
L52	N44°13'09"E	13.80'
L53	N71°41'06"E	491.63'
L54	N18°18'54"W	56.54'
L55	N89°53'41"E	383.10'
L56	S00°06'19"E	25.00'
L57	N89°53'41"E	20.00'
L58	N00°06'19"W	25.00'
L59	N89°53'41"E	25.00'
L60	N00°06'19"W	26.00'
L61	S89°53'41"W	514.91'
L62	S89°53'41"W	29.95'
L63	S71°41'06"W	61.42'
L64	S89°53'41"W	83.99'
L65	N67°08'39"W	217.72'
L66	S71°39'30"W	55.99'
L67	S18°20'30"E	126.12'
L68	N18°20'30"W	50.00'
L69	N71°39'30"E	89.42'
L70	S67°08'39"E	187.30'
L71	N89°53'41"E	83.99'
L72	N71°41'06"E	61.42'
L73	N89°53'41"E	29.95'
L74	S18°18'54"E	100.49'
L75	S71°41'06"W	491.64'
L76	N80°49'59"W	13.78'
L77	S71°41'06"W	61.01'

PRIVATE DRAINAGE EASEMENT

NO.	BEARING	LENGTH
L100	S18°20'30"E	274.03'
L101	S71°39'30"W	229.62'
L102	S46°51'04"W	143.14'
L103	S77°26'56"W	260.07'
L104	N00°06'19"W	124.78'
L105	S71°41'06"W	63.76'
L106	S89°53'41"W	66.68'
L107	N67°08'39"W	49.88'
L108	S46°51'04"W	74.59'
L109	S71°39'30"W	231.82'

PRIVATE DRAINAGE EASEMENT

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C30	18°12'35"	105.00'	33.37'	S80°47'23"W	33.23'
C31	22°57'40"	238.00'	95.38'	N78°37'29"W	94.74'

EMERGENCY ACCESS EASEMENT

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	27°27'57"	25.00'	11.98'	N57°57'07"E	11.87'
C2	27°27'57"	25.00'	11.98'	N57°57'07"E	11.87'
C3	90°00'00"	51.00'	80.11'	N26°41'06"E	72.12'
C4	108°12'35"	25.00'	47.22'	N35°47'23"E	40.50'
C5	90°00'00"	25.00'	39.27'	S45°06'19"E	35.36'
C6	90°00'00"	25.00'	39.27'	N44°53'41"E	35.36'
C7	40°15'24"	25.00'	17.57'	N69°58'37"W	17.21'
C8	40°15'24"	51.00'	35.83'	N69°58'37"W	35.10'
C9	18°12'35"	51.00'	16.21'	S80°47'23"W	16.14'
C10	18°12'35"	25.00'	7.95'	S80°47'23"W	7.91'
C11	22°57'40"	266.00'	106.60'	N78°37'29"W	105.89'
C12	41°11'51"	150.00'	107.86'	N87°44'35"W	105.55'
C13	41°11'51"	108.00'	77.66'	S87°44'35"E	75.99'
C14	22°57'40"	292.00'	117.02'	S78°37'29"E	116.24'
C15	18°12'35"	51.00'	16.21'	N80°47'23"E	16.14'
C16	18°12'35"	25.00'	7.95'	N80°47'23"E	7.91'
C17	71°47'25"	25.00'	31.32'	S54°12'37"E	29.32'
C18	90°00'00"	25.00'	39.27'	S26°41'06"W	35.36'
C19	27°28'55"	25.00'	11.99'	S85°25'33"W	11.88'
C20	27°28'55"	25.00'	11.99'	S85°25'33"W	11.88'

FORT WORTH FIRE DEPARTMENT

Lt. McCeil
05-01-17

FLOOD LEGEND

ZONE A	SPECIAL FLOOD HAZARD AREA SUBJECT TO INDUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATION DETERMINED
ZONE AE	SPECIAL FLOOD HAZARD AREA SUBJECT TO INDUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED
ZONE X (SHADED)	AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE FILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
ZONE X	AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN

801.0'* MINIMUM FINISHED FLOOR ELEVATIONS BASED ON FINAL iSWM PLAN SWM-2016-0508, THE STANDARD AT BOSWELL MARKETPLACE, ACCEPTED BY CITY OF FORT WORTH, BY LETTER DATED APRIL 10, 2017.

LINE TYPE LEGEND

━━━━	BOUNDARY LINE
━ ·· ━ ·· ━	CITY LIMIT LINE
— — — —	EASEMENT LINE
—— · ——	BUILDING SETBACK LINE

LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
CIRS = 5/8" IRON ROD W/ "KHA" CAP SET
CIRF = CAPPED IRON ROD FOUND
IRF = IRON ROD FOUND
DRTCT = DEED RECORDS TARRANT COUNTY, TEXAS
OPRTCT = OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
PRTCT = PLAT RECORDS TARRANT COUNTY TEXAS

OWNER LOT 7R, BLOCK 1:
The Standard at Boswell Marketplace, L.P.
a Texas limited partnership
By: Standard Residential, LLC, its General Partner
6440 N. Central Expressway, Suite 900
Dallas, TX 75206
Contact: Clay Likover
Ph.: 214-865-6901
Email: cdl@ohalaholdings.com

OWNER LOT 8, BLOCK 1:
The Standard at Boswell Marketplace 2, L.P.
a Texas limited partnership
By: Standard Residential, LLC, its General Partner
6440 N. Central Expressway, Suite 900
Dallas, TX 75206
Contact: Clay Likover
Ph.: 214-865-6901
Email: cdl@ohalaholdings.com

SURVEYOR:
Kimley-Horn and Associates, Inc.
801 Cherry Street Unit 11, Suite 950
Fort Worth, TX 76102
Contact: Paul Ward
Ph.: 817-339-2278
Email: paul.ward@kimley-horn.com

THE PURPOSE OF THIS
CORRECTION PLAT
IS TO REVISE
LOT NUMBERS

FP 16-122

CORRECTION PLAT

BOSWELL MARKETPLACE
LOTS 7R & 8, BLOCK 1

AN ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
HEIRS OF BENJAMIN THOMAS SURVEY,
ABSTRACT NO. 1497
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
APRIL 2017

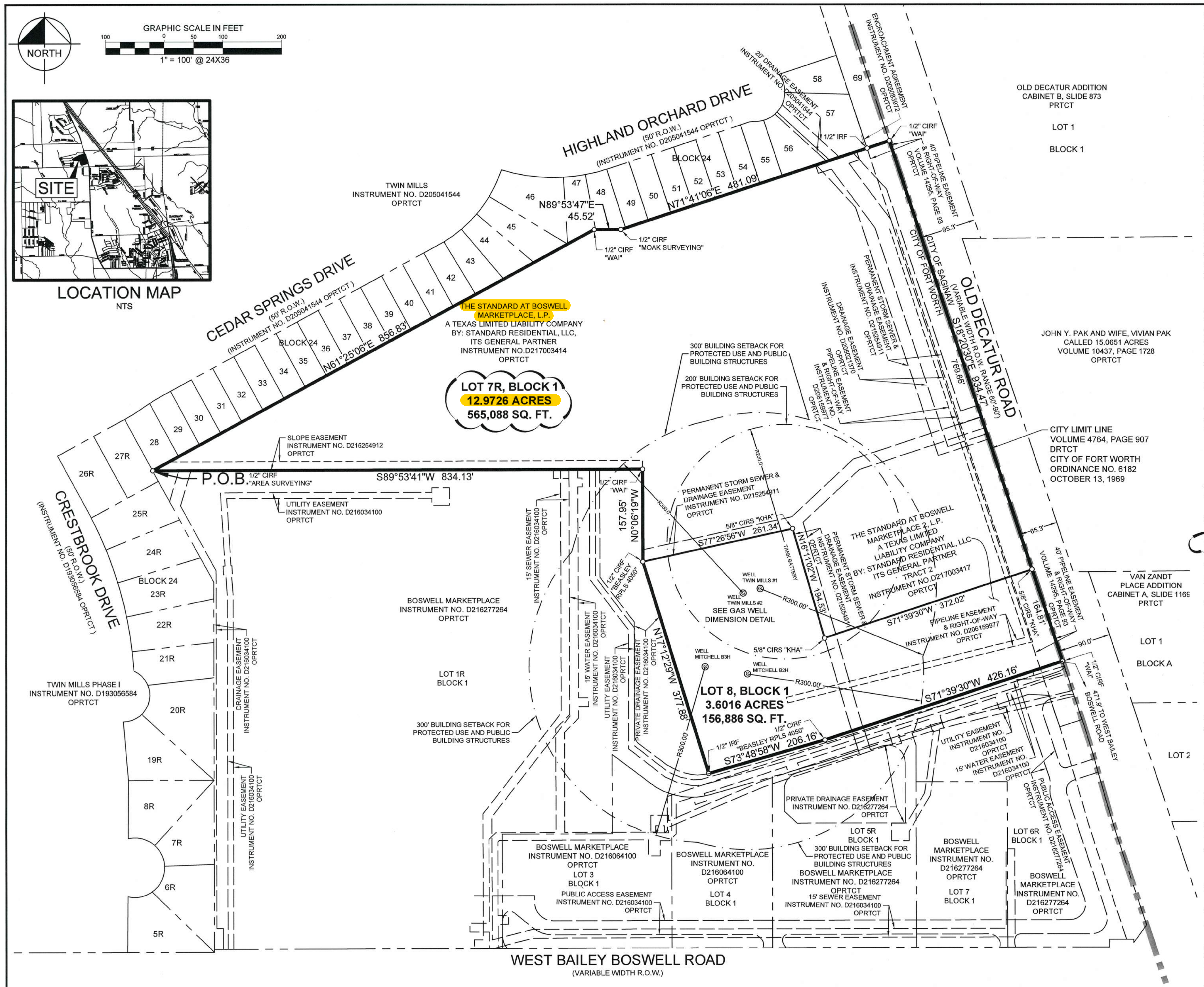
Kimley»Horn
801 Cherry Street, Unit 11, # 950
Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	FCN	JPW	4/17/2017	061294900	2 OF 2

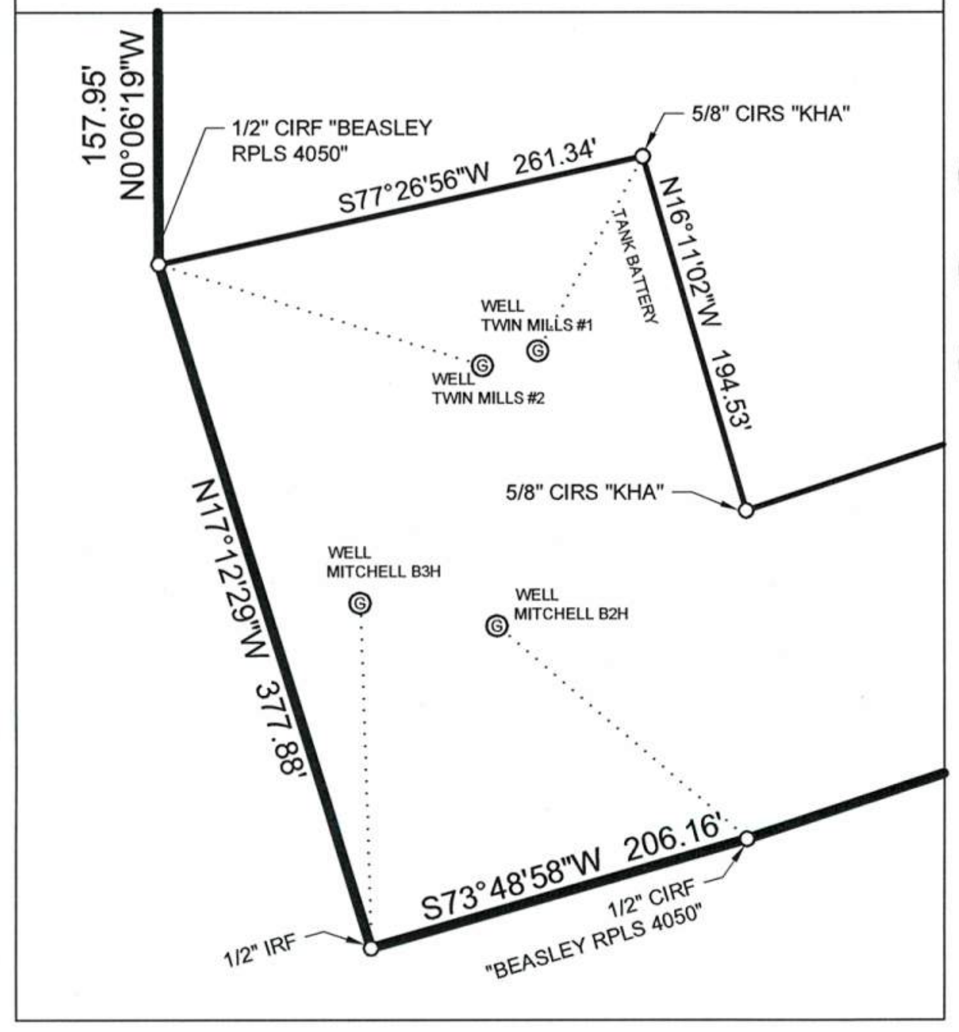
DWG NAME: K:\FTW_SURVEY\061294900-BOSWELL MARKETPLACE\DWG\061294900-BOSWELL MARKETPLACE CORRECTION PLAT.DWG PLOTTED BY NANCE, FORREST 4/27/2017 2:37 PM LAST SAVED 4/26/2017 12:44 PM

D217095492

amam - 8/2/2017 - RB



GAS WELL DIMENSION DETAIL



LEGEND

Ⓖ GAS WELL

LINE TYPE LEGEND

━━━━	BOUNDARY LINE
─ · · ─ · · ─	CITY LIMIT LINE
— — — —	EASEMENT LINE
──── · ────	BUILDING SETBACK LINE

LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
CIRS = 5/8" IRON ROD W/ "KHA" CAP SET
CIRF = CAPPED IRON ROD FOUND
IRF = IRON ROD FOUND
DRTCT = DEED RECORDS TARRANT COUNTY, TEXAS
OPRTCT = OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
PRTCT = PLAT RECORDS TARRANT COUNTY TEXAS

OWNER LOT 7R, BLOCK 1:
The Standard at Boswell Marketplace, L.P.
a Texas limited partnership
By: Standard Residential, LLC, its General Partner
6440 N. Central Expressway, Suite 900
Dallas, TX 75206
Contact: Clay Likover
Ph.: 214-865-6901
Email: cdl@ohalaholdings.com

OWNER LOT 8, BLOCK 1:
The Standard at Boswell Marketplace 2, L.P.
a Texas limited partnership
By: Standard Residential, LLC, its General Partner
6440 N. Central Expressway, Suite 900
Dallas, TX 75206
Contact: Clay Likover
Ph.: 214-865-6901
Email: cdl@ohalaholdings.com

SURVEYOR:
Kimley-Horn and Associates, Inc.
801 Cherry Street Unit 11, Suite 950
Fort Worth, TX 76102
Contact: Paul Ward
Ph.: 817-339-2278
Email: paul.ward@kimley-horn.com

FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN
NINETY (90) DAYS AFTER DATE OF APPROVAL

Plat Approval Date: May 1, 2017

By: Donald R Boren
Chairman

By: Mary Elliott
Secretary

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS The Standard at Boswell Marketplace, L.P. a Texas limited partnership By: Standard Residential, LLC, its General Partner and The Standard at Boswell Marketplace 2, L.P. a Texas limited partnership By: Standard Residential, LLC, its General Partner, are the owners of a part of the HEIRS OF BENJAMIN THOMAS SURVEY, Abstract No. 1497 situated in the City of Fort Worth, Tarrant County, Texas; embracing all of the 12.9726 acre tract described in the deed to The Standard at Boswell Marketplace, LP, a Texas limited partnership, as recorded in Instrument No. D217003414 of the Official Public Records of Tarrant County, Texas and embracing all of the 3.6016 acre tract described in the deed to The Standard at Boswell Marketplace 2, LP, a Texas limited partnership, as recorded in Instrument No. D217003417 of said Official Public Records and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap stamped "AREA" found at the northwest corner of Lot 1, Block 1 of BOSWELL MARKETPLACE, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Instrument No. D216034100 of said Official Public Records, the southwest corner of Lot 28, Block 24 of TWIN MILLS, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Instrument No. D205041544 of said Official Public Records, and being on the east line of Lot 27R, Block 24 of TWIN MILLS, PHASE 1, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Instrument No. D193056584 of said Official Public Records;

THENCE North 61°25'06" East, along the south line of said Block 24, a distance of 856.83 feet to a 1/2" iron rod with cap stamped "WAI" found at an angle point on the south line of Lot 47 of said Block 24;

THENCE North 89°53'47" East, continuing along the south line of Lot 48 of Block 24, a distance of 45.52 feet to a 1/2" iron rod with cap stamped "MOAK" found for corner at an angle point on the south line of said Lot 48 and at the west corner of said 0.874 of an acre tract;

THENCE North 71°41'06" East, along the north line of said 0.874 acre tract, and the south line of said Block 24, a distance of 481.09 feet to a 1/2" iron rod with cap stamped "WAI" found for the northeast corner of said 0.874 acre tract, at the southeast corner of Lot 69 of said Block 24 and on the west right-of-way line of Old Decatur Road (having a variable width right-of-way);

THENCE South 18°20'30" East, along the east line of said 0.874 acre tract to and along the east line of said remainder of called 295.349 acre tract, and said west right-of-way line of Old Decatur Road, a distance of 934.47 feet to a 1/2" iron rod with cap stamped "WAI" found at a northeast corner of said Lot 1, Block 1;

THENCE along a north line of said Lot 1, Block 1 the following:

South 71°39'30" West, a distance of 426.16 feet to a 1/2" iron rod with cap stamped "BEASLEY RPLS 4050" found at an angle point;

South 73°48'58" West, a distance of 206.16 feet to a 1/2" iron rod found at a re-entrant corner of said Lot 1, Block 1;

THENCE North 17°12'29" West, along the east line of said Lot 1, Block 1, a distance of 377.88 feet to a 1/2" iron rod with cap stamped "BEASLEY RPLS 4050" found at an angle point in the east line of said Lot 1, Block 1;

THENCE North 0°06'19" West, continuing along said east line of Lot 1, Block 1, a distance of 157.95 feet to a 1/2" iron rod with cap stamped "WAI" found at the northeast corner of said Lot 1, Block 1;

THENCE South 89°53'41" West, along the north line of said Lot 1, Block 1, a distance of 834.13 feet to the **POINT OF BEGINNING** and containing 16.5742 acres or 721,974 square feet of land.

NOW THEREFOR KNOW ALL MEN BY THESE PRESENTS:

THAT The Standard at Boswell Marketplace, LP, a Texas limited partnership By: Standard Residential, LLC, its General Partner and The Standard at Boswell Marketplace 2, LP, a Texas limited partnership By: Standard Residential, LLC, its General Partner, acting by and through their undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described real property as

LOT 7R & LOT 8, BLOCK 1, BOSWELL MARKETPLACE

an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public use forever the easements as shown hereon to the public's use unless otherwise noted and do hereby adopt this Minor Plat.

EXECUTED THIS 28th day of April, 2017.

LOT 7R, BLOCK 1

The Standard at Boswell Marketplace, LP, a Texas limited partnership
By: Standard Residential, LLC, its General Partner

By:

STATE OF TEXAS)(
COUNTY OF TARRANT)(

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Clay Likover known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 28th day of April, 2017.

Geoffrey Pichette
Notary Public in and for the State of Texas

12/8/2019
My Board Expires On:

JEFFREY PICHETTE
Notary Public, State of Texas
Comm. Expires 12-08-2019
Notary ID 130461533

LOT 8, BLOCK 1

The Standard at Boswell Marketplace 2, LP, a Texas limited partnership
By: Standard Residential, LLC, its General Partner

By:

FORT WORTH FIRE DEPARTMENT
05-01-17

STATE OF TEXAS)(
COUNTY OF TARRANT)(

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Clay Likover known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 28th day of April, 2017.

Geoffrey Pichette
Notary Public in and for the State of Texas

12/8/2019
My Board Expires On:

JEFFREY PICHETTE
Notary Public, State of Texas
Comm. Expires 12-08-2019
Notary ID 130461533

KNOW ALL MEN BY THESE PRESENTS:

I, James Paul Ward, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of the City Planning Commission of the City of Fort Worth, Tarrant County, Texas.

5-1-2017
James Paul Ward
RPLS No. 5606

JAMES PAUL WARD
5606

THE PURPOSE OF THIS
CORRECTION PLAT
IS TO REVISE
LOT NUMBERS

GENERAL NOTES:

Flood Statement:
According to Map No. 48439C0045K, dated September 25, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X and is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Basis of bearing:
Bearings and Coordinates are based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 (US Survey feet) from GPS observations using the RTK Cooperative Network.

Building Construction Distance Limitation to an Oil or Gas Well Bore:
Pursuant to the Fort Worth City Code, no building(s) not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the current Gas Well Ordinance and adopted Fire Code from any existing or permitted oil or gas well bore. The distance shall be measured in a straight line from the well bore to the closest exterior point of the building, without regards to intervening structures or objects.

Water / Wastewater Impact Fees:
The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

Utility Easements:
Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Building Permits:
No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

Site Drainage Study:
A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

Sidewalks:
Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

Construction Prohibited Over Easements:
No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable, or other utility easement of any type.

Covenants or Restrictions are Un-altered:
This replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

Transportation Impact Fees:
The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

Private Common Areas and Facilities:

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation Club house exercise buildings and facilities. The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

Floodplain Restriction

No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(ies) wishing to construct within the flood-plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) foot above the floodplain base flood elevation resulting from ultimate development of the watershed.

Flood Plain Drainage Way Maintenance

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. Property owners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage ways. The drainage way crossing each lot is contained within the floodplain easement line as shown on the plat.

FLOOD LEGEND

ZONE A	SPECIAL FLOOD HAZARD AREA SUBJECT TO INDUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATION DETERMINED
ZONE AE	SPECIAL FLOOD HAZARD AREA SUBJECT TO INDUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED
ZONE X (SHADED)	AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE FILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
ZONE X	AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN
801.0'*	MINIMUM FINISHED FLOOR ELEVATIONS BASED ON FINAL iSWM PLAN SWM-2016-0508, THE STANDARD AT BOSWELL MARKETPLACE, ACCEPTED BY CITY OF FORT WORTH, BY LETTER DATED APRIL 10, 2017.

CORRECTION PLAT

BOSWELL MARKETPLACE
LOTS 7R & 8, BLOCK 1

AN ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
HEIRS OF BENJAMIN THOMAS SURVEY,
ABSTRACT NO. 1497
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
APRIL 2017

Kimley»Horn
801 Cherry Street, Unit 11, # 950
Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

FP 16-122

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	FCN	JPW	4/17/2017	061294900	1 OF 2

DWG NAME: K:\FTW_SURVEY\061294900-BOSWELL MARKETPLACE\DWG\061294900-BOSWELL MARKETPLACE CORRECTION PLAT.DWG PLOTTED BY NANCE, FORREST 4/27/2017 2:37 PM LAST SAVED 4/26/2017 12:44 PM

D217095492

amam - 8/2/2017 - RB

LEGAL DESCRIPTION

BEING a tract of land situated in the HEIRS OF BENJAMIN THOMAS SURVEY, ABSTRACT NO. 1497, City of Fort Worth, Tarrant County, Texas, and being the remainder of called 295.349 acre tract of land described in deed to BNM Properties, L.P., A Texas Limited Partnership, as recorded in Instrument No. D199228248 of the Official Public Records of Tarrant County, Texas, and being all of a called 0.874 of an acre tract of land described in deed to BNM Properties, L.P., A Texas Limited Partnership, as recorded in Instrument No. D205021369 of said Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap stamped "AREA" found at the northwest corner of Lot 1, Block 1 of BOSWELL MARKETPLACE, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Instrument No. D216034100 of said Official Public Records, the southwest corner of Lot 28, Block 24 of TWIN MILLS, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Instrument No. D205041544 of said Official Public Records, and being on the east line of Lot 27R, Block 24 of TWIN MILLS, PHASE 1, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Instrument No. D193056584 of said Official Public Records;

THENCE North 61°25'06" East, along the south line of said Block 24, a distance of 856.83 feet to a 1/2" iron rod with cap stamped "WAI" found at an angle point on the south line of Lot 47 of said Block 24;

THENCE North 89°53'47" East, continuing along the south line of Lot 48 of Block 24, a distance of 45.52 feet to a 1/2" iron rod with cap stamped "MOAK" found for corner at an angle point on the south line of said Lot 48 and at the west corner of said 0.874 of an acre tract;

THENCE North 71°41'06" East, along the north line of said 0.874 acre tract, and the south line of said Block 24, a distance of 481.09 feet to a 1/2" iron rod with cap stamped "WAI" found for the northeast corner of said 0.874 acre tract, at the southeast corner of Lot 69 of said Block 24 and on the west right-of-way line of Old Decatur Road (having a variable width right-of-way);

THENCE South 18°20'30" East, along the east line of said 0.874 acre tract to and along the east line of said remainder of called 295.349 acre tract, and said west right-of-way line of Old Decatur Road, a distance of 934.47 feet to a 1/2" iron rod with cap stamped "WAI" found at a northeast corner of said Lot 1, Block 1;

THENCE South 71°39'30" West, along a north line of said Lot 1, Block 1, a distance of 426.16 feet to a 1/2" iron rod with cap stamped "BEASLEY RPLS 4050" found at an angle point in said north line of Lot 1, Block 1;

THENCE departing said north line of Lot 1, Block 1, over and across said remainder of called 295.349 acre tract the following:

North 16°11'02" West, a distance of 166.73 feet to a 5/8" iron rod with cap stamped "KHA" set;

North 73°48'58" East, a distance of 47.90 feet to a 5/8" iron rod with cap stamped "KHA" set;;

North 16°11'02" West, a distance of 194.53 feet to a 5/8" iron rod with cap stamped "KHA" set;

South 77°26'56" West, a distance of 261.34 feet to a 1/2" iron rod with cap stamped "BEASLEY RPLS 4050" found at an angle point in the east line of said Lot 1, Block 1;

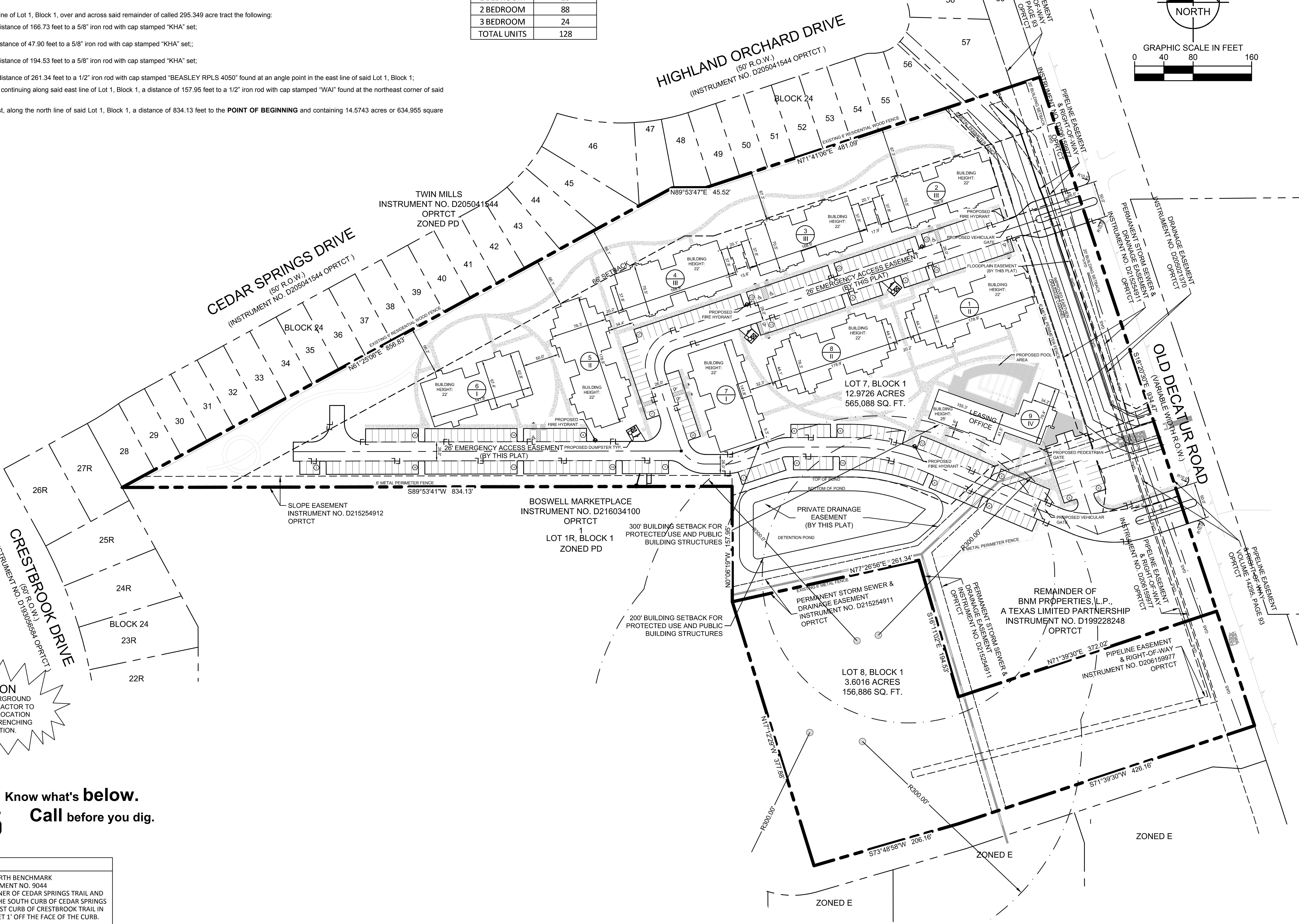
THENCE North 0°06'19" West, continuing along said east line of Lot 1, Block 1, a distance of 157.95 feet to a 1/2" iron rod with cap stamped "WAI" found at the northeast corner of said Lot 1, Block 1;

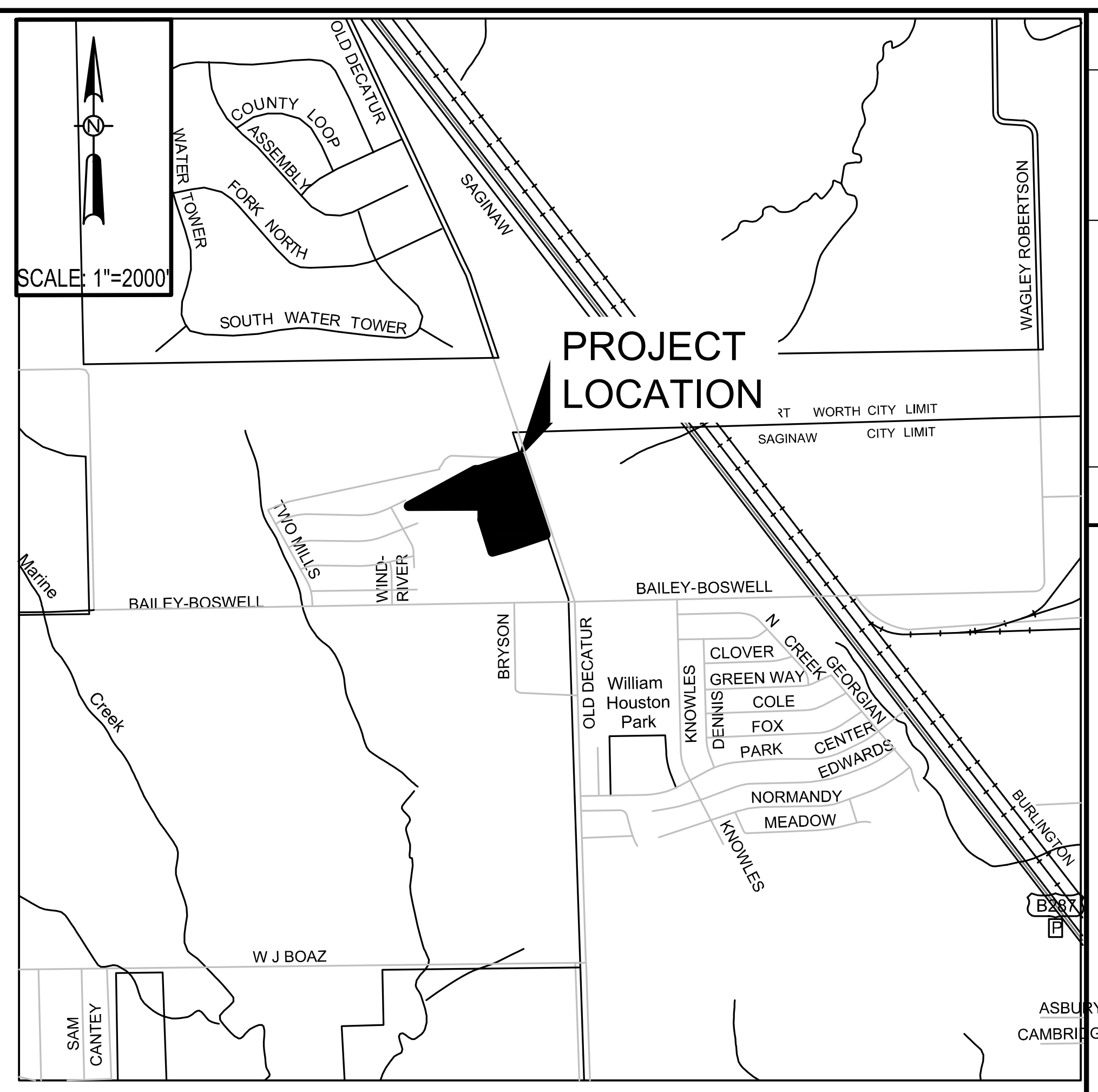
THENCE South 89°53'41" West, along the north line of said Lot 1, Block 1, a distance of 834.13 feet to the **POINT OF BEGINNING** and containing 14.5743 acres or 634,955 square feet of land.

BLDG. NO.	BLDG. TYPE	NO. OF UNITS	UNITS/FLOOR	FIRST FLOOR APTS.	SECOND FLOOR APTS.
1	II	16	8	110, 111, 112, 113, 114, 115, 116, 117	120, 121, 122, 123, 124, 125, 126, 127
2	III	16	8	210, 211, 212, 213, 214, 215, 216, 217	220, 221, 222, 223, 224, 225, 226, 227
3	III	16	8	310, 311, 312, 313, 314, 315, 316, 317	320, 321, 322, 323, 324, 325, 326, 327
4	III	16	8	410, 411, 412, 413, 414, 415, 416, 417	420, 421, 422, 423, 424, 425, 426, 427
5	II	16	8	510, 511, 512, 513, 514, 515, 516, 517	520, 521, 522, 523, 524, 525, 526, 527
6	I	16	8	610, 611, 612, 613, 614, 615, 616, 617	620, 621, 622, 623, 624, 625, 626, 627
7	I	16	8	710, 711, 712, 713, 714, 715, 716, 717	720, 721, 722, 723, 724, 725, 726, 727
8	II	16	8	810, 811, 812, 813, 814, 815, 816, 817	820, 821, 822, 823, 824, 825, 826, 827

BLDG. TYPE	# OF BUILDINGS	BUILDING AREA (SF)	TOTAL BUILDING AREA (SF)	UNIT MIX
I	2	16,443	32,886	(8) ONE BEDROOM, (8) TWO BEDROOM
II	3	20,601	61,803	(8) TWO BEDROOM, (8) THREE BEDROOM
III	3	19,395	58,185	(16) TWO BEDROOM
IV (LEASING)	1	8,172	8,172	N/A

UNIT TYPE	# OF UNITS
1 BEDROOM	16
2 BEDROOM	88
3 BEDROOM	24
TOTAL UNITS	128





LOCATION MAP

LEGEND

BOUNDARY LINE	━ ━ ━ ━
PROPOSED FIRE LANE	——FL——
PROPOSED PARKING COUNT	⬡14
PROPOSED BUILDING NUMBER PROPOSED BUILDING TYPE	6/I
PROPOSED FIRE HYDRANT	✦
PROPOSED FENCE	—▫—▫—▫—

SITE DATA SUMMARY TABLE	
LOT AREA	GROSS = 12.973 AC (565,088 SF)
	NET = 12.973 AC (565,088 SF)
ZONING	MEDIUM DENSITY MULTI FAMILY - "C"
NET BUILDING AREA	161,046 SF
MINIMUM OPEN SPACE RATIO	45%
PROVIDED OPEN SPACE RATIO	64.38%
MAXIMUM BUILDING HEIGHT	32 FT
ACTUAL BUILDING HEIGHT	25 FT
GROSS FLOOR AREA	161,046 SF
EXTERIOR CONSTRUCTION MATERAIL	BRICK MASONRY, CEMENTITIOUS SIDING, AND CEMENTITIOUS PANEL
TOTAL NUMBER OF UNITS	128 UNITS
MAXIMUM UNITS PER ACRE ALLOWED	18 UNITS
UNITS PER ACRE PROVIDED	7.7 UNITS
TOTAL NUMBER OF BEDROOMS	264 BEDROOMS

PARKING DATA SUMMARY TABLE	
TOTAL PARKING REQUIRED	1 SPACE PER BEDROOM + 1 SPACE PER 250 SF COMMON SPACE: 16-1 BED (16) + 88-2 BED (176) + 24-3 BED (72) + 5,700 SF COMMON SPACE (23) = 287
	URD: 1 SPACE PER 500 SF, PLUS 1 SPACE PER 100 SF OF RECREATION / COMMON SPACE: 56, 439 SF / 500 + 5700 SF / 100 = 170
	URD MINIMUM 1.5 SPACES PER UNIT = 192
	URD MAXIMUM: 2.5 SPACES PER UNTI = 320
TOTAL PARKING PROVIDED	290 (2.25 SPACES/UNIT, 1.09 SPACES/BED)
TOTAL HANDICAP PARKING PROVIDED	9 SPACES (2 VAN SPACES)
TOTAL BIKE PARKING REQUIRED	1 SPACE PER 35 AUTO SPACES (9)
TOTAL BIKE PARKING PROVIDED	10 SPACES (5 RACKS)

CAUTION
EXISTING UNDERGROUND
UTILITIES. CONTRACTOR TO
VERIFY EXACT LOCATION
PRIOR TO ANY TRENCHING
OR EXCAVATION.

811 Know what's **below.**
Call before you dig.

BENCH MARK LIST

BM#1: CITY OF FORT WORTH BENCHMARK
STANDARD BRASS MONUMENT NO. 9044
ON THE SOUTHEAST CORNER OF CEDAR SPRINGS TRAIL AND CRESTBROOK TRAIL ON THE SOUTH CURB OF CEDAR SPRINGS TRAIL 23' EAST OF THE EAST CURB OF CRESTBROOK TRAIL IN THE CENTER OF A 10' INLET 1' OFF THE FACE OF THE CURB.
Elev. = 802.14'

BM #2: CITY OF FORT WORTH BENCHMARK
STANDARD BRASS MONUMENT NO. 9043
ON THE SOUTHEAST CORNER OF FLAT CREEK AND TWIN MILLS BOULEVARD ON THE SOUTH CURB OF FLAT CREEK TRAIL 74' EAST OF THE EAST CURB OF TWIN MILLS BOULEVARD IN THE CENTER OF A 10' INLET 1' OFF THE FACE OF THE CURB.
Elev. = 795.75'

IMAGES
XREFS XREF xexist-site - XREF xexist-util - XREF xstrm - XREF xutil - XREF x2234-Boswell - XREF xsite - XREF xhard - XREF xbndy
PLOTTED BY EARNEY, JARED 5/17/2017 12:22 PM
DWG NAME K:\FTW_CIVIL\061294900 - OJALA BOSWELL\DWG\PLANSHEETS\C-OVERALL SITE PLAN.DWG
LAST SAVED 5/17/2017 11:22 AM

No.	REVISIONS	DATE	BY

Kimley»Horn
801 CHERRY ST. SUITE 950, UNIT 11, FORT WORTH, TEXAS 76102
PHONE: 817-335-6511 FAX: 817-335-5070
TEXAS REGISTERED ENGINEERING FIRM F-928

05/17/17
BRANDON D. MIDDLETON
100185

PROJECT No.
061294900

DATE:
MAY 2017

SCALE: AS SHOWN

DESIGNED BY: JJE

DRAWN BY: JJE

CHECKED BY: BDM

THE STANDARD
AT
BOSWELL MARKETPLACE
CITY OF FORT WORTH, TEXAS

OVERALL SITE PLAN

SHEET NUMBER
C-03

MARY LOUISE GARCIA

COUNTY CLERK

TARRANT COUNTY, TEXAS

100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

KIMLEY-HORN AND ASSOC INC
801 CHERRY ST UNIT 11 STE 950
FT WORTH, TX 76102

Correction Plat
Boswell Market Place
Lots 7R & 8 Block 1

Submitter: KIMLEY-HORN AND ASSOC

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration:	5/1/2017 11:13 AM			
Instrument #:	D217095492			
	PLAT A	4	PGS	$69.00

By: Mary Louise Garcia

D217095492

Density Information for City of Fort Worth Zoning Classification - The Project is well under the allowed density level.

FORT WORTH

Planning and Development Department
Summary of Zoning Districts of the City of Fort Worth

Rev. 10/13/16

Type	**Special Use Districts**
"AG" Agricultural	Farms, ranches or nurseries for the growing of plants and raising of livestock. Also permitted are public service facilities such as churches, schools, libraries, etc.
"CF" Community Facilities	Public facilities including churches, govt. offices, health services, public safety, colleges and schools, community and group homes, and recreation facilities.
"DD" Demolition Delay "HC" Historic and Cultural "HSE" Highly Sig. Endang.	Special overlay districts to provide for protection and preservation of places and areas of historic and cultural importance and significance.
"MH" Manufactured Hsg.	Manufactured Housing / Mobile Home Parks and Subdivisions, and their related uses. (dwelling purposes only)
"PD" Planned Developmt.	Special district permitting specific commercial, industrial and residential/commercial mixed uses, normally requiring site plan approval prior to development.

Residential Districts

One-Family Detached

"A-2.5A" One-Family	One-family detached dwellings (min. lot size **2 ½ acres**), churches, schools, parks, etc.
"A-43" One-Family	One-family detached dwellings (min. lot size **1 acre**), churches, schools, parks, etc.
"A-21" One-Family	One-family detached dwellings (min. lot size **½ acre**), churches, schools, parks, etc.
"A-10" One-Family	One-family detached dwellings (min. lot size **10,000** sq. ft.), churches, schools, parks, etc.
"A-7.5" One-Family	One-family detached dwellings (min. lot size **7,500** sq. ft.), churches, schools, parks, etc.
"A-5" One-Family	One-family detached dwellings (min. lot size **5,000** sq. ft.), churches, schools, parks, etc.
"AR" One-Family Restricted	One-family detached zero-lot line dwellings (min. lot size **3,500** sq. ft.), churches, schools, parks, etc.

One-Family and Two-Family, Detached and Attached

"B" Two-Family	One-family and two-family detached and attached dwellings (min. lot size **5,000** sq. ft. for two attached dwellings on a single lot; and **7,500** sq. ft. min. lot size for two detached dwellings on a single lot); plus all "A-5" and "AR" uses.
"R1" Zero Lot Line / Cluster	One-family detached dwellings on a min. **3,000** sq. ft. lot; one-family detached zero lot line dwellings on a min. **2,500** sq. ft. lot; two-family attached zero lot line dwellings on a min. **2,500** sq. ft. lot, w/ maximum density of **13 dwelling units/acre**; cluster of attached, detached, & ZLL dwellings w/ maximum density of **15 dwelling units/acre** w/ min. 15% open space; plus all "B" uses.
"R2" Townhouse/Cluster	One-family attached townhouse / rowhouse dwellings, w/ min. 15% open space, and max. of **24 dwelling units / ac**. on average, maximum building façade length 250 ft.; plus all "R1" uses.

Multifamily

"CR" Low Density Multifamily	Multifamily dwelling units at a maximum density of **12 dwelling units / acre**, per Sec. 6.506 of the *Unified Residential Development* provisions.
"C" Medium Density Multifamily	Multifamily dwelling units at a maximum density of **18 dwelling units / acre**, per Sec. 6.506 of the *Unified Residential Development* provisions.
"D" High Density Multifamily	Multifamily dwellings units at a maximum density of **24 dwelling units / acre**, per Sec. 6.506 of the Unified Residential Development provisions.

"UR" Urban Residential	Higher density, residential only, pedestrian-oriented development for designated mixed-use growth centers and urban villages, so as to provide a lower height multi family land use in transitional areas between mixed use and one- and two-family districts.

Mixed-Use Development

"MU-1" & "MU-1G" Low Intensity Mixed-Use	Higher density, mixed-use, pedestrian-oriented development for designated mixed-use growth centers and urban villages, so as to concentrate a variety of housing types among neighborhood-serving commercial and institutional uses. MU-1 is encouraged in the central city, while MU-1G is encouraged in outlying "greenfield" areas.
"MU-2" & "MU-2G" High Intensity Mixed-Use	Higher density, mixed-use, pedestrian-oriented development for designated mixed-use growth centers and urban villages, so as to concentrate a variety of housing types among commercial, institutional, and select light industrial uses. MU-2 is encouraged in the central city, while MU-2G is encouraged in outlying "greenfield" areas.
"CB" Camp Bowie	High density, mixed-use, pedestrian-oriented development for designated area along Camp Bowie Blvd. corridor south of I-30 to SW Loop 820. Subject to review by Urban Design Commission.
"NS" Near Southside	High density, mixed-use, pedestrian-oriented development for designated area south of Downtown. Subject to review by Urban Design Commission.
NS/R" Near Southside Restricted	High density, mixed-use, pedestrian-oriented development for designated area south of Downtown. Subject to review by Urban Design Commission. **Bars and Light Industrial uses prohibited.**
"TU" Trinity Uptown	High density, mixed-use, pedestrian-oriented development for designated area north of Downtown. Subject to review by Urban Design Commission.
"TL" Trinity Lakes"	High density, mixed-use, pedestrian-oriented development for designated area at East 820 and Trinity Blvd. Subject to review by Urban Design Commission.

Commercial

Low Intensity

"ER" Neighborhood Commercial Restricted	Beauty/barber shops, bookstores, drug stores, studios and offices, public and civic uses, nursing homes, and health care. **Alcohol sales prohibited.**
"E" Neighborhood Commercial	All uses permitted in "ER", plus retail sales, banks, restaurants, gasoline sales, offices, bakeries, and alcohol sales for off premise consumption and as part of food service.

Moderate Intensity

"FR" General Commercial Restricted	All uses permitted in "E", plus theaters, auto sales & repair, hotels, health care facilities, commercial and business clubs, bowling alleys, large retail stores, home improvement centers. **Alcohol sales prohibited.**
"F" General Commercial	All uses permitted in "FR", plus amusement e.g. nightclubs, pool halls, taverns, skating rinks, used furniture, etc. **Alcohol sales and on-premises consumption permitted** in "F" thru "K" districts.

High Intensity

"G" Intensive Commercial	All uses permitted in "F", plus other retail uses not considered offensive or noxious because of odors, smoke, dust, noise, or vibration, and contain less restrictive area regulations. 12-story maximum height.
"H" Central Business	All uses permitted in "G", plus multifamily residential, printing and publishing, wholesale offices, etc. No height restrictions and permissive area regulations. Restricted to designated Central Business District. Subject to review by Downtown Design Review Board.

Industrial

Type	
"I" Light Industrial	All uses permitted in "G", plus food processing, animal hospitals and outdoor kennels, transportation terminals, batch plant, warehousing, outside sales & storage, printing and light manufacturing.
"J" Medium Industrial	All uses permitted in "I", plus breweries, cement products, power plants, grain elevators, poultry slaughtering, and light manufacturing over 50 horsepower motor.
"K" Heavy Industrial	All uses permitted in "J", plus heavy industrial uses such as metal fabrication, asphalt mixing plants, cotton oil mills, forge plants, machines shops, soap manufacturing, stock yards, permanent batch plants, welding shops, etc.

STRUCTURE
DEVELOPMENT

June 29, 2017

Mr. Rosalio Banuelos
Asset Manager Region 3
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: The Standard at Boswell Marketplace, TDHCA #16015, Fort Worth, TX

Dear Mr. Banuelos:

This letter is in response to your request for information for the aforementioned project dated Monday July 31, 2017. Please see the following attachments and comments to your request:

- A revised Site Plan showing the to-be-built arrangement of buildings etc. Please note that are substantially the same as what was submitted at application.
- A revised amendment request and Guarantor Organizational Chart
- No waiver of the fee is being requested, a check will be forthcoming in the mail
- A new letter regarding evidence of utilities
- Page 1 of the Plat
- A term sheet from Capital One
- The syndication rate from Boston Financial did not change; it is still at .98 cents, per the application.

Please feel free to contact me if you have any additional questions.

Sincerely,

Sarah Andre
Consultant to the Project
On behalf of The Standard at Boswell Marketplace, L.P.

LEGAL DESCRIPTION

BEING a tract of land situated in the HEIRS OF BENJAMIN THOMAS SURVEY, ABSTRACT NO. 1497, City of Fort Worth, Tarrant County, Texas, and being the remainder of called 295.349 acre tract of land described in deed to BNM Properties, L.P., A Texas Limited Partnership, as recorded in Instrument No. D199228248 of the Official Public Records of Tarrant County, Texas, and being all of a called 0.874 of an acre tract of land described in deed to BNM Properties, L.P., A Texas Limited Partnership, as recorded in Instrument No. D205021369 of said Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap stamped "AREA" found at the northwest corner of Lot 1, Block 1 of BOSWELL MARKETPLACE, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Instrument No. D216034100 of said Official Public Records, the southwest corner of Lot 28, Block 24 of TWIN MILLS, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Instrument No. D205041544 of said Official Public Records, and being on the east line of Lot 27R, Block 24 of TWIN MILLS, PHASE 1, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Instrument No. D193056584 of said Official Public Records;

THENCE North 61°25'06" East, along the south line of said Block 24, a distance of 856.83 feet to a 1/2" iron rod with cap stamped "WAI" found at an angle point on the south line of Lot 47 of said Block 24;

THENCE North 89°53'47" East, continuing along the south line of Lot 48 of Block 24, a distance of 45.52 feet to a 1/2" iron rod with cap stamped "MOAK" found for corner at an angle point on the south line of said Lot 48 and at the west corner of said 0.874 of an acre tract;

THENCE North 71°41'06" East, along the north line of said 0.874 acre tract, and the south line of said Block 24, a distance of 481.09 feet to a 1/2" iron rod with cap stamped "WAI" found for the northeast corner of said 0.874 acre tract, at the southeast corner of Lot 69 of said Block 24 and on the west right-of-way line of Old Decatur Road (having a variable width right-of-way);

THENCE South 18°20'30" East, along the east line of said 0.874 acre tract to and along the east line of said remainder of called 295.349 acre tract, and said west right-of-way line of Old Decatur Road, a distance of 934.47 feet to a 1/2" iron rod with cap stamped "WAI" found at a northeast corner of said Lot 1, Block 1;

THENCE South 71°39'30" West, along a north line of said Lot 1, Block 1, a distance of 426.16 feet to a 1/2" iron rod with cap stamped "BEASLEY RPLS 4050" found at an angle point in said north line of Lot 1, Block 1;

THENCE departing said north line of Lot 1, Block 1, over and across said remainder of called 295.349 acre tract the following:

North 16°11'02" West, a distance of 166.73 feet to a 5/8" iron rod with cap stamped "KHA" set;

North 73°48'58" East, a distance of 47.90 feet to a 5/8" iron rod with cap stamped "KHA" set;;

North 16°11'02" West, a distance of 194.53 feet to a 5/8" iron rod with cap stamped "KHA" set;

South 77°26'56" West, a distance of 261.34 feet to a 1/2" iron rod with cap stamped "BEASLEY RPLS 4050" found at an angle point in the east line of said Lot 1, Block 1;

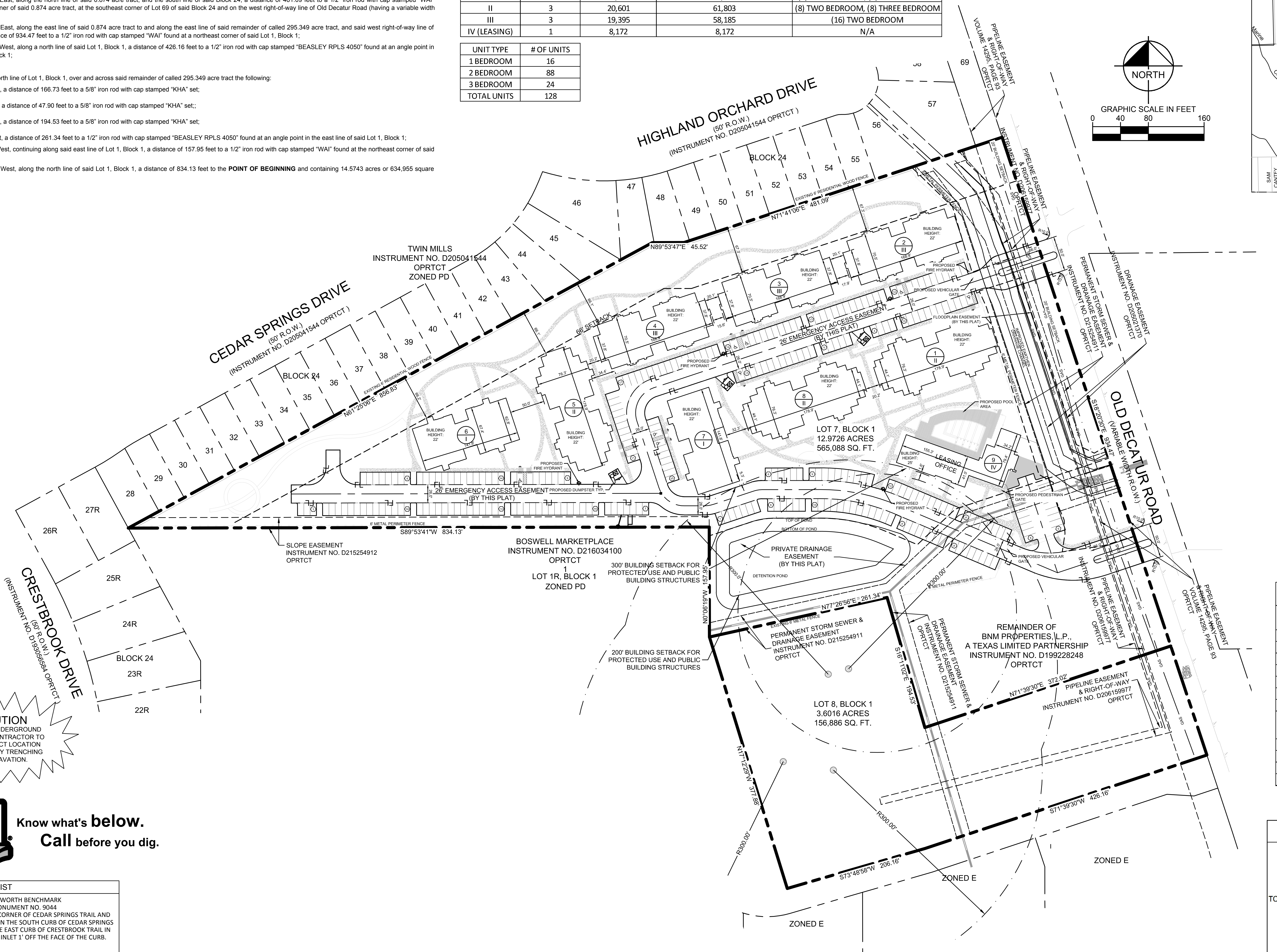
THENCE North 0°06'19" West, continuing along said east line of Lot 1, Block 1, a distance of 157.95 feet to a 1/2" iron rod with cap stamped "WAI" found at the northeast corner of said Lot 1, Block 1;

THENCE South 89°53'41" West, along the north line of said Lot 1, Block 1, a distance of 834.13 feet to the **POINT OF BEGINNING** and containing 14.5743 acres or 634,955 square feet of land.

BLDG. NO.	BLDG. TYPE	NO. OF UNITS	UNITS/FLOOR	FIRST FLOOR APTS.	SECOND FLOOR APTS.
1	II	16	8	110, 111, 112, 113, 114, 115, 116, 117	120, 121, 122, 123, 124, 125, 126, 127
2	III	16	8	210, 211, 212, 213, 214, 215, 216, 217	220, 221, 222, 223, 224, 225, 226, 227
3	III	16	8	310, 311, 312, 313, 314, 315, 316, 317	320, 321, 322, 323, 324, 325, 326, 327
4	III	16	8	410, 411, 412, 413, 414, 415, 416, 417	420, 421, 422, 423, 424, 425, 426, 427
5	II	16	8	510, 511, 512, 513, 514, 515, 516, 517	520, 521, 522, 523, 524, 525, 526, 527
6	I	16	8	610, 611, 612, 613, 614, 615, 616, 617	620, 621, 622, 623, 624, 625, 626, 627
7	I	16	8	710, 711, 712, 713, 714, 715, 716, 717	720, 721, 722, 723, 724, 725, 726, 727
8	II	16	8	810, 811, 812, 813, 814, 815, 816, 817	820, 821, 822, 823, 824, 825, 826, 827

BLDG. TYPE	# OF BUILDINGS	BUILDING AREA (SF)	TOTAL BUILDING AREA (SF)	UNIT MIX
I	2	16,443	32,886	(8) ONE BEDROOM, (8) TWO BEDROOM
II	3	20,601	61,803	(8) TWO BEDROOM, (8) THREE BEDROOM
III	3	19,395	58,185	(16) TWO BEDROOM
IV (LEASING)	1	8,172	8,172	N/A

UNIT TYPE	# OF UNITS
1 BEDROOM	16
2 BEDROOM	88
3 BEDROOM	24
TOTAL UNITS	128



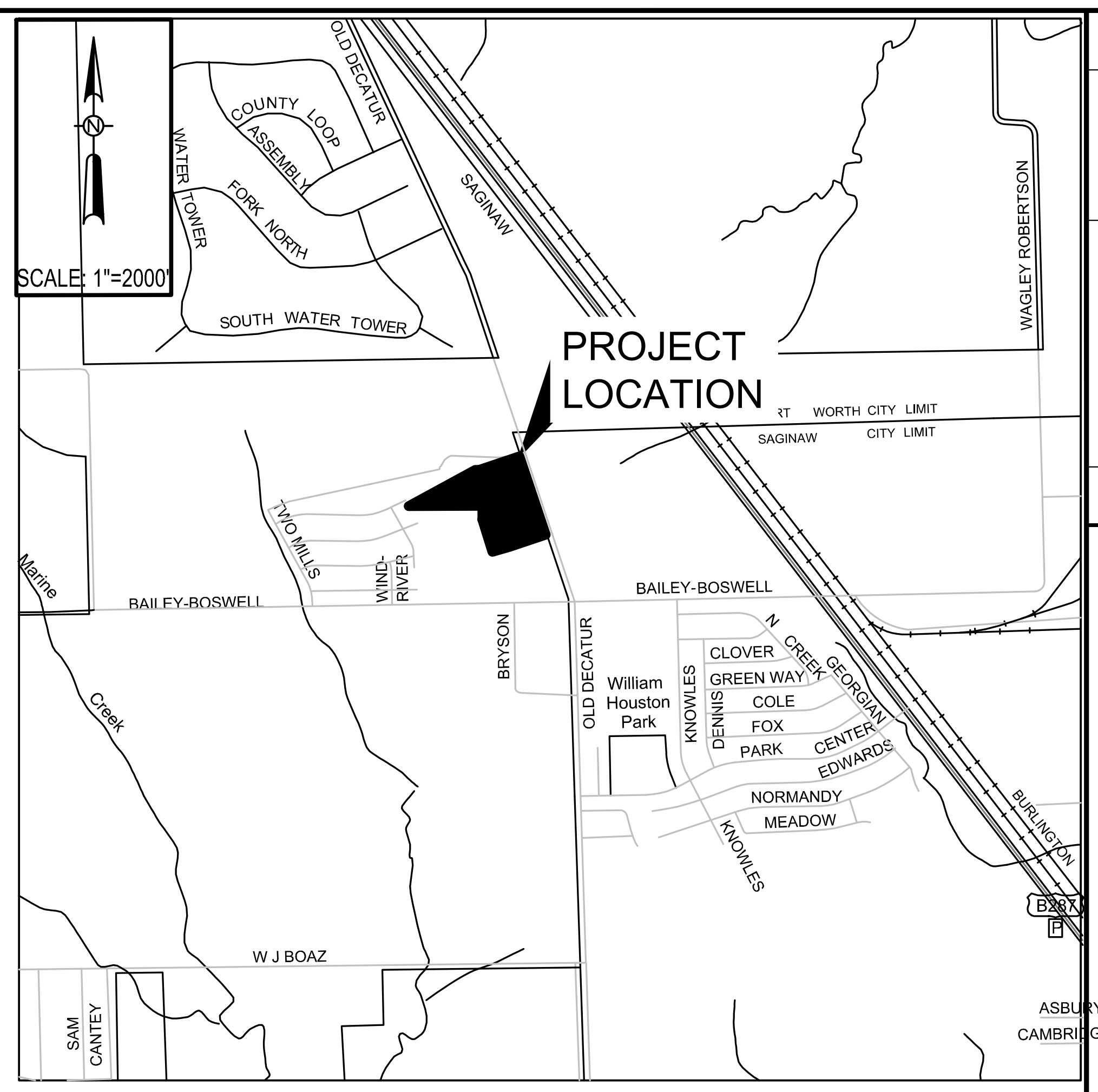
CAUTION
EXISTING UNDERGROUND
UTILITIES. CONTRACTOR TO
VERIFY EXACT LOCATION
PRIOR TO ANY TRENCHING
OR EXCAVATION.

811 Know what's **below.** **Call** before you dig.

BENCH MARK LIST

BM#1: CITY OF FORT WORTH BENCHMARK
STANDARD BRASS MONUMENT NO. 9044
ON THE SOUTHEAST CORNER OF CEDAR SPRINGS TRAIL AND CRESTBROOK TRAIL ON THE SOUTH CURB OF CEDAR SPRINGS TRAIL 23' EAST OF THE EAST CURB OF CRESTBROOK TRAIL IN THE CENTER OF A 10' INLET 1' OFF THE FACE OF THE CURB.
Elev. = 802.14'

BM #2: CITY OF FORT WORTH BENCHMARK
STANDARD BRASS MONUMENT NO. 9043
ON THE SOUTHEAST CORNER OF FLAT CREEK AND TWIN MILLS BOULEVARD ON THE SOUTH CURB OF FLAT CREEK TRAIL 74' EAST OF THE EAST CURB OF TWIN MILLS BOULEVARD IN THE CENTER OF A 10' INLET 1' OFF THE FACE OF THE CURB.
Elev. = 795.75'



LOCATION MAP

LEGEND

BOUNDARY LINE	— - —
PROPOSED FIRE LANE	FL
PROPOSED PARKING COUNT	(14)
PROPOSED BUILDING NUMBER PROPOSED BUILDING TYPE	(6 / I)
PROPOSED FIRE HYDRANT	◆
PROPOSED FENCE	—×—

SITE DATA SUMMARY TABLE	
LOT AREA	GROSS = 12.973 AC (565,088 SF)
	NET = 12.973 AC (565,088 SF)
ZONING	MEDIUM DENSITY MULTI FAMILY - "C"
NET BUILDING AREA	161,046 SF
MINIMUM OPEN SPACE RATIO	45%
PROVIDED OPEN SPACE RATIO	64.38%
MAXIMUM BUILDING HEIGHT	32 FT
ACTUAL BUILDING HEIGHT	25 FT
GROSS FLOOR AREA	161,046 SF
EXTERIOR CONSTRUCTION MATERAIL	BRICK MASONRY, CEMENTITIOUS SIDING, AND CEMENTITIOUS PANEL
TOTAL NUMBER OF UNITS	128 UNITS
MAXIMUM UNITS PER ACRE ALLOWED	18 UNITS
UNITS PER ACRE PROVIDED	7.7 UNITS
TOTAL NUMBER OF BEDROOMS	264 BEDROOMS

PARKING DATA SUMMARY TABLE	
TOTAL PARKING REQUIRED	1 SPACE PER BEDROOM + 1 SPACE PER 250 SF COMMON SPACE: 16-1 BED (16) + 88-2 BED (176) + 24-3 BED (72) + 5,700 SF COMMON SPACE (23) = 287
	URD: 1 SPACE PER 500 SF, PLUS 1 SPACE PER 100 SF OF RECREATION / COMMON SPACE: 56, 439 SF / 500 + 5700 SF / 100 = 170
	URD MINIMUM 1.5 SPACES PER UNIT = 192
	URD MAXIMUM: 2.5 SPACES PER UNTI = 320
TOTAL PARKING PROVIDED	290 (2.25 SPACES/UNIT, 1.09 SPACES/BED)
TOTAL HANDICAP PARKING PROVIDED	9 SPACES (2 VAN SPACES)
TOTAL BIKE PARKING REQUIRED	1 SPACE PER 35 AUTO SPACES (9)
TOTAL BIKE PARKING PROVIDED	10 SPACES (5 RACKS)

No.	REVISIONS	DATE	BY

Kimley»Horn
801 CHERRY ST. SUITE 950, UNIT 11, FORT WORTH, TEXAS 76102
PHONE: 817-335-6511 FAX: 817-335-5070
TEXAS REGISTERED ENGINEERING FIRM F-928

05/17/17
STATE OF TEXAS
BRANDON D. MIDDLETON
100185
LICENSED PROFESSIONAL ENGINEER

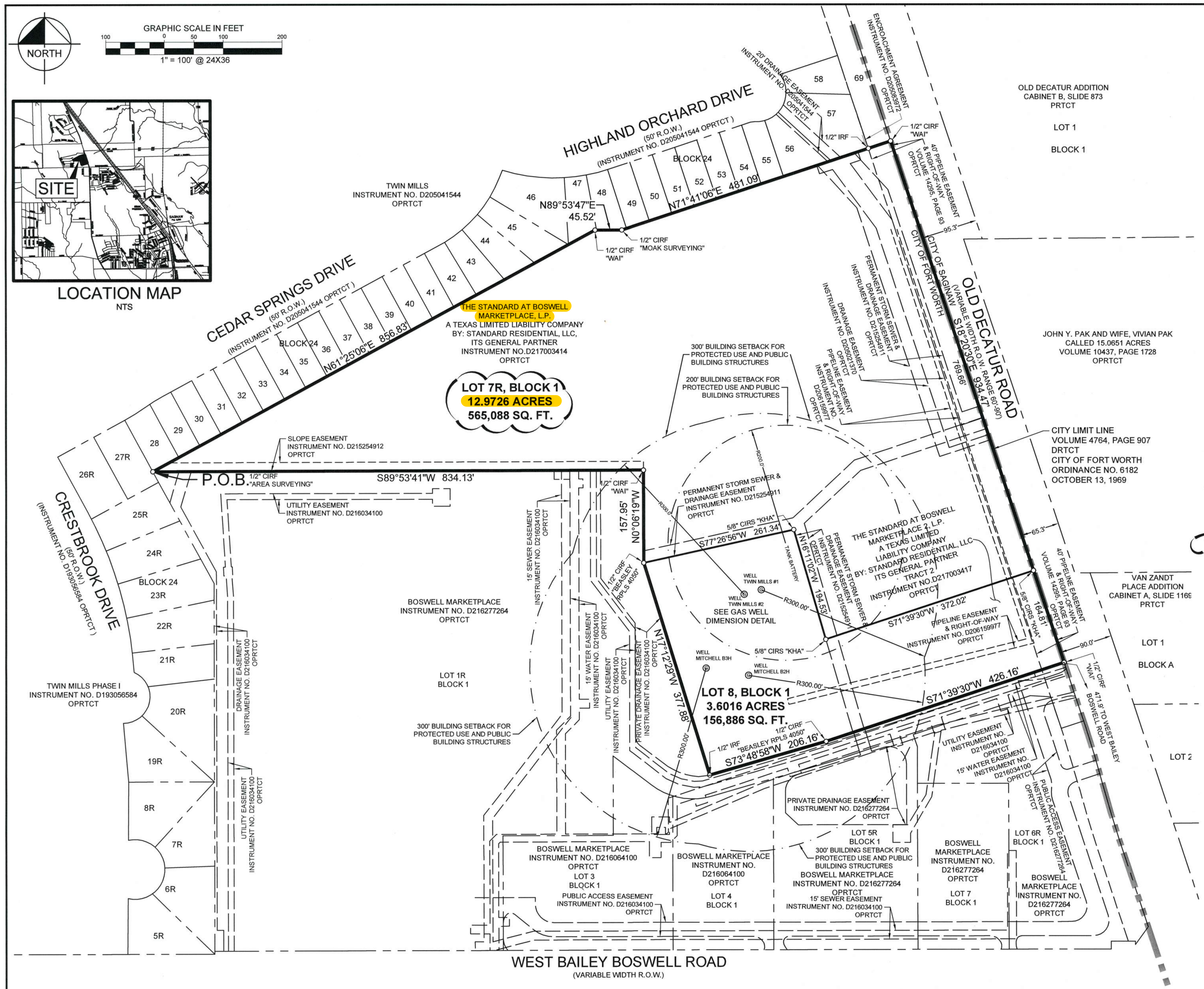
PROJECT No.
061294900
DATE:
MAY 2017
SCALE: AS SHOWN
DESIGNED BY: JJE
DRAWN BY: JJE
CHECKED BY: BDM

THE STANDARD
AT
BOSWELL MARKETPLACE
CITY OF FORT WORTH, TEXAS

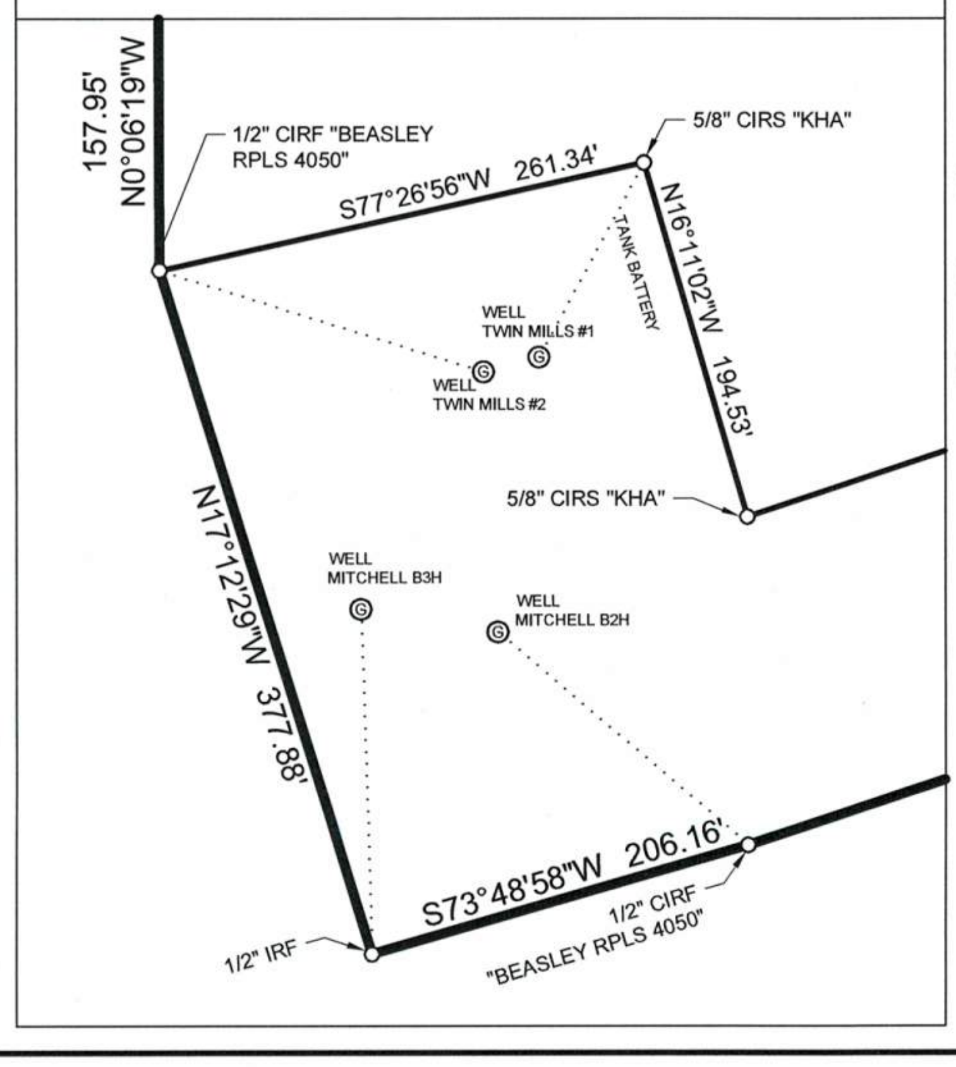
OVERALL SITE PLAN

SHEET NUMBER
C-03

IMAGES
XREFS XREF xexist-site - XREF xexist-util - XREF xstrm - XREF xutil - XREF x2234-Boswell - XREF xsite - XREF xhard - XREF xbndy
PLOTTED BY EARNEY, JARED 5/17/2017 12:22 PM
DWG NAME K:\FTW_CIVIL\061294900 - OJALA BOSWELL\DWG\PLANSHEETS\C-OVERALL SITE PLAN.DWG
LAST SAVED 5/17/2017 11:22 AM



GAS WELL DIMENSION DETAIL



LEGEND

Ⓖ GAS WELL

LINE TYPE LEGEND

▬▬▬	BOUNDARY LINE
─ · · ─ · · ─	CITY LIMIT LINE
— — — —	EASEMENT LINE
——— · ———	BUILDING SETBACK LINE

LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
CIRS = 5/8" IRON ROD W/ "KHA" CAP SET
CIRF = CAPPED IRON ROD FOUND
IRF = IRON ROD FOUND
DRTCT = DEED RECORDS TARRANT COUNTY, TEXAS
OPRTCT = OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
PRTCT = PLAT RECORDS TARRANT COUNTY TEXAS

OWNER LOT 7R, BLOCK 1:
The Standard at Boswell Marketplace, L.P.
a Texas limited partnership
By: Standard Residential, LLC, its General Partner
6440 N. Central Expressway, Suite 900
Dallas, TX 75206
Contact: Clay Likover
Ph.: 214-865-6901
Email: cdl@ohalaholdings.com

OWNER LOT 8, BLOCK 1:
The Standard at Boswell Marketplace 2, L.P.
a Texas limited partnership
By: Standard Residential, LLC, its General Partner
6440 N. Central Expressway, Suite 900
Dallas, TX 75206
Contact: Clay Likover
Ph.: 214-865-6901
Email: cdl@ohalaholdings.com

SURVEYOR:
Kimley-Horn and Associates, Inc.
801 Cherry Street Unit 11, Suite 950
Fort Worth, TX 76102
Contact: Paul Ward
Ph.: 817-339-2278
Email: paul.ward@kimley-horn.com

FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN
NINETY (90) DAYS AFTER DATE OF APPROVAL

Plat Approval Date: May 1, 2017

By: Donald R Boren
Chairman

By: Mary Elliott
Secretary

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS The Standard at Boswell Marketplace, L.P. a Texas limited partnership By: Standard Residential, LLC, its General Partner and The Standard at Boswell Marketplace 2, L.P. a Texas limited partnership By: Standard Residential, LLC, its General Partner, are the owners of a part of the HEIRS OF BENJAMIN THOMAS SURVEY, Abstract No. 1497 situated in the City of Fort Worth, Tarrant County, Texas; embracing all of the 12.9726 acre tract described in the deed to The Standard at Boswell Marketplace, LP, a Texas limited partnership, as recorded in Instrument No. D217003414 of the Official Public Records of Tarrant County, Texas and embracing all of the 3.6016 acre tract described in the deed to The Standard at Boswell Marketplace 2, LP, a Texas limited partnership, as recorded in Instrument No. D217003417 of said Official Public Records and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap stamped "AREA" found at the northwest corner of Lot 1, Block 1 of BOSWELL MARKETPLACE, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Instrument No. D216034100 of said Official Public Records, the southwest corner of Lot 28, Block 24 of TWIN MILLS, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Instrument No. D205041544 of said Official Public Records, and being on the east line of Lot 27R, Block 24 of TWIN MILLS, PHASE 1, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Instrument No. D193056584 of said Official Public Records;

THENCE North 61°25'06" East, along the south line of said Block 24, a distance of 856.83 feet to a 1/2" iron rod with cap stamped "WAI" found at an angle point on the south line of Lot 47 of said Block 24;

THENCE North 89°53'47" East, continuing along the south line of Lot 48 of Block 24, a distance of 45.52 feet to a 1/2" iron rod with cap stamped "MOAK" found for corner at an angle point on the south line of said Lot 48 and at the west corner of said 0.874 of an acre tract;

THENCE North 71°41'06" East, along the north line of said 0.874 acre tract, and the south line of said Block 24, a distance of 481.09 feet to a 1/2" iron rod with cap stamped "WAI" found for the northeast corner of said 0.874 acre tract, at the southeast corner of Lot 69 of said Block 24 and on the west right-of-way line of Old Decatur Road (having a variable width right-of-way);

THENCE South 18°20'30" East, along the east line of said 0.874 acre tract to and along the east line of said remainder of called 295.349 acre tract, and said west right-of-way line of Old Decatur Road, a distance of 934.47 feet to a 1/2" iron rod with cap stamped "WAI" found at a northeast corner of said Lot 1, Block 1;

THENCE along a north line of said Lot 1, Block 1 the following:

South 71°39'30" West, a distance of 426.16 feet to a 1/2" iron rod with cap stamped "BEASLEY RPLS 4050" found at an angle point;

South 73°48'58" West, a distance of 206.16 feet to a 1/2" iron rod found at a re-entrant corner of said Lot 1, Block 1;

THENCE North 17°12'29" West, along the east line of said Lot 1, Block 1, a distance of 377.88 feet to a 1/2" iron rod with cap stamped "BEASLEY RPLS 4050" found at an angle point in the east line of said Lot 1, Block 1;

THENCE North 0°06'19" West, continuing along said east line of Lot 1, Block 1, a distance of 157.95 feet to a 1/2" iron rod with cap stamped "WAI" found at the northeast corner of said Lot 1, Block 1;

THENCE South 89°53'41" West, along the north line of said Lot 1, Block 1, a distance of 834.13 feet to the **POINT OF BEGINNING** and containing 16.5742 acres or 721,974 square feet of land.

NOW THEREFOR KNOW ALL MEN BY THESE PRESENTS:

THAT The Standard at Boswell Marketplace, LP, a Texas limited partnership By: Standard Residential, LLC, its General Partner and The Standard at Boswell Marketplace 2, LP, a Texas limited partnership By: Standard Residential, LLC, its General Partner, acting by and through their undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described real property as

LOT 7R & LOT 8, BLOCK 1, BOSWELL MARKETPLACE

an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public use forever the easements as shown hereon to the public's use unless otherwise noted and do hereby adopt this Minor Plat.

EXECUTED THIS 28th day of April, 2017.

LOT 7R, BLOCK 1

The Standard at Boswell Marketplace, LP, a Texas limited partnership
By: Standard Residential, LLC, its General Partner

By: ____________

STATE OF TEXAS)(
COUNTY OF TARRANT)(

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Clay Likover known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 28th day of April, 2017.

Jeffrey Pichette
Notary Public in and for the State of Texas

12/8/2019
My Board Expires On:

JEFFREY PICHETTE
Notary Public, State of Texas
Comm. Expires 12-08-2019
Notary ID 130461533

LOT 8, BLOCK 1

The Standard at Boswell Marketplace 2, LP, a Texas limited partnership
By: Standard Residential, LLC, its General Partner

By: ____________

STATE OF TEXAS)(
COUNTY OF TARRANT)(

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Clay Likover known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 28th day of April, 2017.

Jeffrey Pichette
Notary Public in and for the State of Texas

12/8/2019
My Board Expires On:

JEFFREY PICHETTE
Notary Public, State of Texas
Comm. Expires 12-08-2019
Notary ID 130461533

FORT WORTH FIRE DEPARTMENT
Lt. Mclel
05-01-17

KNOW ALL MEN BY THESE PRESENTS:

I, James Paul Ward, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of the City Planning Commission of the City of Fort Worth, Tarrant County, Texas.

5-1-2017
James Paul Ward
RPLS No. 5606

JAMES PAUL WARD
5606

THE PURPOSE OF THIS
CORRECTION PLAT
IS TO REVISE
LOT NUMBERS

GENERAL NOTES:

Flood Statement:
According to Map No. 48439C0045K, dated September 25, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X and is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Basis of bearing:
Bearings and Coordinates are based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 (US Survey feet) from GPS observations using the RTK Cooperative Network.

Building Construction Distance Limitation to an Oil or Gas Well Bore:
Pursuant to the Fort Worth City Code, no building(s) not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the current Gas Well Ordinance and adopted Fire Code from any existing or permitted oil or gas well bore. The distance shall be measured in a straight line from the well bore to the closest exterior point of the building, without regards to intervening structures or objects.

Water / Wastewater Impact Fees:
The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

Utility Easements:
Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Building Permits:
No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

Site Drainage Study:
A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

Sidewalks:
Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

Construction Prohibited Over Easements:
No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable, or other utility easement of any type.

Covenants or Restrictions are Un-altered:
This replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

Transportation Impact Fees:
The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

Private Common Areas and Facilities:
The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation Club house exercise buildings and facilities. The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

Floodplain Restriction

No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(ies) wishing to construct within the flood-plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) foot above the floodplain base flood elevation resulting from ultimate development of the watershed.

Flood Plain Drainage Way Maintenance

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. Property owners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage ways. The drainage way crossing each lot is contained within the floodplain easement line as shown on the plat.

FLOOD LEGEND

ZONE A	SPECIAL FLOOD HAZARD AREA SUBJECT TO INDUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATION DETERMINED
ZONE AE	SPECIAL FLOOD HAZARD AREA SUBJECT TO INDUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED
ZONE X (SHADED)	AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE FILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
ZONE X	AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN
801.0'*	MINIMUM FINISHED FLOOR ELEVATIONS BASED ON FINAL iSWM PLAN SWM-2016-0508, THE STANDARD AT BOSWELL MARKETPLACE, ACCEPTED BY CITY OF FORT WORTH, BY LETTER DATED APRIL 10, 2017.

CORRECTION PLAT

BOSWELL MARKETPLACE
LOTS 7R & 8, BLOCK 1
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

HEIRS OF BENJAMIN THOMAS SURVEY,
ABSTRACT NO. 1497
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS
APRIL 2017

Kimley»Horn
801 Cherry Street, Unit 11, # 950
Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	FCN	JPW	4/17/2017	061294900	1 OF 2

FP 16-122

D217095492

September 18, 2017

Mr. Rosalio Banuelos
Asset Manager Region 3
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: The Standard at Boswell Marketplace, TDHCA #16015, Fort Worth, TX

Dear Mr. Banuelos:

This letter is in response to your request for information for the aforementioned project dated Monday August 3, 2017. Please see the following attachments and comments to your request:

1. *Your cover letter indicates that a revised amendment request was submitted; however, the letter dated August 2, 2017 does not address the change in guarantors. Please submit the revised request.*

   Per item 2 below, see the revised amendment request that includes all of the guarantors, including Ojala Partners LP.

2. *Based on the term sheet from Capital One, Ojala Partners LP is a corporate guarantor, but this entity is not listed as a guarantor in the certification from the lender under Tab 8 of 10% Test package. Please explain. If this entity is a guarantor, please provide the organization chart for it and include this change in the revised amendment request.*

   Ojala Partners, LP is a new guarantor since the application. See revised guarantor organization chart.

3. *Please submit previous participation forms and credit limit certifications for all new guarantors.*

   See attached previous participations forms and unsigned credit limit certifications for all new guarantors. I will forward executed credit limit certifications as soon as we receive them.

4. *Please confirm if there have been no changes to the ownership structure of the development owner or developer from what was identified at application, as these changes may require further approval.*

   There have been no changes to the ownership structure of the development owner or developer since application.

5. *The revised site plan indicates that the buildings have been re-arranged within the site from what was proposed at application and also seems to indicate an increase in the square footage of the*

residential buildings and common area. Please confirm, and if there has there been a change to the building plans, please submit a copy of the revised plans.

See the attached architectural plans that demonstrate an increase of approximately 11 to 14 square feet of net rental area per unit. This difference is due to a change from 2x4 framed exterior walls (as originally proposed) to the 2x6 exterior walls currently on the project. The change to 2x6 was required in order to meet the new state-mandated energy code insulation requirements that came online in late 2016. Net rentable area has increased a total of 1,504 square feet. The clubhouse size increased with the addition of a model unit and a community room.

6. *Based on the new permanent loan amount of $7,620,000 stated in the term sheet from Capital One and all else held equal, the development would be over-sourced. If there have been changes to the projected development costs, please submit revised financial exhibits for the development (operating pro forma, Development Cost Schedule, and Summary of Sources and Uses).*

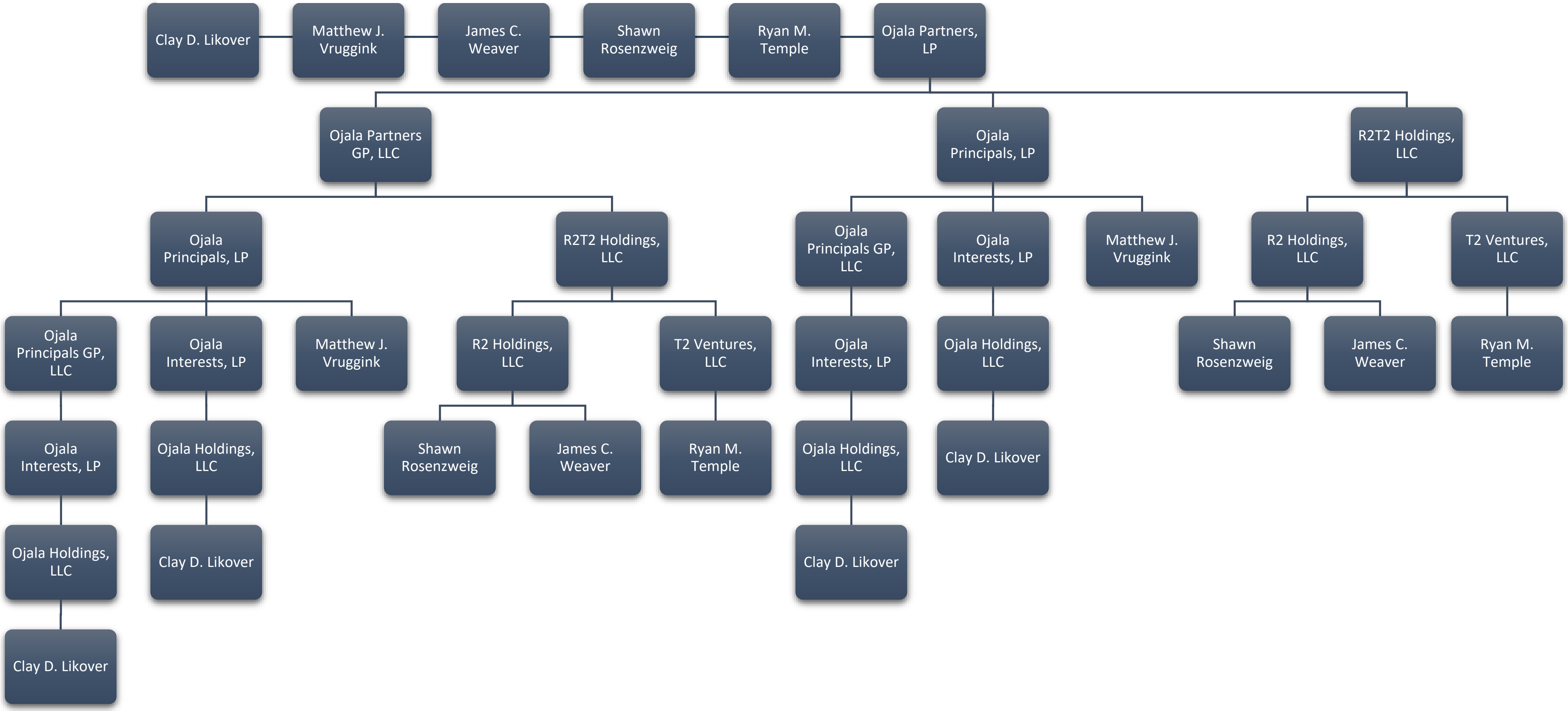
   See the revised Development Cost Schedule that is consistent with the Contractor's schedule of values. Also see the associated Proforma and Sources and Uses.

Please feel free to contact me if you have any additional questions.

Sincerely,

Sallie Burchett
Consultant to the Project
On behalf of The Standard at Boswell Marketplace, L.P.

The Standard at Boswell Marketplace Guarantor Organizational Structure



Previous Participation Form

Form must be completed separately for each person that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: James C. Weaver

Email Address: bag@ojalaholdings.com

City & State of Home Addr: Dallas, TX

Applicant Legal Name: The Standard at Boswell Marketplace, LP

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

☐ By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)
93109	Spring Hill (fka Shadow Hill)	Fort Worth	HTC	10/15	n/a
93110	Spring Glen (fka Shadow Glen)	Fort Worth	HTC	10/15	n/a

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

☒ By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							**NSP**	

Previous Participation Form

Form must be completed separately for each person that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: Ryan M. Temple

Email Address: bag@ojalaholdings.com

City & State of Home Addr: Dallas, TX

Applicant Legal Name: The Standard at Boswell Marketplace, LP

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

☐ By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)
93109	Spring Hill (fka Shadow Hill)	Fort Worth	HTC	10/15	n/a
93110	Spring Glen (fka Shadow Glen)	Fort Worth	HTC	10/15	n/a

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

☒ By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							**NSP**	

Previous Participation Form

Form must be completed separately for each person that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: Ojala Partners, LP

Email Address: bag@ojalaholdings.com

City & State of Home Addr: Dallas, TX

Applicant Legal Name: The Standard at Boswell Marketplace, LP

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

☐ By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)
93109	Spring Hill (fka Shadow Hill)	Fort Worth	HTC	10/15	n/a
93110	Spring Glen (fka Shadow Glen)	Fort Worth	HTC	10/15	n/a

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

☒ By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							**NSP**	

Previous Participation Form

Form must be completed separately for each person that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: Ojala Principals, LP

Email Address: bag@ojalaholdings.com

City & State of Home Addr: Dallas, TX

Applicant Legal Name: The Standard at Boswell Marketplace, LP

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

☐ By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)
93109	Spring Hill (fka Shadow Hill)	Fort Worth	HTC	10/15	n/a
93110	Spring Glen (fka Shadow Glen)	Fort Worth	HTC	10/15	n/a

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

☒ By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							**NSP**	

Previous Participation Form

Form must be completed separately for each person that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: Ojala Principals GP, LLC

Email Address: bag@ojalaholdings.com

City & State of Home Addr: Dallas, TX

Applicant Legal Name: The Standard at Boswell Marketplace, LP

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

☐ By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)
93109	Spring Hill (fka Shadow Hill)	Fort Worth	HTC	10/15	n/a
93110	Spring Glen (fka Shadow Glen)	Fort Worth	HTC	10/15	n/a

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

☒ By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							**NSP**	

Previous Participation Form

Form must be completed separately for each person that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: Ojala Interests, LP

Email Address: bag@ojalaholdings.com

City & State of Home Addr: Dallas, TX

Applicant Legal Name: The Standard at Boswell Marketplace, LP

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

☐ By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)
93109	Spring Hill (fka Shadow Hill)	Fort Worth	HTC	10/15	n/a
93110	Spring Glen (fka Shadow Glen)	Fort Worth	HTC	10/15	n/a

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

☒ By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							**NSP**	

Previous Participation Form

Form must be completed separately for each person that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: Ojala Holdings, LLC

Email Address: bag@ojalaholdings.com

City & State of Home Addr: Dallas, TX

Applicant Legal Name: The Standard at Boswell Marketplace, LP

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

☐ By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)
93109	Spring Hill (fka Shadow Hill)	Fort Worth	HTC	10/15	n/a
93110	Spring Glen (fka Shadow Glen)	Fort Worth	HTC	10/15	n/a

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

☒ By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							**NSP**	

Previous Participation Form

Form must be completed separately for each person that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: Ojala Partners GP, LLC

Email Address: bag@ojalaholdings.com

City & State of Home Addr: Dallas, TX

Applicant Legal Name: The Standard at Boswell Marketplace, LP

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

☐ By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)
93109	Spring Hill (fka Shadow Hill)	Fort Worth	HTC	10/15	n/a
93110	Spring Glen (fka Shadow Glen)	Fort Worth	HTC	10/15	n/a

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

☒ By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							**NSP**	

Previous Participation Form

Form must be completed separately for each person that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: R2T2 Holdings, LLC

Email Address: bag@ojalaholdings.com

City & State of Home Addr: Dallas, TX

Applicant Legal Name: The Standard at Boswell Marketplace, LP

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

☐ By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)
93109	Spring Hill (fka Shadow Hill)	Fort Worth	HTC	10/15	n/a
93110	Spring Glen (fka Shadow Glen)	Fort Worth	HTC	10/15	n/a

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

☒ By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							**NSP**	

Previous Participation Form

Form must be completed separately for each person that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: R2 Holdings, LLC

Email Address: bag@ojalaholdings.com

City & State of Home Addr: Dallas, TX

Applicant Legal Name: The Standard at Boswell Marketplace, LP

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

☐ By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)
93109	Spring Hill (fka Shadow Hill)	Fort Worth	HTC	10/15	n/a
93110	Spring Glen (fka Shadow Glen)	Fort Worth	HTC	10/15	n/a

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

☒ By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							**NSP**	

Previous Participation Form

Form must be completed separately for each person that has or will have a controlling interest or oversight in the contract, award, agreement, or ownership transfer being considered. This form should also be completed for each board member, individual with signature authority, executive director, or elected official that represents the person/entity (as applicable).

Person/Role: T2 Ventures, LLC

Email Address: bag@ojalaholdings.com

City & State of Home Addr: Dallas, TX

Applicant Legal Name: The Standard at Boswell Marketplace, LP

1. List experience with all TDHCA rental development programs (including: HTC, HTC Exchange, HOME (RHD), and BOND) that you have controlled at any time.

☐ By selecting this box I certify that I have no prior experience with any TDHCA administered affordable rental program.

TDHCA ID#	Property Name	Property City	Program	Control began (mm/yy)	Control End (mm/yy)
93109	Spring Hill (fka Shadow Hill)	Fort Worth	HTC	10/15	n/a
93110	Spring Glen (fka Shadow Glen)	Fort Worth	HTC	10/15	n/a

2. Identify all Community Affairs and Single Family department programs that you have participated in within the last three(3) years by placing an "x" next to the program name.

☒ By selecting this box I certify that I have no prior experience with any TDHCA Single Family or Community Affairs Programs.

Community Affairs:	CEAP		DOE		HHSP		WAP	
	CSBG		ESG		LIHEAP			
HOME:	CFDC		HBA		PWD		TBRA	
	DR		HRA		SFD			
HTF/OCI:	AYBR		Bootstrap		CFDC		Self-Help	
Other:							**NSP**	

Applicant Credit Limit Documentation and Certification (Competitive HTC Only)

Pursuant to §11.4(a) of the Qualified Allocation Plan, the Department shall not allocate more than $3 million of Competitive Housing Tax Credits from the current Application Round to any Applicant, Developer, Affiliate or Guarantor (unless the Guarantor is also the General Contractor, and is not a Principal of the Applicant, Developer, or Affiliate of the Development Owner). All Applications must be identified herein to ensure that the Department is advised of all Applications, Applicants, Affiliates, Developers, General Partners or Guarantors involved to avoid any statutory violation of Texas Government Code, §2306.6711(b).

Instructions:

Complete Part I of this form. For each person or entity in Part I that answers "Yes" to Part I b., a Part II form must be submitted (i.e. if 4 persons/entities answer "Yes" to Part I b., then 4 separate Part II forms must be provided).

Part I. Applicant Credit Limit Documentation

a. Applicant, Developers, Affiliates, and Guarantors - List below all entities or Persons meeting the definition of Applicant, Affiliate, Developer or Guarantor.		**b.** Person/entity has at least one other application in the current Application Round.	
1.	The Standard at Boswell Marketplace, LP	No	
2.	Boswell Marketplace GP, LLC	No	
3.	Standard Residential, LLC	No	
4.	Boswell Marketplace Public Facilitly Corporation	No	
5.	Clay D. Likover	Yes	Submit Part II
6.	Matt J. Vruggink	Yes	Submit Part II
7.	Shawn Rosenzweig	No	
8.	Fort Worth Housing Authority	Yes	Submit Part II
9.	Terry Attaway	Yes	Submit Part II
10.	Naomi W. Bryne	Yes	Submit Part II
11.	Mark Presswood	Yes	Submit Part II
12.	Richard M. Stinson	Yes	Submit Part II
13.	Michael Ramirez	Yes	Submit Part II
14.	Zelda Randle	Yes	Submit Part II
15.	James C. Weaver	Yes	Submit Part II
16.	Ryan M. Temple	Yes	Submit Part II
17.	Ojala Partners, LP	Yes	Submit Part II
18.	Ojala Principals, LP	Yes	Submit Part II
19.	Ojala Principals GP, LLC	Yes	Submit Part II
20.	Ojala Interests, LP	Yes	Submit Part II
21.	Ojala Holdings, LLC	Yes	Submit Part II
22.	Ojala Partners GP, LLC	Yes	Submit Part II
23.	R2T2 Holdings, LLC	Yes	Submit Part II
24.	R2 Holdings, LLC	Yes	Submit Part II
25.	T2 Ventures, LLC	Yes	Submit Part II
26.			
27.			
28.			
29.			
30.			

Individually, or as the General Partner(s) of officer(s) of the Applicant entity, I (we) certify that we are submitting behind this tab one signed Credit Limit Certification form for each person and/or entity that answered "Yes" to *Part b.* above.

By: ______________________________ ____________ *Its:* Authorized Representative

Signature of Applicant *Date*

amam - 10/4/2017 12:58pm - RB

Applicant Credit Limit Documentation and Certification (Competitive HTC Only)

Pursuant to §11.4(a) of the Qualified Allocation Plan, the Department shall not allocate more than $3 million of Competitive Housing Tax Credits from the current Application Round to any Applicant, Developer, Affiliate or Guarantor (unless the Guarantor is also the General Contractor, and is not a Principal of the Applicant, Developer, or Affiliate of the Development Owner). All Applications must be identified herein to ensure that the Department is advised of all Applications, Applicants, Affiliates, Developers, General Partners or Guarantors involved to avoid any statutory violation of Texas Government Code, §2306.6711(b).

Instructions:

Complete Part I of this form. For each person or entity in Part I that answers "Yes" to Part I b., a Part II form must be submitted (i.e. if 4 persons/entities answer "Yes" to Part I b., then 4 separate Part II forms must be provided).

Part I. Applicant Credit Limit Documentation

	a. Applicant, Developers, Affiliates, and Guarantors - List below all entities or Persons meeting the definition of Applicant, Affiliate, Developer or Guarantor.	**b.** Person/entity has at least one other application in the current Application Round.	
1.	The Standard at Boswell Marketplace, LP	No	
2.	Boswell Marketplace GP, LLC	No	
3.	Standard Residential, LLC	No	
4.	Boswell Marketplace Public Facility Corporation	No	
5.	Clay D. Likover	Yes	Submit Part II
6.	Matt J. Vruggink	Yes	Submit Part II
7.	Shawn Rosenzweig	Yes	Submit Part II
8.	Fort Worth Housing Authority	Yes	Submit Part II
9.	Terry Attaway	Yes	Submit Part II
10.	Naomi W. Byrne	Yes	Submit Part II
11.	Mark Presswood	Yes	Submit Part II
12.	Richard M. Stinson	Yes	Submit Part II
13.	Michael Ramirez	Yes	Submit Part II
14.	Zelda Randle	Yes	Submit Part II
15.	James C. Weaver	Yes	Submit Part II
16.	Ryan M. Temple	Yes	Submit Part II
17.	Ojala Partners, LP	Yes	Submit Part II
18.			
19.			
20.			
21.			
22.			
23.			
24.			
25.			
26.			
27.			
28.			
29.			
30.			

Individually, or as the General Partner(s) of officer(s) of the Applicant entity, I (we) certify that we are submitting behind this tab one signed Credit Limit Certification form for each person and/or entity that answered "Yes" to *Part b.* above.

By: ______________________ 10/2/17 *Its:* Authorized Representative

Signature of Applicant *Date*

Part II. Credit Limit Certification

Instructions:
Each Person and/or Entity that answered "Yes" to Part 1 (b) must complete this form.

Name and role of Person or Entity completing this form: *Shawn Rosenzweig*

Which is:

☐ the Applicant (Entity that generally manages or controls the "Applicant," i.e. General Partner, Managing Partner, etc.)

☒ X a Special Limited Partner or Class B Limited Partner or equivalent of the Applicant

☒ X a Developer for the Applicant for this specific Application

☐ an Affiliate to the Applicant

☒ x a Guarantor on the Application

Pursuant to §11.4(a) of the Qualified Allocation Plan, the Department shall not allocate more than $3 million of tax credits from the current Application Round to any Applicant, Developer, Affiliate or Guarantor. The undersigned represents to the Department that the following is a list of all developments for which the Applicant, the Developer, Affiliate, or Guarantor, has applied for an allocation of tax credit authority from the Department in the current Application Round.

Development Name:	Region:	City:	% Ownership:	% of Dev. Fee:
The Standard at Fall Creek	6	Houston	0.00%	0.00%

I acknowledge that *Clay D. Likover* is authorized to terminate the Application in the event of a conflict with §11.4(a) of the Qualified Allocation Plan.

I hereby certify that the foregoing is a complete list of Developments with respect to which I am seeking a current allocation of tax credit authority from the Department. I certify that, if the Department makes a recommendation to the Board or issues a commitment which may cause Applications for which I am the Applicant, the Developer, Affiliate or Guarantor, to receive credits in excess of $3 million, I will notify the Department in writing within three business days of the recommendation or issuance of the Commitment.

I acknowledge that if the Department determines that an Applicant, Developer, Affiliate or Guarantor, has received (in the aggregate) allocations in the current Application Round from the Department exceeding $3 million, the Department must refuse to issue one or more Commitments or Carryover Allocations, or must terminate one or more Commitments or Carryover Allocations.

Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

By: ______________________ *Shawn Rosenzweig* 10/2/17

Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate) *Printed Name* *Date*

Part II. Credit Limit Certification

Instructions:
Each Person and/or Entity that answered "Yes" to Part 1 (b) must complete this form.

Name and role of Person or Entity completing this form: *James C. Weaver*

Which is:
- ☐ the Applicant (Entity that generally manages or controls the "Applicant," i.e. General Partner, Managing Partner, etc.)
- ☐ a Special Limited Partner or Class B Limited Partner or equivalent of the Applicant
- ☐ a Developer for the Applicant for this specific Application
- ☐ an Affiliate to the Applicant
- ☒ a Guarantor on the Application

Pursuant to §11.4(a) of the Qualified Allocation Plan, the Department shall not allocate more than $3 million of tax credits from the current Application Round to any Applicant, Developer, Affiliate or Guarantor. The undersigned represents to the Department that the following is a list of all developments for which the Applicant, the Developer, Affiliate, or Guarantor, has applied for an allocation of tax credit authority from the Department in the current Application Round.

Development Name:	**Region:**	**City:**	**% Ownership:**	**% of Dev. Fee:**
The Standard at Fall Creek	6	Houston	0.00%	0.00%

I acknowledge that *Clay D. Likover* is authorized to terminate the Application in the event of a conflict with §11.4(a) of the Qualified Allocation Plan.

I hereby certify that the foregoing is a complete list of Developments with respect to which I am seeking a current allocation of tax credit authority from the Department. I certify that, if the Department makes a recommendation to the Board or issues a commitment which may cause Applications for which I am the Applicant, the Developer, Affiliate or Guarantor, to receive credits in excess of $3 million, I will notify the Department in writing within three business days of the recommendation or issuance of the Commitment.

I acknowledge that if the Department determines that an Applicant, Developer, Affiliate or Guarantor, has received (in the aggregate) allocations in the current Application Round from the Department exceeding $3 million, the Department must refuse to issue one or more Commitments or Carryover Allocations, or must terminate one or more Commitments or Carryover Allocations.

Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

By: ______________________ *James C. Weaver* 10/3/17

Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate) — *Printed Name* — *Date*

Part II. Credit Limit Certification

Instructions:
Each Person and/or Entity that answered "Yes" to Part 1 (b) must complete this form.

Name and role of Person or Entity completing this form: *Ryan M. Temple*

Which is:
- ☐ the Applicant (Entity that generally manages or controls the "Applicant," i.e. General Partner, Managing Partner, etc.)
- ☐ a Special Limited Partner or Class B Limited Partner or equivalent of the Applicant
- ☐ a Developer for the Applicant for this specific Application
- ☐ an Affiliate to the Applicant
- ☒ a Guarantor on the Application

Pursuant to §11.4(a) of the Qualified Allocation Plan, the Department shall not allocate more than $3 million of tax credits from the current Application Round to any Applicant, Developer, Affiliate or Guarantor. The undersigned represents to the Department that the following is a list of all developments for which the Applicant, the Developer, Affiliate, or Guarantor, has applied for an allocation of tax credit authority from the Department in the current Application Round.

Development Name:	Region:	City:	% Ownership:	% of Dev. Fee:
The Standard at Fall Creek	6	Houston	0.00%	0.00%

I acknowledge that *Clay D. Likover* is authorized to terminate the Application in the event of a conflict with §11.4(a) of the Qualified Allocation Plan.

I hereby certify that the foregoing is a complete list of Developments with respect to which I am seeking a current allocation of tax credit authority from the Department. I certify that, if the Department makes a recommendation to the Board or issues a commitment which may cause Applications for which I am the Applicant, the Developer, Affiliate or Guarantor, to receive credits in excess of $3 million, I will notify the Department in writing within three business days of the recommendation or issuance of the Commitment.

I acknowledge that if the Department determines that an Applicant, Developer, Affiliate or Guarantor, has received (in the aggregate) allocations in the current Application Round from the Department exceeding $3 million, the Department must refuse to issue one or more Commitments or Carryover Allocations, or must terminate one or more Commitments or Carryover Allocations.

Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

By: ______________________________
Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)

Ryan M. Temple
Printed Name

10/2/17
Date

amam - 10/4/2017 12:58pm - RB

Part II. Credit Limit Certification

Instructions:

Each Person and/or Entity that answered "Yes" to Part 1 (b) must complete this form.

Name and role of Person or Entity completing this form: Ojala Partners, LP

Which is:

☐ the Applicant (Entity that generally manages or controls the "Applicant," i.e. General Partner, Managing Partner, etc.)

☐ a Special Limited Partner or Class B Limited Partner or equivalent of the Applicant

☐ a Developer for the Applicant for this specific Application

☐ an Affiliate to the Applicant

☒ a Guarantor on the Application

Pursuant to §11.4(a) of the Qualified Allocation Plan, the Department shall not allocate more than $3 million of tax credits from the current Application Round to any Applicant, Developer, Affiliate or Guarantor. The undersigned represents to the Department that the following is a list of all developments for which the Applicant, the Developer, Affiliate, or Guarantor, has applied for an allocation of tax credit authority from the Department in the current Application Round.

Development Name:	**Region:**	**City:**	**% Ownership:**	**% of Dev. Fee:**
The Standard at Fall Creek	6	Houston	0.00%	0.00%

I acknowledge that Clay D. Likover is authorized to terminate the Application in the event of a conflict with §11.4(a) of the Qualified Allocation Plan.

I hereby certify that the foregoing is a complete list of Developments with respect to which I am seeking a current allocation of tax credit authority from the Department. I certify that, if the Department makes a recommendation to the Board or issues a commitment which may cause Applications for which I am the Applicant, the Developer, Affiliate or Guarantor, to receive credits in excess of $3 million, I will notify the Department in writing within three business days of the recommendation or issuance of the Commitment.

I acknowledge that if the Department determines that an Applicant, Developer, Affiliate or Guarantor, has received (in the aggregate) allocations in the current Application Round from the Department exceeding $3 million, the Department must refuse to issue one or more Commitments or Carryover Allocations, or must terminate one or more Commitments or Carryover Allocations.

Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

By:

Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)

Ojala Partners, LP

Printed Name

10/2/17

Date

Standard at Boswell Marketplace

8861 Old Decatur Rd △1
Fort Worth, Texas

Project Team:

Owner:	THE STANDARD AT BOSWELL MARKETPLACE, LP 6440 N. Central Expwy., Suite 900 Dallas, Texas 75206 Telephone (214) 865-7925
Contractor:	△1 BLOCK COMPANIES 619 Jefferson Highway, Suite 2G Baton Rouge, Louisiana 70806 Telephone (225) 930-9960
Architect:	JHP ARCHITECTURE / URBAN DESIGN 8340 Meadow Road, Suite 150 Dallas, Texas 75231 Telephone (214) 363-5687 Fax (214) 363-9563
Structural:	INTEGRITY STRUCTURAL CORP. 12777 Jones Road, Suite 388 Houston, Texas 77070 Telephone (281) 894-7099
MEP:	PHA CONSULTING ENGINEERS, INC. 1101 East Arapaho Road, Suite 130 Telephone (972) 235-2192 Fax (972) 235-4604

Direct Consultants to the Owner

Civil:	KIMLEY-HORN 801 Cherry Street, Suite 950, Unit 11 Fort Worth, Texas 76102 Telephone (817) 335-6511
Landscape Architect:	SMR LANDSCAPE ARCHITECTS, INC. 1708 North Griffin Street Dallas, Texas 75202 Telephone (214) 871-0083
Interior Designer:	5G INTERIORS 800 Jackson Street, Suite 500 Dallas, Texas 75202 Telephone (214) 670-0050

TDLR: EABPRJB7811806

CONSTRUCTION SET
05/26/2017

JHP
JHP Architecture / Urban Design
8340 Meadow Road Suite 150
Dallas, Texas 75231
Telephone: 214-363-5687
Fax: 214-363-9563

REGISTERED ARCHITECT
JOHN M. SCHRADER
17828
STATE OF TEXAS

05.26.2017

Standard at
Boswell Marketplace
Fort Worth, Texas

OjalaHoldings

Project Number: 2015088.00
Drawn By: SM/MM
Issue For:
PERMIT 03.03.2017

Revision		Date
△1	CONSTRUCTION SET	05.26.2017
△		
△		
△		
△		
△		

Sheet:
A001

COVER SHEET

SHEET INDEX

ARCHITECTURAL

26 MAY 2017 1	A001	COVER SHEET
26 MAY 2017 1	A002	SHEET INDEX
26 MAY 2017 1	A003	SHEET INDEX

26 MAY 2017 1	A101	ARCHITECTURAL SITE PLAN
26 MAY 2017 1	A102	SITE ADDRESSING PLAN
26 MAY 2017 1	A110	PROJECT TABULATION
26 MAY 2017 1	A111	CODE INFORMATION
26 MAY 2017 1	A112	ASSEMBLIES
26 MAY 2017 1	A113	EGRESS PLANS
26 MAY 2017 1	A114	EGRESS PLANS
26 MAY 2017 1	A120	FAIR HOUSING ACCESSIBILITY GUIDELINES AND NOTES
26 MAY 2017 1	A121	ADA ACCESSIBILITY AND GENERAL NOTES
26 MAY 2017 1	A122	ADA ACCESSIBILITY AND GENERAL NOTES
26 MAY 2017 1	A123	PROJECT SYMBOLS, ABBREVIATIONS AND GENERAL NOTES

26 MAY 2017 1	A201	UNIT A1 FLOORPLANS AND CONDITIONS
26 MAY 2017 1	A202	UNIT B1 FLOORPLANS AND CONDITIONS
26 MAY 2017 1	A203	UNIT B1 CONDITIONS
26 MAY 2017 1	A204	UNIT C1 FLOORPLANS AND CONDITIONS
26 MAY 2017 1	A205	UNIT A1 HC FLOORPLANS AND CONDITIONS
26 MAY 2017 1	A206	UNIT B1 HC FLOORPLANS AND CONDITIONS
26 MAY 2017 1	A207	UNIT B1 HC CONDITIONS
26 MAY 2017 1	A208	UNIT C1 HC FLOORPLANS AND CONDITIONS
26 MAY 2017 1	A220	BUILDING TYPE IV - ENLARGED FLOOR PLAN
26 MAY 2017 1	A221	BUILDING TYPE IV - ENLARGED FLOOR PLAN

26 MAY 2017 1	A311	BUILDING TYPE I - 1ST FLOOR PLAN
26 MAY 2017 1	A312	BUILDING TYPE I - 2ND FLOOR PLAN
26 MAY 2017 1	A313	BUILDING TYPE I - ROOF PLAN
26 MAY 2017 1	A321	BUILDING TYPE II - 1ST FLOOR PLAN
26 MAY 2017 1	A322	BUILDING TYPE II - 2ND FLOOR PLAN
26 MAY 2017 1	A323	BUILDING TYPE II - ROOF PLAN
26 MAY 2017 1	A331	BUILDING TYPE III - 1ST FLOORPLAN
26 MAY 2017 1	A332	BUILDING TYPE III - 2ND FLOORPLAN
26 MAY 2017 1	A333	BUILDING TYPE III - ROOF PLAN
26 MAY 2017 1	A341	BUILDING TYPE IV - LEASING/AMENITY 1ST FLOOR PLAN
26 MAY 2017 1	A342	BUILDING TYPE IV - LEASING/AMENITY ROOF PLAN

26 MAY 2017 1	A411	BUILDING TYPE I - ELEVATIONS
26 MAY 2017 1	A412	BUILDING TYPE I - ELEVATIONS
26 MAY 2017 1	A421	BUILDING TYPE II - ELEVATIONS
26 MAY 2017 1	A422	BUILDING TYPE II - ELEVATIONS
26 MAY 2017 1	A431	BUILDING TYPE III - ELEVATIONS
26 MAY 2017 1	A432	BUILDING TYPE III - ELEVATIONS
26 MAY 2017 1	A441	LEASING/AMENITY ELEVATIONS

26 MAY 2017 1	A501	BUILDING SECTION
26 MAY 2017 1	A511	ENLARGED ELEVATION AND WALL SECTIONS
26 MAY 2017 1	A512	ENLARGED ELEVATION AND WALL SECTION
26 MAY 2017 1	A520	TYPICAL WALL SECTIONS
26 MAY 2017 1	A541	LEASING WALL SECTIONS
26 MAY 2017 1	A542	LEASING WALL SECTIONS

26 MAY 2017 1	A611	BUILDING TYPE I - TYPICAL STAIR PLANS AND SECTION
26 MAY 2017 1	A612	BUILDING TYPE II -TYPICAL STAIR PLANS
26 MAY 2017 1	A613	BUILDING TYPE III -TYPICAL STAIR PLANS
26 MAY 2017 1	A620	STAIR DETAILS

26 MAY 2017 1	A710	FLASHING DETAILS
26 MAY 2017 1	A711	ROOF AND FLASHING DETAILS
26 MAY 2017 1	A712	EXTERIOR DETAILS
26 MAY 2017 1	A713	DETAILS
26 MAY 2017 1	A714	DETAILS
26 MAY 2017 1	A720	ROOM SCHEDULE
26 MAY 2017 1	A721	KITCHEN DETAILS
26 MAY 2017 1	A722	KITCHEN COMPONENTS & DETAILS
26 MAY 2017 1	A723	BATHROOM COMPONENTS & DETAILS
26 MAY 2017 1	A730	DOOR SCHEDULE
26 MAY 2017 1	A731	DOOR DETAILS
26 MAY 2017 1	A732	DOOR FLASHING SEQUENCE
26 MAY 2017 1	A740	WINDOW SCHEDULE
26 MAY 2017 1	A741	FLASHING SEQUENCE - WINDOWS & DOORS
26 MAY 2017 1	A750	STOREFRONT SCHEDULE
26 MAY 2017 1	A751	STOREFRONT FLASHING SEQUENCE AND DETAILS
26 MAY 2017 1	A760	AWNING PLAN AND DETAILS
26 MAY 2017 1	A761	BALCONY ELEVATIONS AND DETAILS

26 MAY 2017 1	FP1	FIRE PROTECTION
26 MAY 2017 1	FP2	FIRE PROTECTION
26 MAY 2017 1	FP3	FIRE PROTECTION
26 MAY 2017 1	FP4	FIRE PROTECTION

STRUCTURAL

26 MAY 2017 1	S0-1A	STRUCTURAL SPECIFICATIONS (1 OF 3)
26 MAY 2017 1	S0-1B	STRUCTURAL SPECIFICATIONS (2 OF 3)
26 MAY 2017 1	S0-1C	STRUCTURAL SPECIFICATIONS (3 OF 3)
26 MAY 2017 1	S0-2A	STANDARD WOOD FRAMING DETAILS
26 MAY 2017 1	S0-2B	STANDARD WOOD FRAMING DETAILS
26 MAY 2017 1	S0-3A	STANDARD NOTES AND SCHEDULES
26 MAY 2017 1	S0-3B	STANDARD NOTES AND SCHEDULES
26 MAY 2017 1	S0-4A	UNIT FRAMING PLANS
26 MAY 2017 1	S0-4B	UNIT FRAMING PLANS
26 MAY 2017 1	S1-0	BUILDING TYPE I - SLAB FORMING PLAN PLAN
26 MAY 2017 1	S1-1	BUILDING TYPE I - FOUNDATION PLAN
26 MAY 2017 1	S1-2	BUILDING TYPE I - 2ND FLOOR FRAMING PLAN
26 MAY 2017 1	S1-3	BUILDING TYPE I - ROOF FRAMING PLAN
26 MAY 2017 1	S1-4	BUILDING TYPE I - SHEARWALL LOCATION PLAN
26 MAY 2017 1	S2-0	BUILDING TYPE II - SLAB FORMING PLAN
26 MAY 2017 1	S2-1	BUILDING TYPE II - FOUNDATION PLAN
26 MAY 2017 1	S2-2	BUILDING TYPE II - 2ND FLOOR FRAMING PLAN
26 MAY 2017 1	S2-3	BUILDING TYPE II - ROOF FRAMING PLAN
26 MAY 2017 1	S2-4	BUILDING TYPE II - SHEARWALL LOCATION PLAN
26 MAY 2017 1	S3-0	BUILDING TYPE III - SLAB FORMING PLAN
26 MAY 2017 1	S3-1	BUILDING TYPE III - FOUNDATION PLAN PLAN
26 MAY 2017 1	S3-2	BUILDING TYPE III - 2ND FLOOR FRAMING PLAN
26 MAY 2017 1	S3-3	BUILDING TYPE III - ROOF FRAMING PLAN
26 MAY 2017 1	S3-4	BUILDING TYPE III - SHEARWALL LOCATION PLAN
26 MAY 2017 1	S4-0	LEASING BUILDING - SLAB FORMING PLAN
26 MAY 2017 1	S4-1	LEASING BUILDING - FOUNDATION PLAN
26 MAY 2017 1	S4-2	LEASING BUILDING - ROOF FRAMING PLAN
26 MAY 2017 1	S4-3	LEASING BUILDING - SHEARWALL LOCATION PLAN
26 MAY 2017 1	S5-1	FOUNDATION DETAILS
26 MAY 2017 1	S6-1	FLOOR FRAMING DETAILS
26 MAY 2017 1	S7-1	ROOF FRAMING DETAILS
26 MAY 2017 1	S7-2	ROOF FRAMING DETAILS

MEP

26 MAY 2017 1	MP0.00	MECHANICAL/PLUMBING NOTES
26 MAY 2017 1	MP1.01	SITE PLAN - MECHANICAL/PLUMBING
26 MAY 2017 1	MP2.01	BUILDING TYPE I - 1ST FLOOR - MECH/PLBG
26 MAY 2017 1	MP2.02	BUILDING TYPE I - 1ST FLOOR - MECH/PLBG
26 MAY 2017 1	MP2.03	BUILDING TYPE I - 2ND FLOOR - MECH/PLBG
26 MAY 2017 1	MP2.04	BUILDING TYPE II - 1ST FLOOR - MECH/PLBG
26 MAY 2017 1	MP2.05	BUILDING TYPE II - 1ST FLOOR - MECH/PLBG
26 MAY 2017 1	MP2.06	BUILDING TYPE II - 2ND FLOOR - MECH/PLBG
26 MAY 2017 1	MP2.07	BUILDING TYPE III - 1ST FLOOR - MECH/PLBG
26 MAY 2017 1	MP2.08	BUILDING TYPE III - 2ND FLOOR - MECH/PLBG
26 MAY 2017 1	M3.00	MECHANICAL NOTES
26 MAY 2017 1	M3.01	UNIT PLANS - MECHANICAL
26 MAY 2017 1	M3.02	UNIT PLANS - MECHANICAL
26 MAY 2017 1	M3.03	HC UNIT PLANS - MECHANICAL
26 MAY 2017 1	M4.01	LEASING/CLUB - MECHANICAL
26 MAY 2017 1	M5.01	MECHANICAL SCHEDULES
26 MAY 2017 1	M5.02	MECHANICAL DETAILS
26 MAY 2017 1	E0.00	ELECTRICAL NOTES
26 MAY 2017 1	E1.01	SITE PLAN - ELECTRICAL
26 MAY 2017 1	E1.02	ELECTRICAL PHOTOMETRICS
26 MAY 2017 1	E2.01	BUILDING TYPE I - 1ST FLOOR - ELECTRICAL
26 MAY 2017 1	E2.02	BUILDING TYPE I - 1ST FLOOR - ELECTRICAL
26 MAY 2017 1	E2.03	BUILDING TYPE I - 2ND FLOOR - ELECTRICAL
26 MAY 2017 1	E2.04	BUILDING TYPE II - 1ST FLOOR - ELECTRICAL
26 MAY 2017 1	E2.05	BUILDING TYPE II - 1ST FLOOR - ELECTRICAL
26 MAY 2017 1	E2.06	BUILDING TYPE II - 2ND FLOOR - ELECTRICAL
26 MAY 2017 1	E2.07	BUILDING TYPE III - 1ST FLOOR - ELECTRICAL
26 MAY 2017 1	E2.08	BUILDING TYPE III - 2ND FLOOR - ELECTRICAL
26 MAY 2017 1	E3.00	ELECTRICAL FAIR HOUSING NOTES
26 MAY 2017 1	E3.01	UNIT PLANS - ELECTRICAL
26 MAY 2017 1	E3.02	UNIT PLANS - MECHANICAL
26 MAY 2017 1	E3.03	HC UNIT PLANS - MECHANICAL
26 MAY 2017 1	E4.01	LEASING/CLUB - LIGHTING
26 MAY 2017 1	E4.02	LEASING/CLUB - POWER
26 MAY 2017 1	E5.01	ELECTRICAL LOADS
26 MAY 2017 1	E5.02	ELECTRICAL RISERS
26 MAY 2017 1	E5.03	LIGHT FIXTURE SCHEDULES
26 MAY 2017 1	E5.04	UNIT PANEL SCHEDULES
26 MAY 2017 1	E5.05	HOUSE PANEL SCHEDULES
26 MAY 2017 1	E5.06	CLUBHOUSE PANEL SCHEDULES
26 MAY 2017 1	E5.07	CLUBHOUSE ELECTRICAL RISERS
26 MAY 2017 1	P3.01	UNIT PLANS - PLUMBING
26 MAY 2017 1	P3.02	HC UNIT PLANS - PLUMBING
26 MAY 2017 1	P4.01	LEASING/CLUB - PLUMBING
26 MAY 2017 1	P4.02	LEASING/CLUB - PLUMBING
26 MAY 2017 1	P5.01	WATER HEATER AND PLBG FIXTURE SCHEDULE
26 MAY 2017 1	P5.02	PLUMBING RISER SCHEDULE

Direct Consultants to Owner

CIVIL

26 MAY 2017 1	C-01	COVER SHEET
26 MAY 2017 1	FP16-122 1	FINAL PLAT - SHEET 1 OF 2

JHP

JHP Architecture / Urban Design
8340 Meadow Road Suite 150
Dallas, Texas 75231
Telephone: 214-363-5687
Fax: 214-363-9563

JOHN M. SCHRADER
17828
05.26.2017

Standard at
Boswell Marketplace
Fort Worth, Texas

OjalaHoldings

Project Number: 2015088.00
Drawn By: SM
Issue For:
PERMIT 03.03.2017

Revision		Date
△	CONSTRUCTION SET	05.26.2017
△		
△		
△		
△		
△		

Sheet:
A002

SHEET INDEX

CIVIL (cont'd)

■ 26 MAY 2017 1	FP16-122 2	FINAL PLAT - SHEET 2 OF 2
■ 26 MAY 2017 1	C-02	GENERAL NOTES
■ 26 MAY 2017 1	C-03	OVERALL SITE PLAN
■ 26 MAY 2017 1	C-04	PAVING AND DIMENSION CONTROL PLAN
■ 26 MAY 2017 1	C-05	EXISTING DRAINAGE AREA MAP
■ 26 MAY 2017 1	C-06	PROPOSED DRAINAGE AREA MAP
■ 26 MAY 2017 1	C-07	GRADING PLAN
■ 26 MAY 2017 1	C-08	PRIVATE CHANNEL PLAN
■ 26 MAY 2017 1	C-09	PRIVATE CHANNEL PROFILE
■ 26 MAY 2017 1	C-10	PRIVATE CHANNEL SECTIONS
■ 26 MAY 2017 1	C-11	STORM PLAN
■ 26 MAY 2017 1	C-12	DETENTION POND
■ 26 MAY 2017 1	C-13	PRIVATE STORM PROFILES
■ 26 MAY 2017 1	C-14	STORM CULVERT PLAN AND PROFILE
■ 26 MAY 2017 1	C-15	SANITARY SEWER PLAN
■ 26 MAY 2017 1	C-16	SANITARY SEWER PROFILE
■ 26 MAY 2017 1	C-17	WATER PLAN
■ 26 MAY 2017 1	C-18	EROSION CONTROL PLAN
■ 26 MAY 2017 1	C-19	EROSION CONTROL DETAILS
■ 26 MAY 2017 1	C-20	SANITARY SEWER DETAILS
■ 26 MAY 2017 1	C-21	WATER DETAILS
■ 26 MAY 2017 1	C-22	STORM DETAILS
■ 26 MAY 2017 1	C-23	STORM DETAILS
■ 26 MAY 2017 1	C-24	CONSTRUCTION DETAILS

LANDSCAPE

■ 26 MAY 2017 1	L1.00	LANDSCAPE SITE PLAN
■ 26 MAY 2017 1	L1.00A	PATH AS AN ACCESSIBLE ROUTE
■ 26 MAY 2017 1	L1.01	SITE HARDSCAPE PLAN
■ 26 MAY 2017 1	L1.02	SITE HARDSCAPE PLAN
■ 26 MAY 2017 1	L1.03	SITE HARDSCAPE PLAN
■ 26 MAY 2017 1	L1.04	SITE HARDSCAPE PLAN
■ 26 MAY 2017 1	L1.05	ENLARGEMENT PLAN
■ 26 MAY 2017 1	L1.06	HARDSCAPE NOTES
■ 26 MAY 2017 1	L1.07	GRADING ENLARGEMENT PLAN
■ 26 MAY 2017 1	L2.01	HARDSCAPE DETAILS
■ 26 MAY 2017 1	L2.02	HARDSCAPE DETAILS
■ 26 MAY 2017 1	L3.00	LANDSCAPE SITE PLAN
■ 26 MAY 2017 1	L3.01	LANDSCAPE PLAN
■ 26 MAY 2017 1	L3.02	LANDSCAPE PLAN
■ 26 MAY 2017 1	L3.03	LANDSCAPE PLAN
■ 26 MAY 2017 1	L3.04	LANDSCAPE PLAN
■ 26 MAY 2017 1	L3.05	LANDSCAPE PLAN
■ 26 MAY 2017 1	L3.06	LANDSCAPE SPECIFICATIONS/DETAILS
■ 26 MAY 2017 1	L4.00	IRRIGATION SITE PLAN
■ 26 MAY 2017 1	L4.01	IRRIGATION SPECIFICATIONS/DETAILS

INTERIORS

■ 26 MAY 2017 1	ID-0.00	COVER SHEET/INDEX
■ 26 MAY 2017 1	ID-0.01	DOOR AND HARDWARE SCHEDULE
■ 26 MAY 2017 1	ID-0.02	FINISH SCHEDULE
■ 26 MAY 2017 1	ID-0.03	LIGHTING, PLUMBING, APPLIANCE SCHEDULES
■ 26 MAY 2017 1	ID-0.04	TYP. UNIT SCHEDULES
■ 26 MAY 2017 1	ID-1.00	FLOOR PLAN LEASING/CLUBHOUSE
■ 26 MAY 2017 1	ID-2.00	POWER PLAN LEASING/CLUBHOUSE
■ 26 MAY 2017 1	ID-3.00	FINISH PLAN LEASING/CLUBHOUSE
■ 26 MAY 2017 1	ID-4.00	REFLECTED CEILING PLAN
■ 26 MAY 2017 1	ID-5.00	FURNITURE PLAN
■ 26 MAY 2017 1	ID-6.00	ENLARGED PLANS AND ELEVATIONS
■ 26 MAY 2017 1	ID-6.01	ENLARGED PLANS AND ELEVATIONS
■ 26 MAY 2017 1	ID-6.02	ENLARGED PLANS AND ELEVATIONS
■ 26 MAY 2017 1	ID-6.03	ENLARGED PLANS AND ELEVATIONS
■ 26 MAY 2017 1	ID-6.04	ENLARGED PLANS AND ELEVATIONS
■ 26 MAY 2017 1	ID-6.05	ENLARGED PLANS AND ELEVATIONS
■ 26 MAY 2017 1	ID-7.00	INTERIOR ELEVATIONS
■ 26 MAY 2017 1	ID-7.01	INTERIOR ELEVATIONS
■ 26 MAY 2017 1	ID-8.00	INTERIOR DETAILS
■ 26 MAY 2017 1	ID-8.01	INTERIOR DETAILS
■ 26 MAY 2017 1	ID-8.02	INTERIOR DETAILS

JHP

JHP Architecture / Urban Design
8340 Meadow Road Suite 150
Dallas, Texas 75231
Telephone: 214-363-5687
Fax: 214-363-9563

JOHN M. SCHRADER
17828

05.26.2017

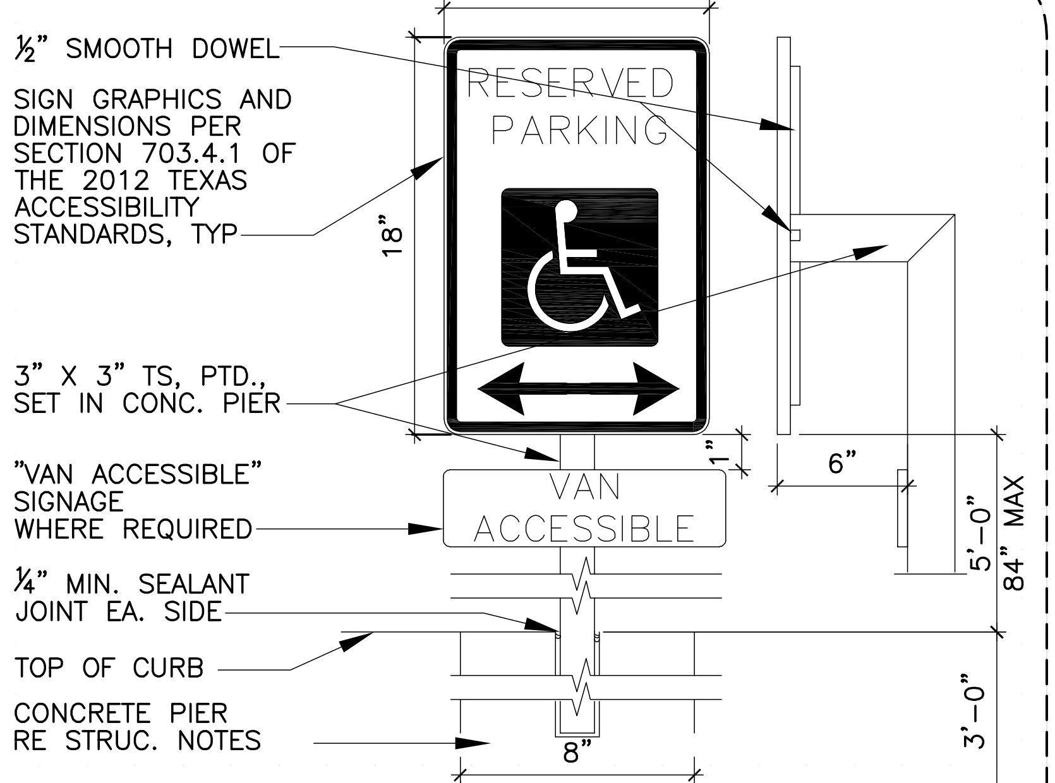
**Standard at
Boswell Marketplace**
Fort Worth, Texas

OjalaHoldings

Project Number: 2015088.00
Drawn By: SM
Issue For:
PERMIT 03.03.2017

Revision		Date
△	CONSTRUCTION SET	05.26.2017
△		
△		
△		
△		
△		

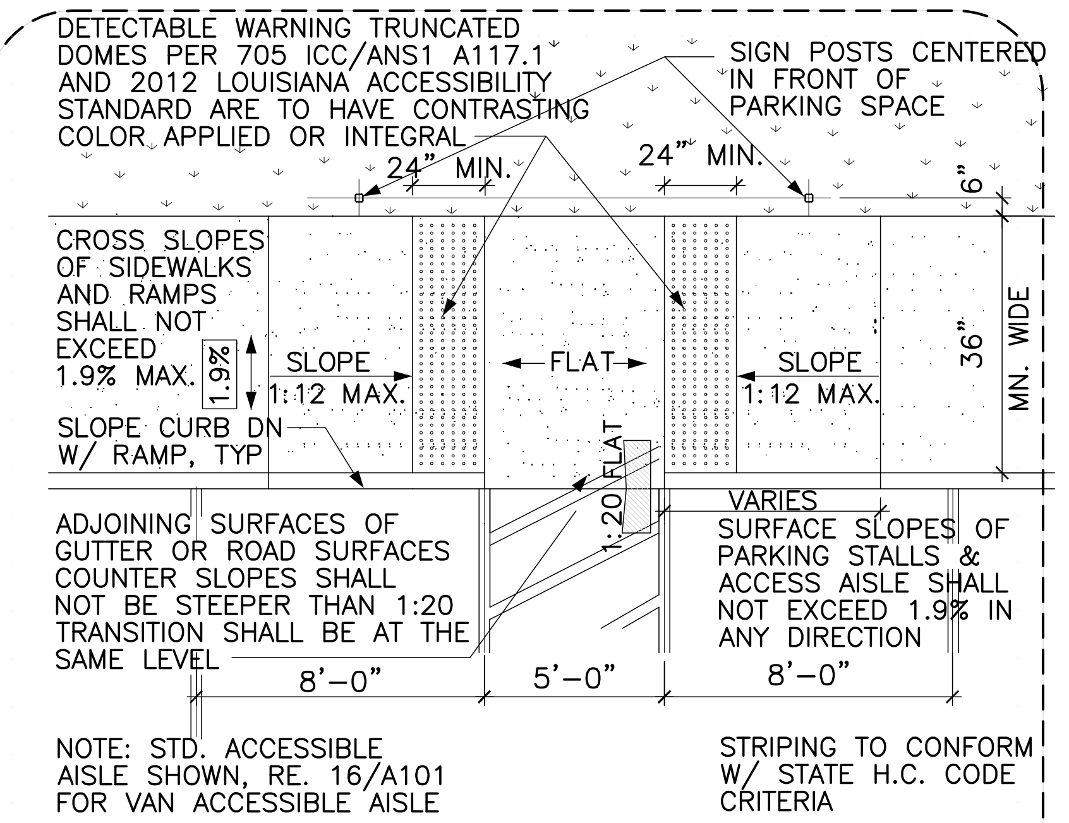
Sheet:
A003



01 Accessible Parking Signage

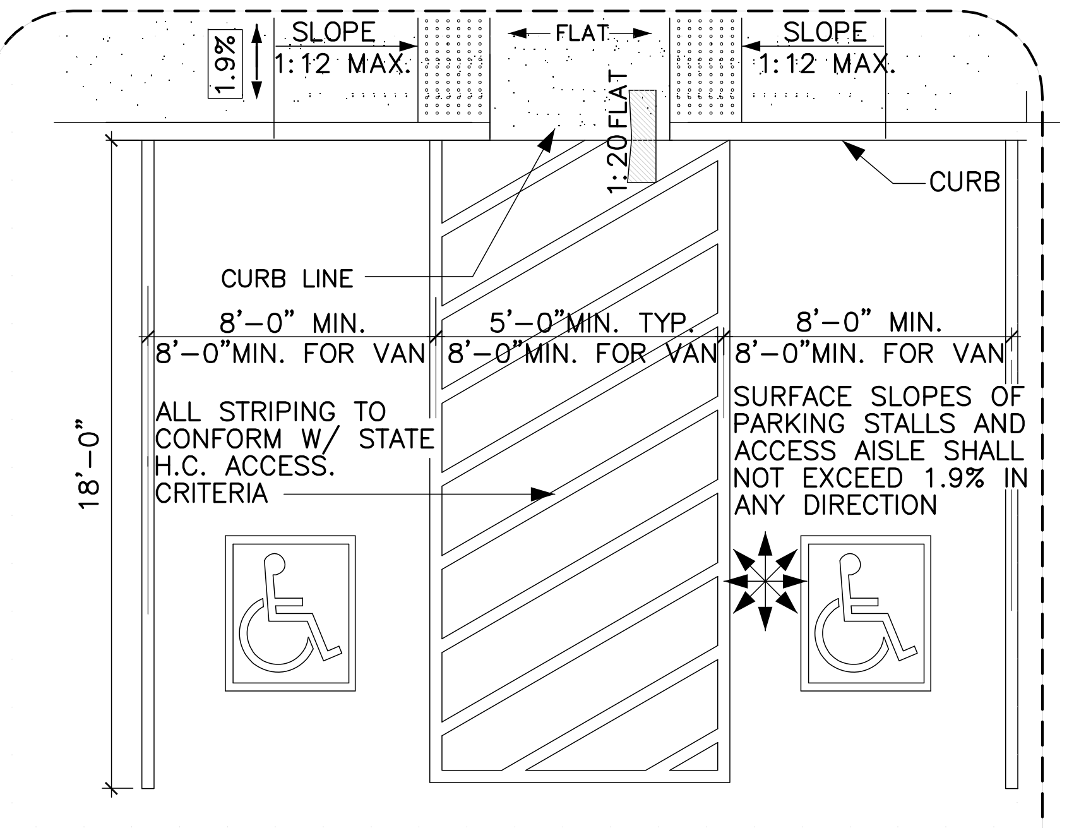
Scale: NTS

LEGEND & BORDER = GREEN; WHITE SYMBOL ON BLUE BACKGROUND; WHITE BACKGROUND



11 Accessible Curb Ramp

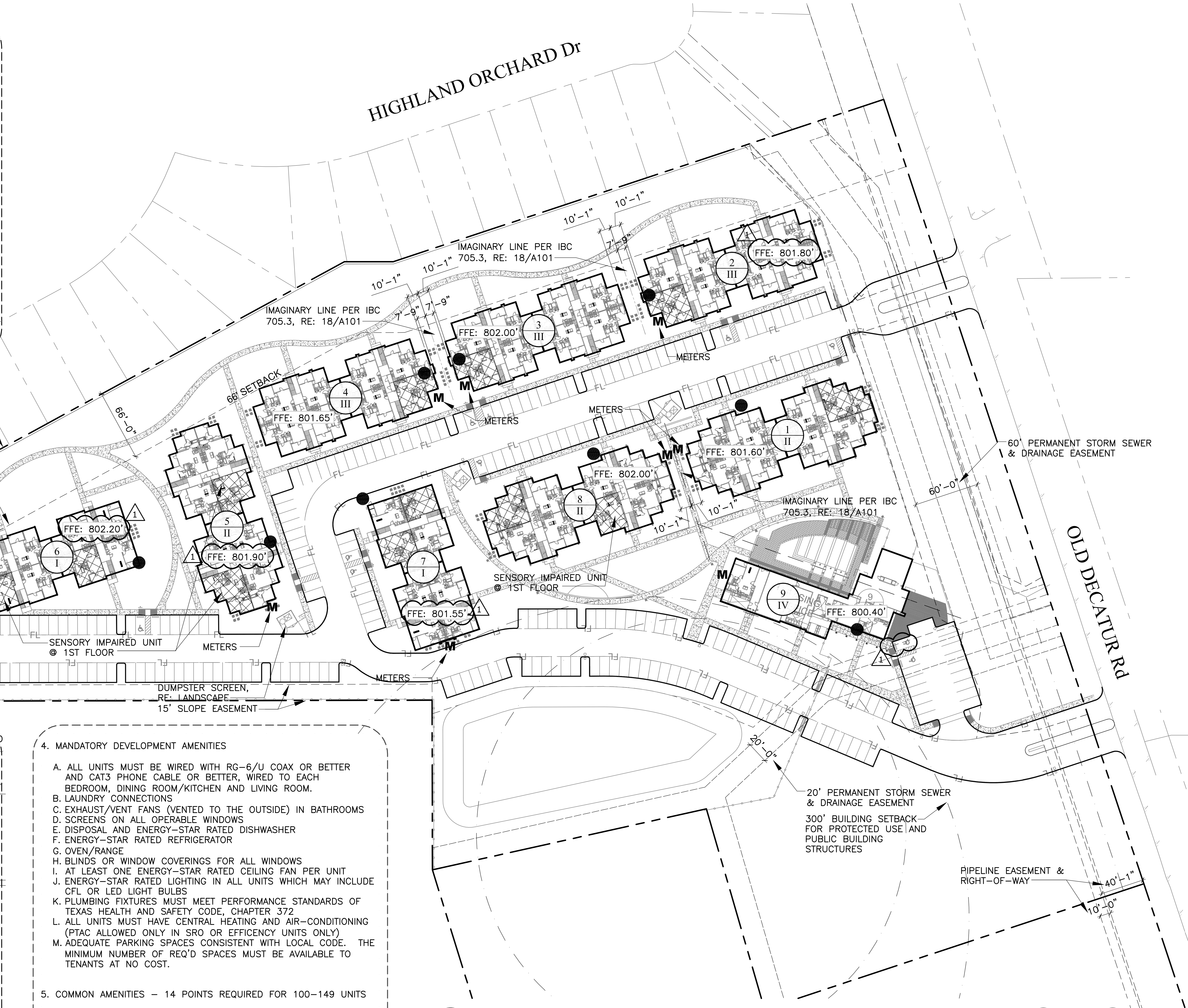
Scale: 1/4" = 1'-0"



16 Accessible Parking Spaces

Scale: 1/4" = 1'-0"

(VAN SPACES SIM.)



13 Architectural Site Plan

Scale: 1" = 60'-0"

FOR REFERENCE ONLY; REFER TO CIVIL PLANS FOR ALL SITE BUILDING INFORMATION

4. MANDATORY DEVELOPMENT AMENITIES

A. ALL UNITS MUST BE WIRED WITH RG-6/U COAX OR BETTER AND CAT3 PHONE CABLE OR BETTER, WIRED TO EACH BEDROOM, DINING ROOM/KITCHEN AND LIVING ROOM.
B. LAUNDRY CONNECTIONS
C. EXHAUST/VENT FANS (VENTED TO THE OUTSIDE) IN BATHROOMS
D. SCREENS ON ALL OPERABLE WINDOWS
E. DISPOSAL AND ENERGY-STAR RATED DISHWASHER
F. ENERGY-STAR RATED REFRIGERATOR
G. OVEN/RANGE
H. BLINDS OR WINDOW COVERINGS FOR ALL WINDOWS
I. AT LEAST ONE ENERGY-STAR RATED CEILING FAN PER UNIT
J. ENERGY-STAR RATED LIGHTING IN ALL UNITS WHICH MAY INCLUDE CFL OR LED LIGHT BULBS
K. PLUMBING FIXTURES MUST MEET PERFORMANCE STANDARDS OF TEXAS HEALTH AND SAFETY CODE, CHAPTER 372
L. ALL UNITS MUST HAVE CENTRAL HEATING AND AIR-CONDITIONING (PTAC ALLOWED ONLY IN SRO OR EFFICENCY UNITS ONLY)
M. ADEQUATE PARKING SPACES CONSISTENT WITH LOCAL CODE. THE MINIMUM NUMBER OF REQ'D SPACES MUST BE AVAILABLE TO TENANTS AT NO COST.

5. COMMON AMENITIES – 14 POINTS REQUIRED FOR 100-149 UNITS

(ii)	CONTROLLED GATE ACCESS	2 PTS
(v)	COMMUNITY LAUNDRY ROOM	3 PTS
(viii)	SWIMMING POOL	3 PTS
(x)	FURNISHED FITNESS CENTER	2 PTS
(xi)	EQUIPPED BUSINESS CENTER	2 PTS
(xii)	FURNISHED COMMUNITY ROOM	2 PTS
(xxxi)	GREEN BUILDING FEATURES LIMITED GREEN AMENITIES – SELECT 6:	2 PTS

(-b-) NATIVE TREES/PLANTS
(-c-) ~~EPA WATERSENSE FIXTURES~~ 1
(-e-) DELETED – ITEM NOT SELECTED
(-f-) ~~INDIV. OR SUBMETERED ELECTRIC~~ & WATER
(-h-) LIGHTING SENSORS
(-i-) RECYCLING SERVICE
1 ~~(-n-) DRIP IRRIGATION AT NON-TURF~~ AREAS
(-s-) ENERGY-STAR RATED WINDOWS
~~(-u-) SPRINKLER SYSTEM WITH RAIN~~ SENSORS

6. UNIT REQUIREMENTS – MINIMUM 7 POINTS REQUIRED

(i)	COVERED ENTRIES	0.5 PT
(ii)	9 FT CEILINGS IN LIVING AND ALL BEDROOMS	0.5 PT
(iii)	MICROWAVE OVENS	0.5 PT
(iv)	SELF-CLEANING OVENS	0.5 PT
(v)	REFRIGERATOR W/ICEMAKER	0.5 PT
(viii)	COVERED PATIOS OR BALCONIES	0.5 PT
(x)	R-15 WALLS / R-30 CEILINGS	1.5 PTS
~~(xi)~~	~~14 SEER HVAC (OR GREATER)~~	~~1.5 PTS~~ 1
(xiii)	DESK OR COMPUTER NOOK	0.5 PT
~~(xiv)~~	~~THIRTY-YEAR ARCHITECTURAL SHINGLE ROOF~~	~~0.5 PT~~

17 Tax Credits Threshold

(W/SELECTED POINTS)

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION –

5' TO LESS THAN 10' / UNPROTECTED, NONSPRINKLERED / 10% ALLOWABLE EXTERIOR WALL OPENING AREA
10' TO LESS THAN 15' / UNPROTECTED, NONSPRINKLERED / 15% ALLOWABLE EXTERIOR WALL OPENING AREA
15' TO LESS THAN 20' / UNPROTECTED, NONSPRINKLERED / 25% ALLOWABLE EXTERIOR WALL OPENING AREA

IMAGINARY LOT LINE BETWEEN BUILDINGS 2 & 3 –
DISTANCE = 10'-1" (BLDG 2)
DISTANCE = 10'-1" (BLDG 3)

BUILDINGS 2 & 3:
1st FLR = 8.5% OPENING
FACADE = 400 SF
OPENINGS = 34 SF
2nd FLR = 6.3% OPENING
FACADE = 540 SF
OPENINGS = 34 SF

IMAGINARY LOT LINE BETWEEN BUILDINGS 3 & 4 –
DISTANCE = 10'-1"

BUILDINGS 3 & 4:
1st FLR = 8.5% OPENING
FACADE = 400 SF
OPENINGS = 34 SF
2nd FLR = 6.3% OPENING
FACADE = 540 SF
OPENINGS = 34 SF

IMAGINARY LOT LINE BETWEEN BUILDINGS 1 & 8 –
DISTANCE = 10'-1"

BUILDINGS 1 & 8:
1st FLR = 11.7% OPENING
FACADE = 290 SF
OPENINGS = 34 SF
2nd FLR = 9.4% OPENING
FACADE = 363 SF
OPENINGS = 34 SF

7'-9" DISTANCE NOTED AT BLDGS 2, 3 & 4 ASSUMES 1-HR RATED EXTERIOR WALL W/45-MIN DOOR AT RISER ROOM.

18 Exterior Opening Separation Calculations

Scale: NTS

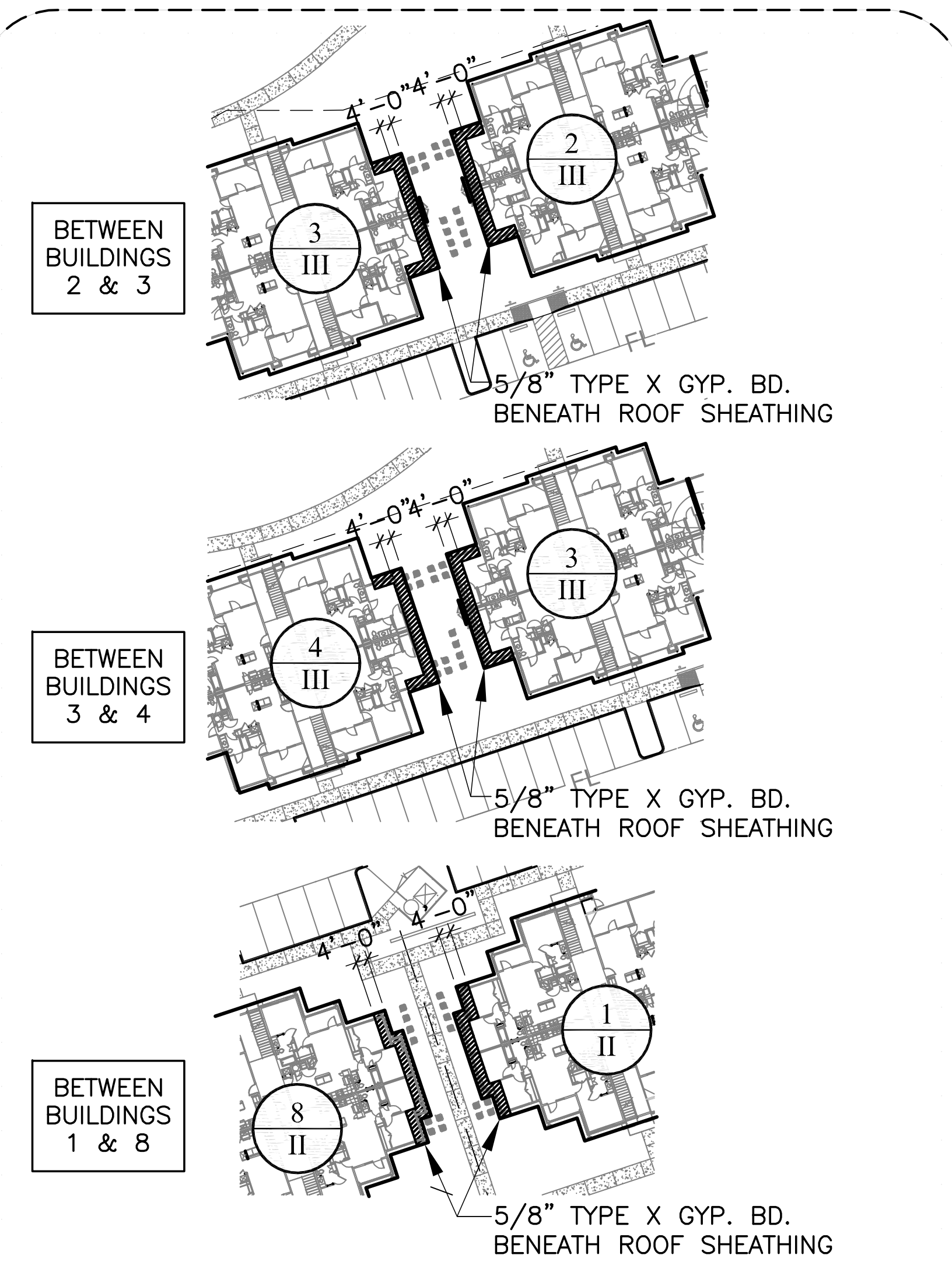
(PER IBC 2015 TABLE 705.8)

NOTES:

1. REFER TO OWNER'S CONSULTANTS CIVIL DRAWINGS PREPARED BY ALJ. ENGINEERS FOR GRADING, DIMENSIONAL CONTROL, UTILITIES, PAVING SPECIFICATIONS AND PARKING QUANTITIES, AND LAYOUT DETAILS.
2. REFER TO OWNER'S GEOTECHNICAL CONSULTANT FOR SOIL PREP REQUIREMENTS OF SUBGRADE.
3. REFER TO OWNER'S CONSULTANTS LANDSCAPE ARCHITECT'S DRAWINGS FOR ALL INFORMATION RELATING TO POOL LAYOUT AND DETAILING, SIDEWALKS, FENCING, PLANTING AND SCREENING AREAS.

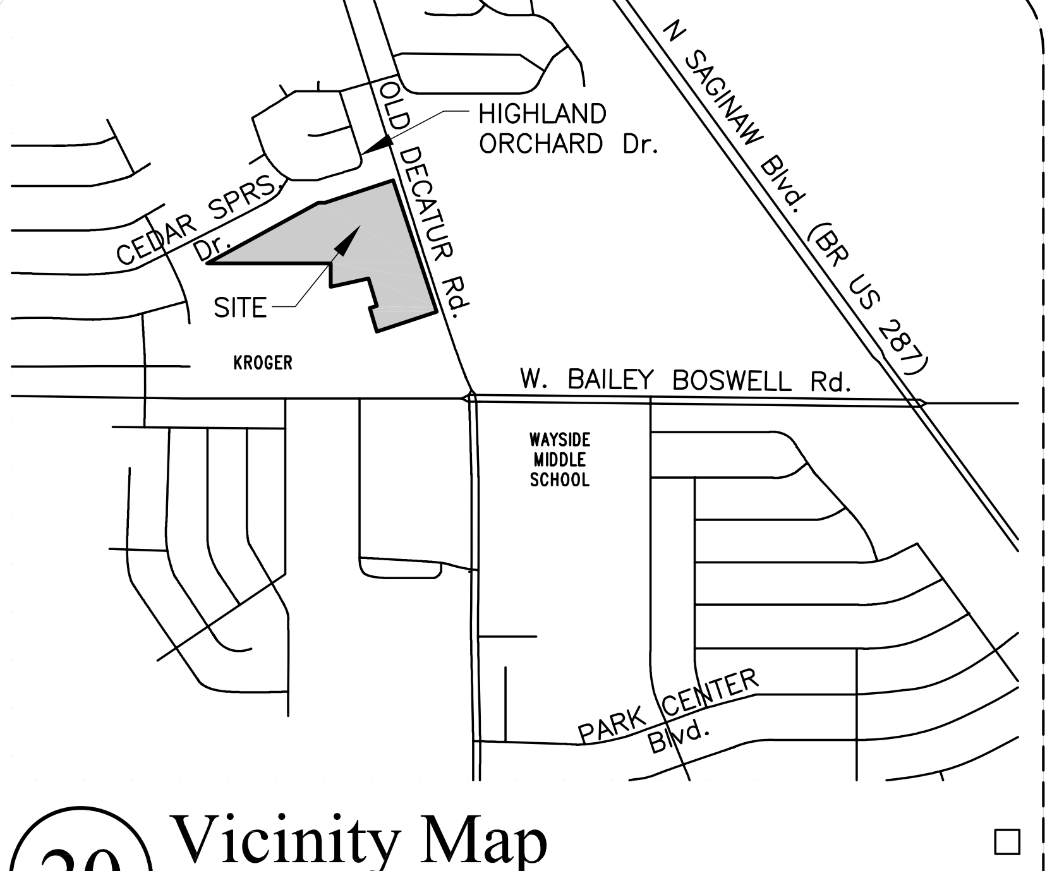
⊖	INDICATES BUILDING NUMBER INDICATES BUILDING TYPE
○—··—○	INDICATES EXISTING PROPERTY LINES
♿	INDICATES HANDICAP PARKING SPACES, VERIFY W/ CIVIL DRAWINGS FOR SURFACE PARKING
VAN	INDICATES VAN ACCESSIBLE SPACE
●	INDICATES SPRINKLER CLOSET LOCATION
M	INDICATES METER LOCATIONS
▨	INDICATES TYPE HANDICAP UNITS
— — — —	INDICATES SETBACK
—— ——	INDICATES EASEMENT

10 Site Plan Notes and Legend



15 Roof Protection IBC Section 705.11 Ex. 2

Scale: 1" = 60'-0"



20 Vicinity Map

Scale: NTS

JHP

JHP Architecture / Urban Design
8340 Meadow Road Suite 150
Dallas, Texas 75231
Telephone: 214-363-5687
Fax: 214-363-9563

JOHN M. SCHRADER
17828
05.26.2017

Standard at
Boswell Marketplace
Fort Worth, Texas

OjalaHoldings

Project Number:	2015088.00
Drawn By:	MM
Issue For:	
PERMIT	03.03.2017

Revision	Date
1 CONSTRUCTION SET	05.26.2017

Sheet:

A101

ARCHITECTURAL SITE PLAN

PROJECT TABULATION

Site Acreage: 12.97 Gross Acres
Project Density: 9.9 Units Per Acre
Efficiency: 89.9%

Standard at Boswell Marketplace
Fort Worth, Texas

JHP Architecture / Urban Design
Project Number 2015088
Permit Set
3-Mar-2017

UNIT DATA: Description / Unit	A1 Cond. 1 1B/1B	A1 Cond. 1R 1B/1B	A1 HC Cond. 1 1B/1B	B1 Cond. 1, 2, 3, 4 2B/2B	B1 HC Cond. 1, 4 1B/1B	C1 Cond. 1 3B/2B	C1 HC Cond. 1 3B/2B	Totals/Avg.
Total Number	13	2	1	83	5	22	2	128
Net Square Footage	717	717	717	978	978	1,139	1,139	976
Gross Square Footage	780	757	780	1,098	1,098	1,212	1,212	1,079
Percent of Total	10.2%	1.6%	0.8%	64.8%	3.9%	17.2%	1.6%	100.0%
Percentage of Mix	10.2%	1.6%	0.8%	64.8%	3.9%	17.2%	1.6%	100.0%
Unit Net Totals	9,321	1,434	717	81,174	4,890	25,058	2,278	124,872
Unit Gross Totals	10,140	1,514	780	91,134	5,490	26,664	2,424	138,146

Net S.F.
When applied to the Unit Data, the net square footage includes all enclosed conditioned dwelling unit space.

When applied to the Building Data the net square footage includes the enclosed conditioned floor area of the dwelling units, amenity areas, corridors and building service areas.
Measurements are taken to the exterior face face of stud of the enclosing wall.

Gross S.F.
When applied to the Unit Data, the gross square footage includes all enclosed conditioned and unconditioned dwelling unit space.

When applied to the Building Data the gross square footage includes the enclosed conditioned and unconditioned floor area of the amenity areas, corridors and building service areas.
Measurements are taken to the exterior face face of stud of the enclosing wall.

Bldg. #	BUILDING DATA: Bldg. Type		A1 Cond. 1 1B/1B	A1 Cond. 1R 1B/1B	A1 HC Cond. 1 1B/1B	B1 Cond. 1, 2, 3, 4 2B/2B	B1 HC Cond. 1, 4 1B/1B	C1 Cond. 1 3B/2B	C1 HC Cond. 1 3B/2B	Total Units per Floor	Total Units in Bldg.	Leasing/Amenity	Unit Net s.f. per floor	Unit Gross s.f. per floor	Storage Gross s.f. per floor	Storage Units per floor	Amenity Gross s.f. per floor	Breezeway s.f. per floor	Total Net s.f. per floor	Total Net s.f.	Total Gross s.f. per floor	Total Gross s.f.
1	II	1st Floor				4		3	1	8	16		8,468		129	5			8,597	17,194		20,813
														9,240				1,329			10,698	
		2nd Floor				4		4		8			8,468		129	4			8,597			
														9,240				746			10,115	
2	III	1st Floor				7	1			8	16		7,824		129	4			7,953	15,906		19,639
														8,784				1,219			10,132	
		2nd Floor				8				8			7,824		129	4			7,953			
														8,784				594			9,507	
3	III	1st Floor				7	1			8	16		7,824		129	4			7,953	15,906		19,639
														8,784				1,219			10,132	
		2nd Floor				8				8			7,824		129	4			7,953			
														8,784				594			9,507	
4	III	1st Floor				7	1			8	16		7,824		129	4			7,953	15,906		19,639
														8,784				1,219			10,132	
		2nd Floor				8				8			7,824		129	4			7,953			
														8,784				594			9,507	
5	II	1st Floor				4		4		8	16		8,468		129	4			8,597	17,194		20,813
														9,240				1,329			10,698	
		2nd Floor				4		4		8			8,468		129	4			8,597			
														9,240				746			10,115	
6	I	1st Floor	3	1		3	1			8	16		6,780		0				6,780	13,560		16,656
														7,489				1,073			8,562	
		2nd Floor	4			4				8			6,780		0				6,780			
														7,512				582			8,094	
7	I	1st Floor	2	1	1	3	1			8	16		6,780		0				6,780	13,560		16,656
														7,489				1,073			8,562	
		2nd Floor	4			4				8			6,780		0				6,780			
														7,512				582			8,094	
8	II	1st Floor				4		3	1	8	16		8,468		129	5			8,597	17,194		20,813
														9,240				1,329			10,698	
		2nd Floor				4		4		8			8,468		129	4			8,597			
														9,240				746			10,115	
9	IV (Leasing)[2]	1st Floor										Leasing/Amenity 5,655					5,655		5,655	6,372		7,758
																		1,386			7,758	
												A1 Model Unit 717					717		717			
			A1 Cond. 1 1B/1B	A1 Cond. 1R 1B/1B	A1 HC Cond. 1 1B/1B	B1 Cond. 1, 2, 3, 4 2B/2B	B1 HC Cond. 1, 4 1B/1B	C1 Cond. 1 3B/2B	C1 HC Cond. 1 3B/2B	Unit Total			Unit Net S.F.	Unit Gross S.F.	Storage Gross S.F.	Storage Units	Amenity Gross S.F.	Breezeway Gross S.F.	TOTAL Building Net S.F.		TOTAL Building Gross S.F.	
		TOTAL	13	2	1	83	5	22	2	128	128		124,872	138,146	1,548	50	6,372	16,360		132,792		162,426

1 Brick ledges, projections or unit conditions are not calculated in Schematic Calculations. Areas to be adjusted as project develops thru Design Development and Construction Documents.
2 Mail Room SF included in Breezeway GSF at Leasing

PARKING REQUIREMENTS (per below): 286 Spaces (264 for units + 22 for common areas)
PARKING PROVIDED: 290 Spaces

Zoning Requirements: 1 space per bedroom + 1 space per 250 SF of common areas, offices & recreation (less laundry rooms and storage)

ALLOWABLE AREA CALCULATIONS
Standard at Boswell Marketplace
Fort Worth, Texas

Building Type I

Equation 5-2 (calculation for NFPA 13R)
Aa = [12,000 + (12,000 X 0.63)] x 2

Aa= 39,114 s.f. per bldg max
19,557 s.f. per level max

Equation 5-2
If= $\frac{417}{474}$ - 0.25 X $\frac{30}{30}$
If= 0.63

Max area per building = Aa(3)
= 19,557 s.f. per floor max
= 39,114 s.f. per building max

Actual per level	8,562	Actual per bldg	16,656

Building Type II

Equation 5-2 (calculation for NFPA 13R)
Aa = [12,000 + (12,000 X 0.61)] x 2

Aa= 38,679 s.f. per bldg max
19,340 s.f. per level max

Equation 5-2
If= $\frac{526}{584}$ - 0.25 X $\frac{28.2}{30}$
If= 0.61

Max area per building = Aa(3)
= 19,340 s.f. per floor max
= 38,679 s.f. per building max

Actual per level	10,698	Actual per bldg	20,813

Building Type III

Equation 5-2 (calculation for NFPA 13R)
Aa = [12,000 + (12,000 X 0.56)] x 2

Aa= 37,476 s.f. per bldg max
18,738 s.f. per level max

Equation 5-2
If= $\frac{486}{562}$ - 0.25 X $\frac{27.4}{30}$
If= 0.56

Max area per building = Aa(3)
= 18,738 s.f. per floor max
= 37,476 s.f. per building max

Actual per level	10,132	Actual per bldg	19,639

Building Type IV (Leasing)

Equation 5-2 (calculation for NFPA 13)
Aa = [46,000 + (11,500 X 0.73)] x 1

Aa= 54,389 s.f. per bldg max
54,389 s.f. per level max

Equation 5-2
If= $\frac{526}{537}$ - 0.25 X $\frac{30}{30}$
If= 0.73

Max area per building = Aa(3)
= 54,389 s.f. per floor max
= 54,389 s.f. per building max

Actual per level	7,758	Actual per bldg	7,758

JHP

JHP Architecture / Urban Design
8340 Meadow Road Suite 150
Dallas, Texas 75231
Telephone: 214-363-5687
Fax: 214-363-9563

JOHN M. SCHRADER
17828
05.26.2017

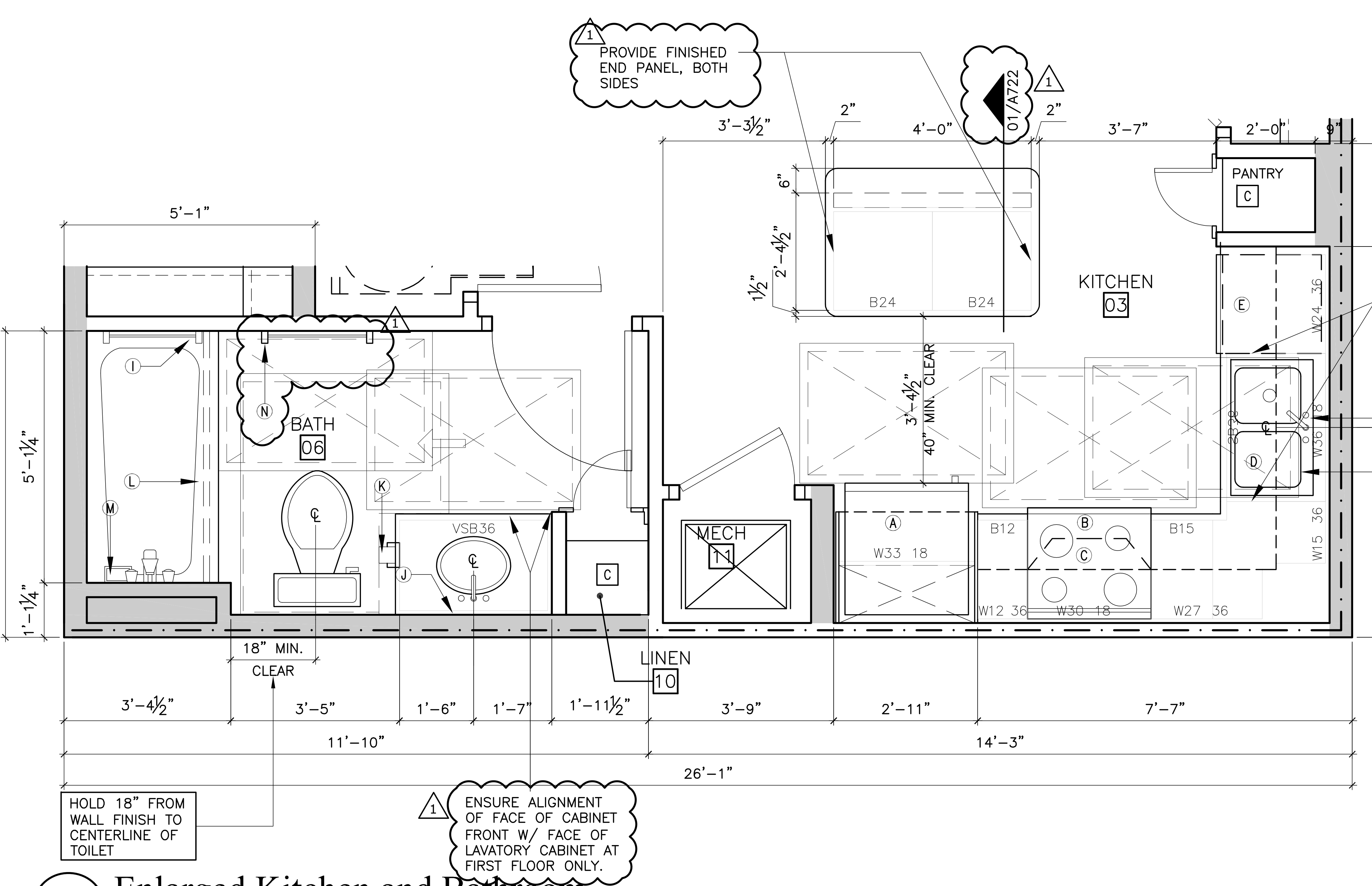
Standard at
Boswell Marketplace
Fort Worth, Texas

OjalaHoldings

Project Number: 2015088.00
Drawn By: SM
Issue For:
PERMIT 03.03.2017

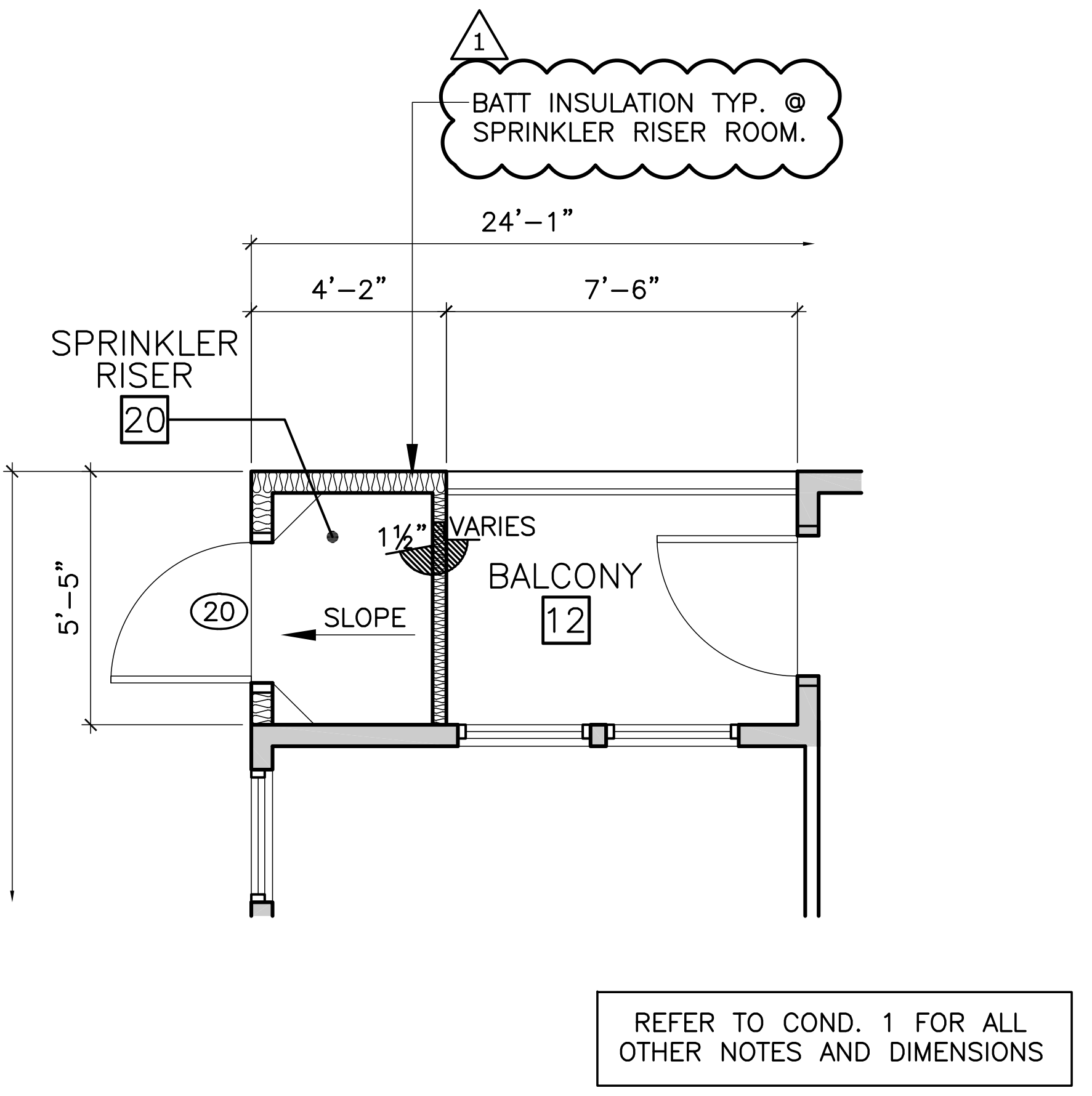
Revision	Date
△ CONSTRUCTION SET	05.26.2017
△	
△	
△	
△	
△	

Sheet:
A110



06 Enlarged Kitchen and Bathroom

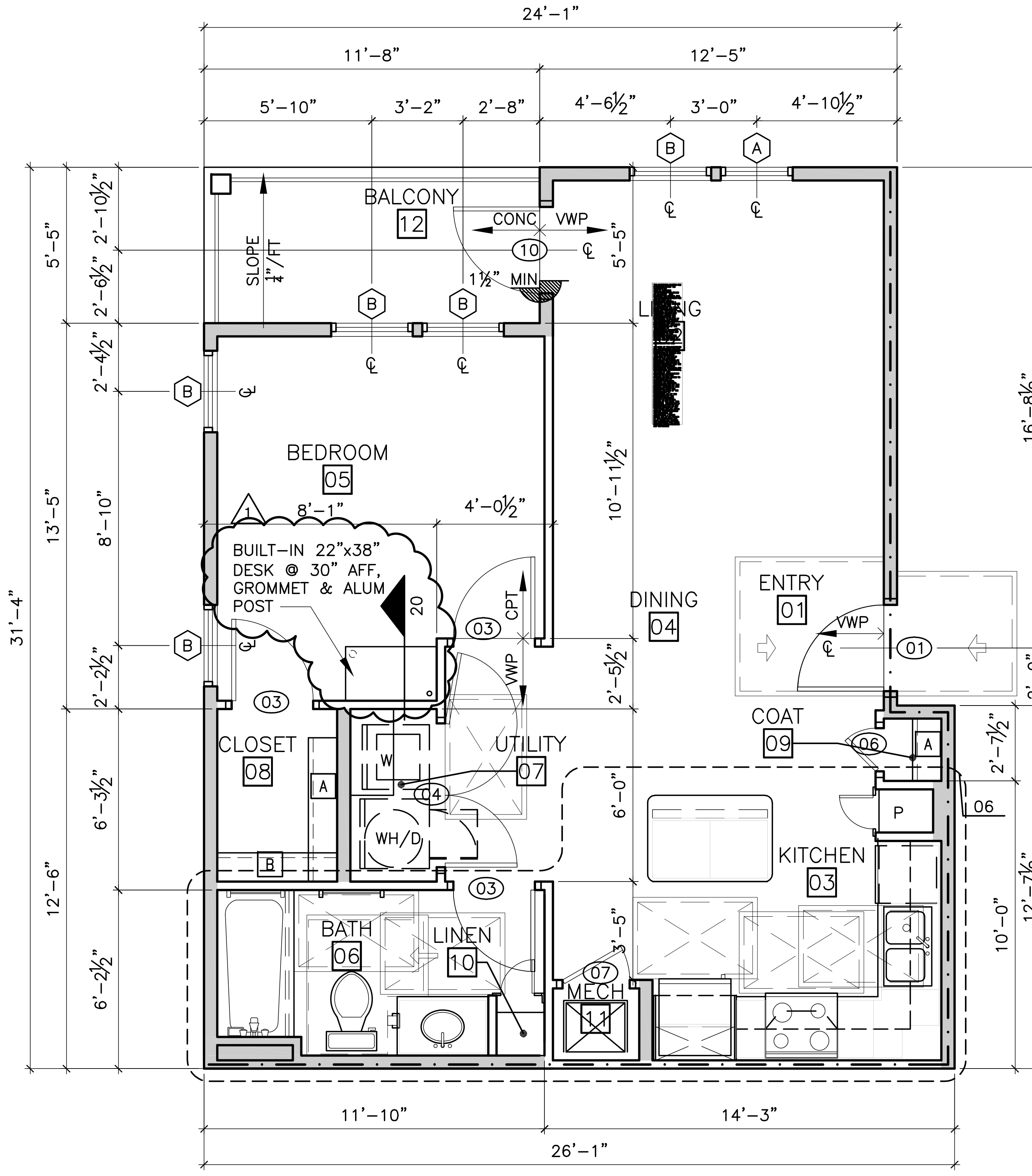
Scale: 1/2" = 1'-0"



08 Unit A1 - Condition 1R

Scale: 1/4" = 1'-0"

717 NSF
757 GSF

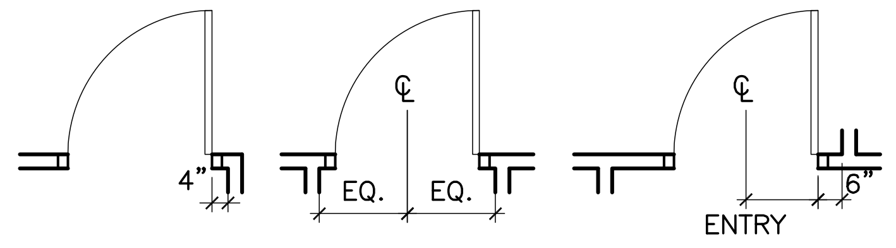


18 Unit A1 - Condition 1

Scale: 1/4" = 1'-0"

717 NSF
780 GSF

1. ALL UNIT PLAN DIMENSIONS ARE TO FACE OF STUD AND ALL UNIT INTERIOR ELEVATIONS DIMENSION ARE TO FACE OF GYPSUM UNLESS OTHERWISE NOTED.
2. KITCHEN BASE CABINETS ARE 24" DEEP, & BATH BASE CABINETS ARE 22" DEEP. U.N.O.
3. REFER TO A720 FOR SHELF TYPE & MOUNTING HEIGHTS.
4. PROVIDE SHELF SUPPORTS @ 40" MAX SPACING.
5. ALL SHELVES TO BE WIRE MTL. INCLUDING PANTRY, LINENS AND W/METAL RODS AT CLOSETS. EXPOSED SHELVING TO BE PTD. MDF.
6. ALL UNITS TO COMPLY WITH FEDERAL FAIR HOUSING GUIDELINES, 5% OF UNITS TO BE FULLY H.C. ADAPTABLE.
7. VERIFY EXACT DIMENSIONS REQUIRED FOR AIR HANDLER (A.H.U.) WITH MANUFACTURER PRIOR TO BUILDING ENCLOSING WALLS. A.H.U. REQUIRES SOLID WOOD STUDS AT FLANGE ANCHORAGE.
8. VERIFY FRAMING OPENING DIMENSIONS SHOWN FOR TUBS W/ ACTUAL UNIT SUPPLIED. ADJUST AS REQUIRED, TYP.
9. TILE BACKER BOARD TO BE USED AT ALL TUB / SHOWER AREAS. USE FIRE RATED TILE BACKER BOARD AT REQUIRED AREAS. EXTEND FIRE RATED TILE BACKER BOARD TO FLOOR LEVEL BEHIND TUBS AT ALL FIRE RATED WALLS, AND EXTERIOR WALLS TYP.
10. INTERIOR DOORS ARE 4" FROM STUD FACE TO HINGE SIDE OF DOOR, OR INTERIOR DOORS ARE CENTERED IN SPACE, U. N. O.



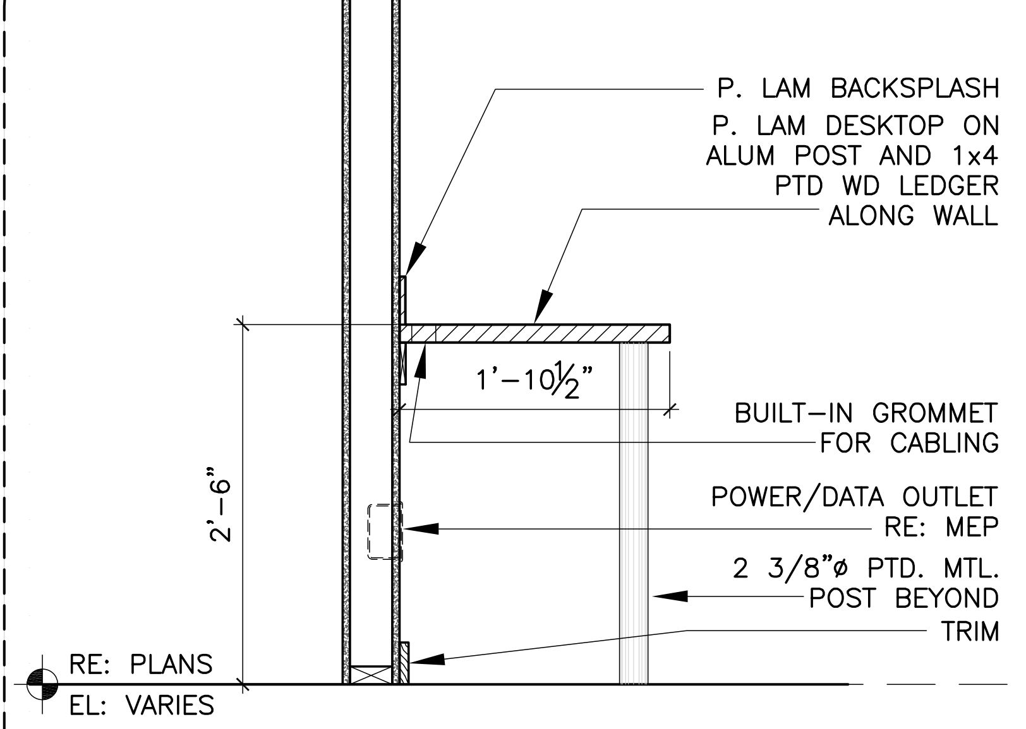
11. REFER TO SHEET A110 FOR UNIT INFORMATION & TABULATION CHART
12. DOOR TYPES ARE SHOWN ON UNIT PLAN SHEETS FOR EACH INDIVIDUAL UNIT TYP. REFER TO SCHEDULE ON A730
13. LEVER TYPE HARDWARE SHALL BE PROVIDED AT THE EXTERIOR OF ALL DOORS AND THROUGHOUT UNITS AND WITHIN H.C. ADAPTABLE UNITS.
14. SEE SHEET A112 FOR WALL TYPES LEGEND AND FP SHEETS FOR TYP. DETAILS.
15. BRICK LEDGES / LOCATIONS SHOWN ON THE BUILDING PLANS IF APPLICABLE.
16. ALL EXT. WINDOW HEADERS REFER TO A740'S
17. LIGHT SWITCHES, ELECTRICAL OUTLETS,THERMOSTATS AND OTHER ENVIRONMENTAL CONTROL ITEMS MUST BE POSITIONED SO THAT CONTROLS ARE LOCATED NOT HIGHER THAN 46" A.F.F. FROM TOP OF BOX ELECTRICAL OUTLETS MOUNTED SO THAT THE MINIMUM HEIGHT IS 16" A.F.F. FROM BOTTOM OF BOX CONTROLS AND/ OR OUTLETS MOUNTED NOT HIGHER THAN 44" (HORIZONTALLY) ABOVE THE COUNTERTOPS FROM TOP OF BOX.
18. @ STANDARD UNITS ALL WALL CABINETS ARE 36" UPPERS; @ H.C. ACCESSIBLE UNITS ALL WALL CABINETS ARE 42".

10 Unit Plan General Notes

(TYPICAL UNIT)

━ · ━ · ━	DASHED–DOT LINE DENOTES 1 HOUR RATING AT TENANT SEPARATION
▬	SHADED WALLS DENOTES 2x6 WALL AND/OR FURR–OUT WALLS RE: PLAN
⊠	CLEAR FLOOR SPACE RE: SHEET A120, A121 & A122
ⓧ	REFER TO A721, A722, OR ENLARGED UNIT PLANS FOR APPLIANCE / ACCESSORY KEY

15 Unit Plan Legend



20 Section thru Desktop

Scale: 1/2" = 1'-0"

JHP

JHP Architecture / Urban Design
8340 Meadow Road Suite 150
Dallas, Texas 75231
Telephone: 214-363-5687
Fax: 214-363-9563

JOHN M. SCHRADER
17828

05.26.2017

Standard at Boswell Marketplace

Fort Worth, Texas

OjalaHoldings

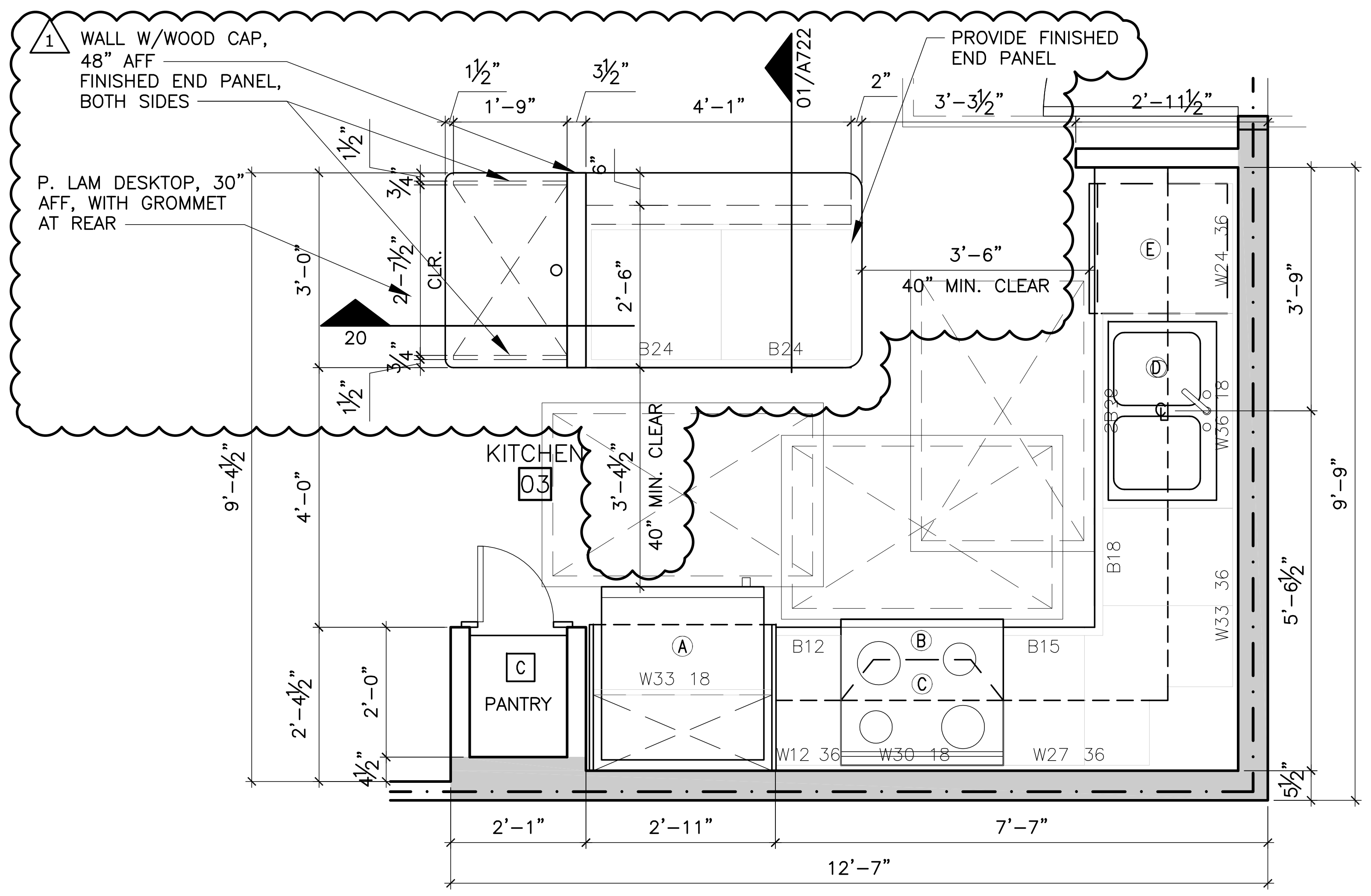
Project Number: 2015088.00
Drawn By: SM
Issue For:
PERMIT 03.03.2017

Revision	Date
1 CONSTRUCTION SET	05.26.2017

Sheet:

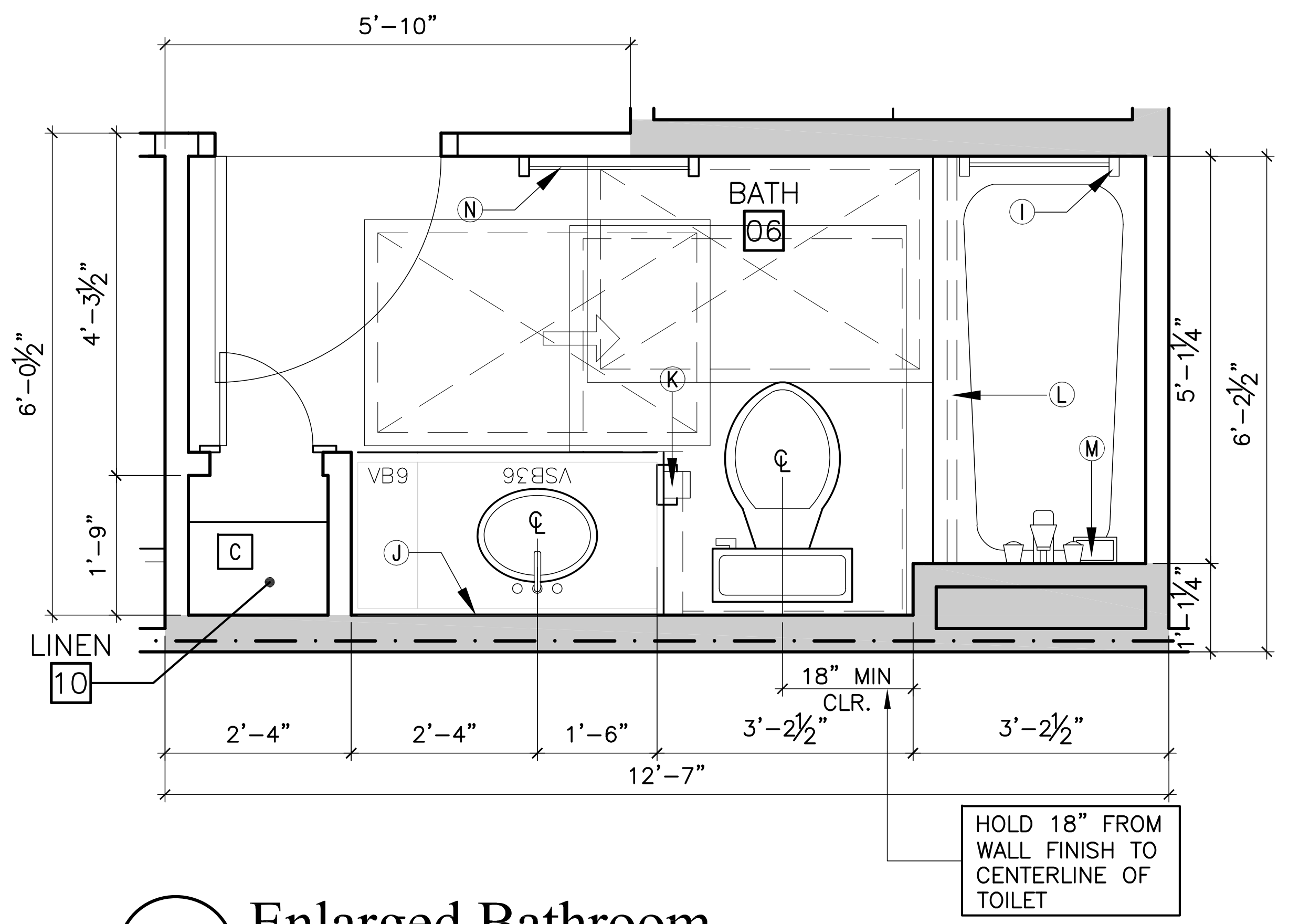
A201

UNIT A1 FLOORPLANS AND CONDITIONS



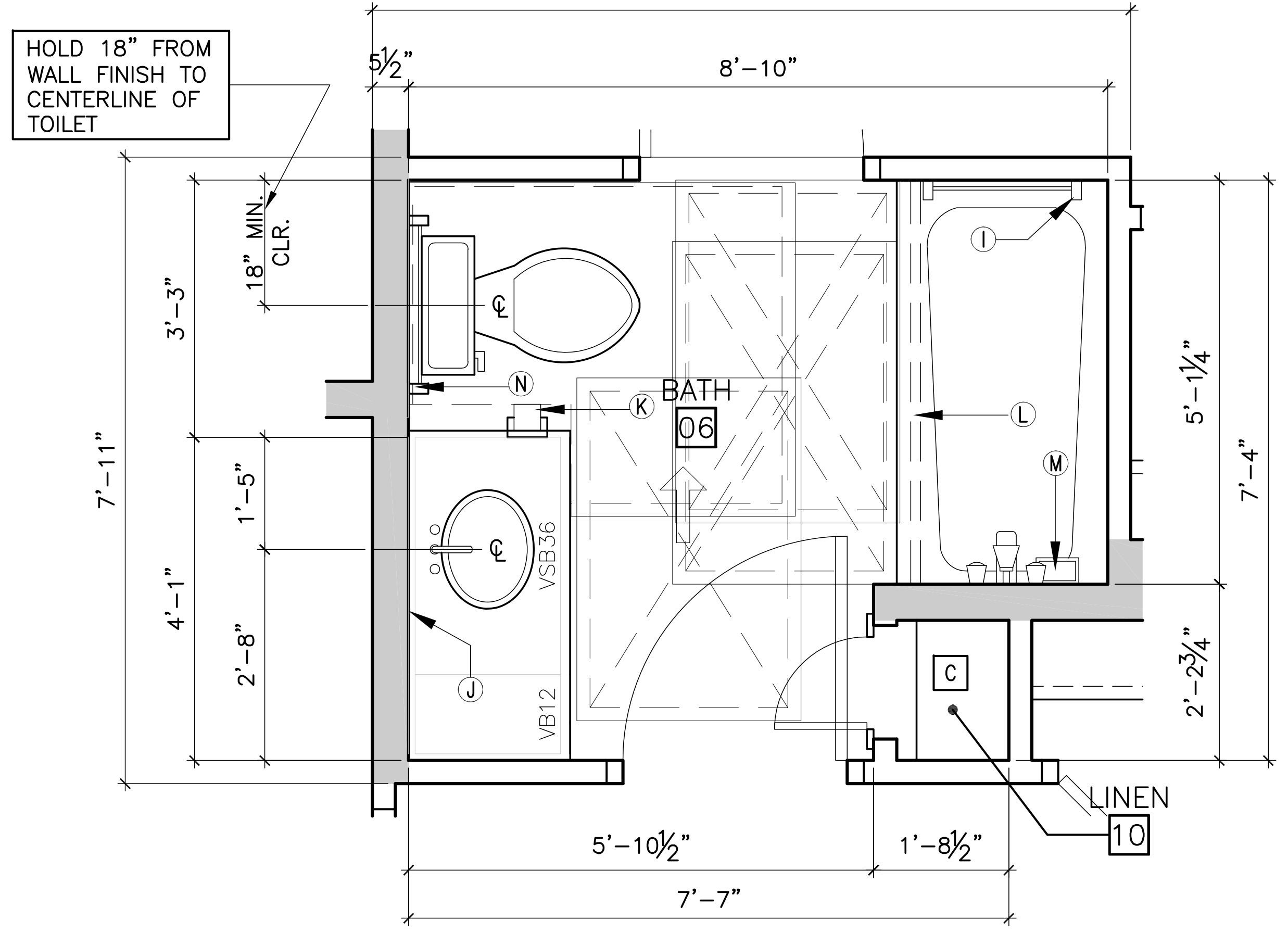
06 Enlarged Kitchen

Scale: 1/2" = 1'-0"



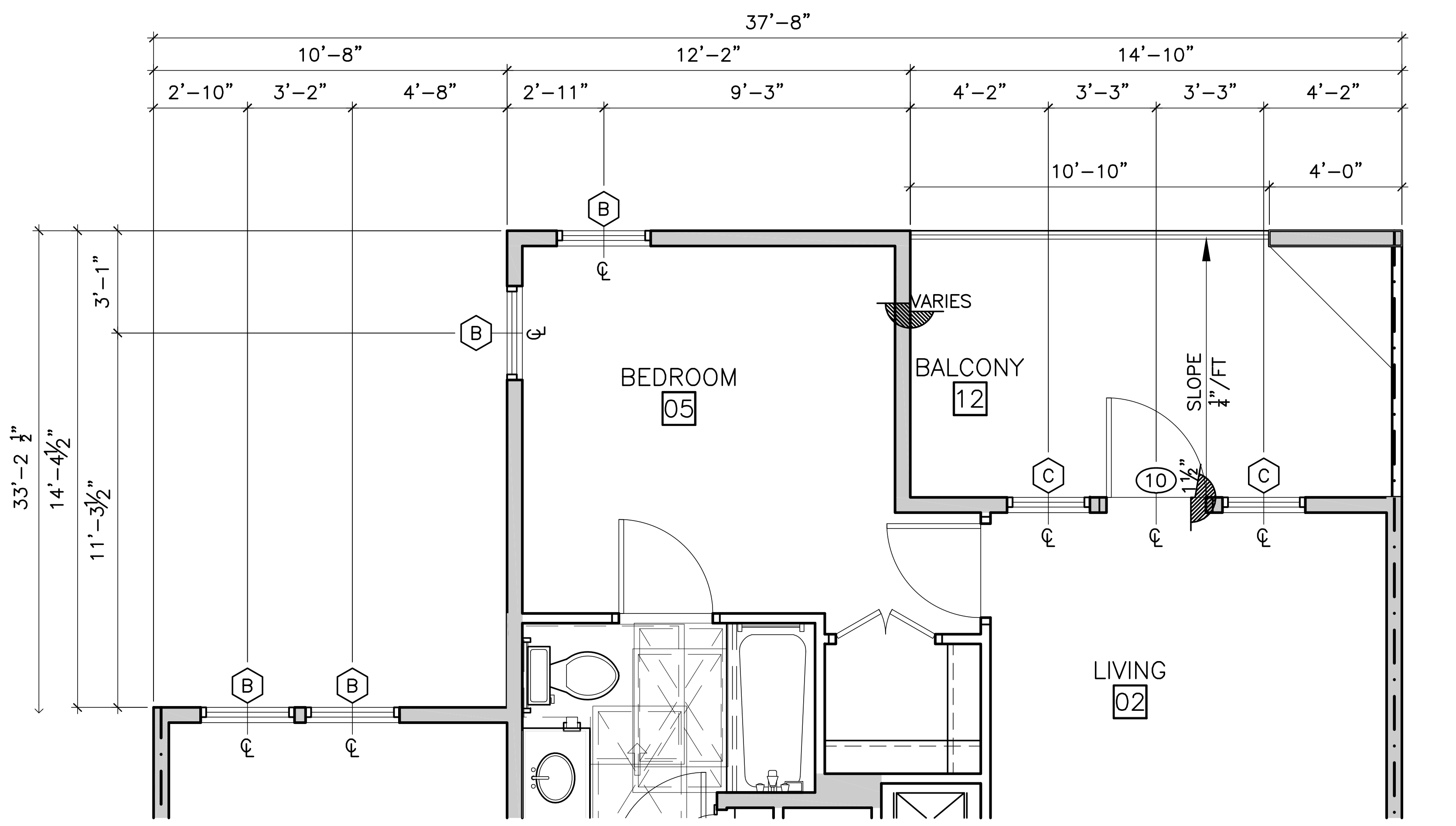
11 Enlarged Bathroom

Scale: 1/2" = 1'-0"



16 Enlarged Bathroom

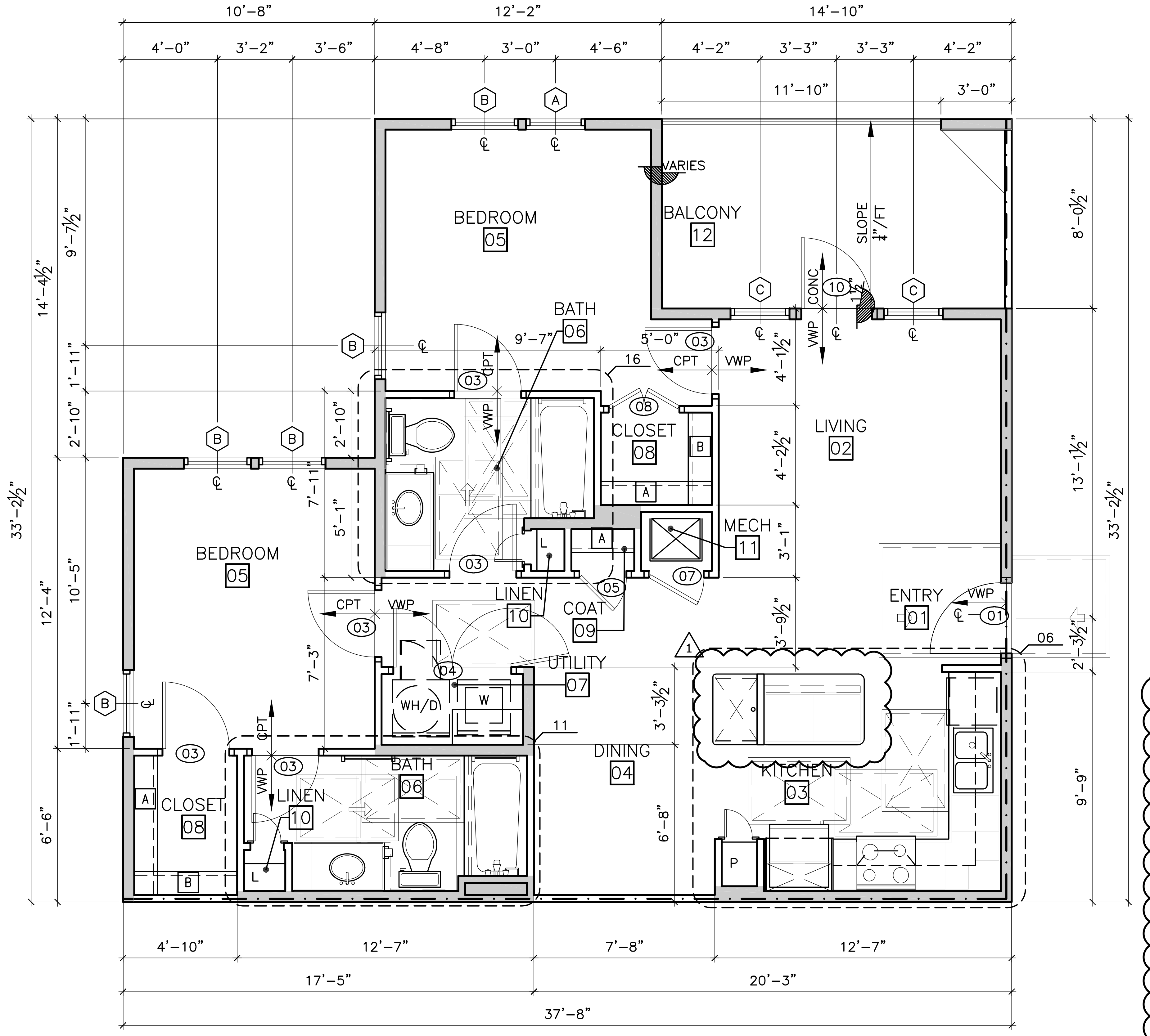
Scale: 1/2" = 1'-0"



18 Unit B1 - Condition 2

Scale: 1/4" = 1'-0"

978 NSF
1,098 GSF

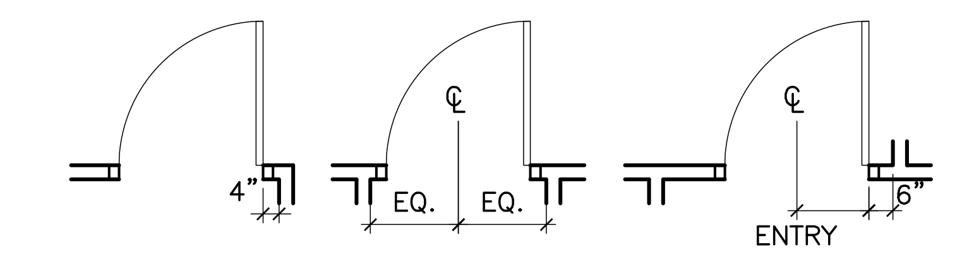


18 Unit B1 - Condition 1

Scale: 1/4" = 1'-0"

978 NSF
1,098 GSF

1. ALL UNIT PLAN DIMENSIONS ARE TO FACE OF STUD AND ALL UNIT INTERIOR ELEVATIONS DIMENSION ARE TO FACE OF GYPSUM UNLESS OTHERWISE NOTED.
2. KITCHEN BASE CABINETS ARE 24" DEEP, & BATH BASE CABINETS ARE 22" DEEP. U.N.O.
3. REFER TO A720 FOR SHELF TYPE & MOUNTING HEIGHTS.
4. PROVIDE SHELF SUPPORTS @ 40" MAX SPACING.
5. ALL SHELVES TO BE WIRE MTL. INCLUDING PANTRY, LINENS AND W/METAL RODS AT CLOSETS. EXPOSED SHELVING TO BE PTD. MDF.
6. ALL UNITS TO COMPLY WITH FEDERAL FAIR HOUSING GUIDELINES, 5% OF UNITS TO BE FULLY H.C. ADAPTABLE.
7. VERIFY EXACT DIMENSIONS REQUIRED FOR AIR HANDLER (A.H.U.) WITH MANUFACTURER PRIOR TO BUILDING ENCLOSING WALLS. A.H.U. REQUIRES SOLID WOOD STUDS AT FLANGE ANCHORAGE.
8. VERIFY FRAMING OPENING DIMENSIONS SHOWN FOR TUBS W/ ACTUAL UNIT SUPPLIED. ADJUST AS REQUIRED, TYP.
9. TILE BACKER BOARD TO BE USED AT ALL TUB / SHOWER AREAS. USE FIRE RATED TILE BACKER BOARD AT REQUIRED AREAS. EXTEND FIRE RATED TILE BACKER BOARD TO FLOOR LEVEL BEHIND TUBS AT ALL FIRE RATED WALLS, AND EXTERIOR WALLS TYP.
10. INTERIOR DOORS ARE 4" FROM STUD FACE TO HINGE SIDE OF DOOR, OR INTERIOR DOORS ARE CENTERED IN SPACE, U. N. O.



11. REFER TO SHEET A110 FOR UNIT INFORMATION & TABULATION CHART
12. DOOR TYPES ARE SHOWN ON UNIT PLAN SHEETS FOR EACH INDIVIDUAL UNIT TYP. REFER TO SCHEDULE ON A730
13. LEVER TYPE HARDWARE SHALL BE PROVIDED AT THE EXTERIOR OF ALL DOORS AND THROUGHOUT UNITS AND WITHIN H.C. ADAPTABLE UNITS.
14. SEE SHEET A112 FOR WALL TYPES LEGEND AND FP SHEETS FOR TYP. DETAILS.
15. BRICK LEDGES / LOCATIONS SHOWN ON THE BUILDING PLANS IF APPLICABLE.
16. ALL EXT. WINDOW HEADERS REFER TO A740'S
17. LIGHT SWITCHES, ELECTRICAL OUTLETS,THERMOSTATS AND OTHER ENVIRONMENTAL CONTROL ITEMS MUST BE POSITIONED SO THAT CONTROLS ARE LOCATED NOT HIGHER THAN 46" A.F.F. FROM TOP OF BOX ELECTRICAL OUTLETS MOUNTED SO THAT THE MINIMUM HEIGHT IS 16" A.F.F. FROM BOTTOM OF BOX CONTROLS AND/ OR OUTLETS MOUNTED NOT HIGHER THAN 44" (HORIZONTALLY) ABOVE THE COUNTERTOPS FROM TOP OF BOX.
18. @ STANDARD UNITS ALL WALL CABINETS ARE 36" UPPERS; @ H.C. ACCESSIBLE UNITS ALL WALL CABINETS ARE 42".

10 Unit Plan General Notes

(TYPICAL UNIT)

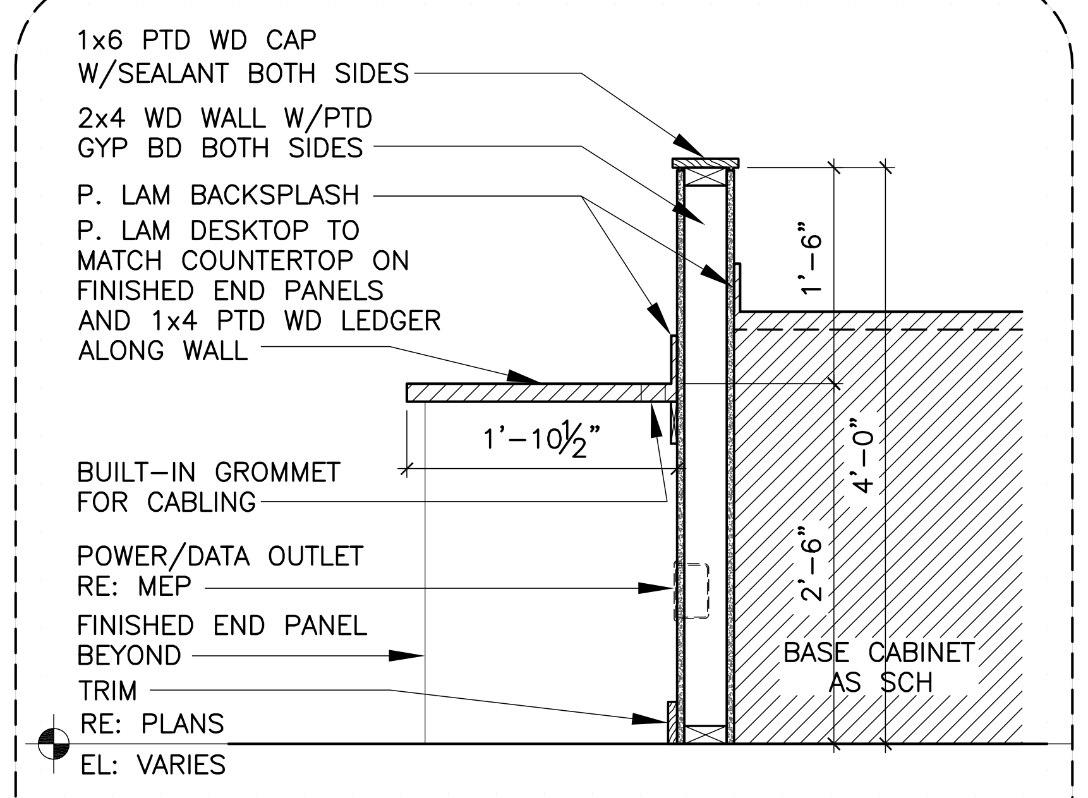
DASHED-DOT LINE DENOTES 1 HOUR RATING AT TENANT SEPARATION

SHADED WALLS DENOTES 2x6 WALL AND/OR FURR-OUT WALLS RE: PLAN

CLEAR FLOOR SPACE RE: SHEET A120, A121 & A122

Ⓧ REFER TO A721, A722, OR ENLARGED UNIT PLANS FOR APPLIANCE / ACCESSORY KEY

15 Unit Plan Legend



20 Section thru Desktop

Scale: 1/2" = 1'-0"

(@ KITCHEN ISLAND)

JHP

JHP Architecture / Urban Design
8340 Meadow Road Suite 150
Dallas, Texas 75231
Telephone: 214-363-5687
Fax: 214-363-9563

17828
05.26.2017

Standard at
Boswell Marketplace
Fort Worth, Texas

OjalaHoldings

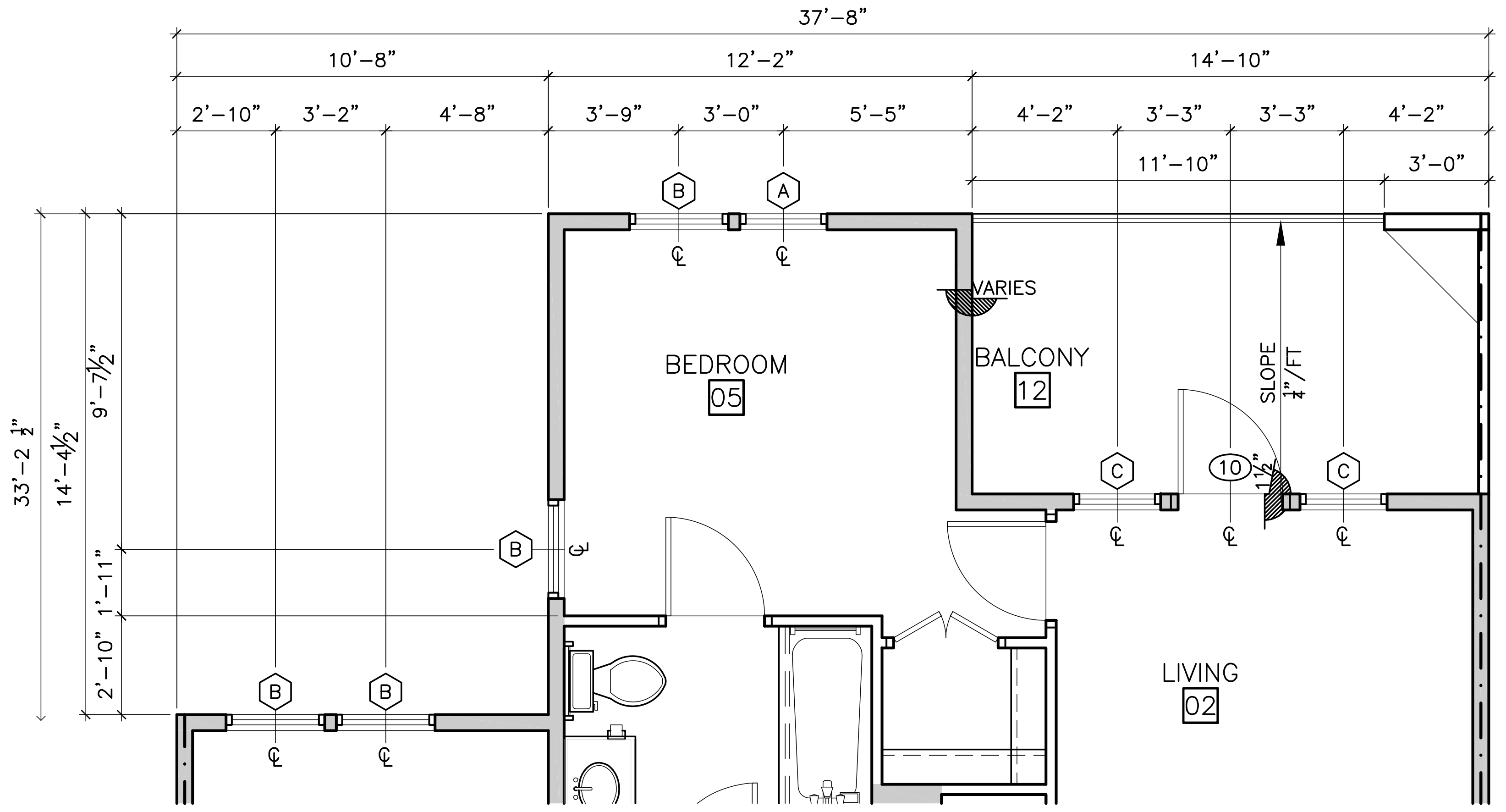
Project Number:	2015088.00
Drawn By:	SM
Issue For:	
PERMIT	03.03.2017

Revision		Date
1	CONSTRUCTION SET	05.26.2017

Sheet:

A202

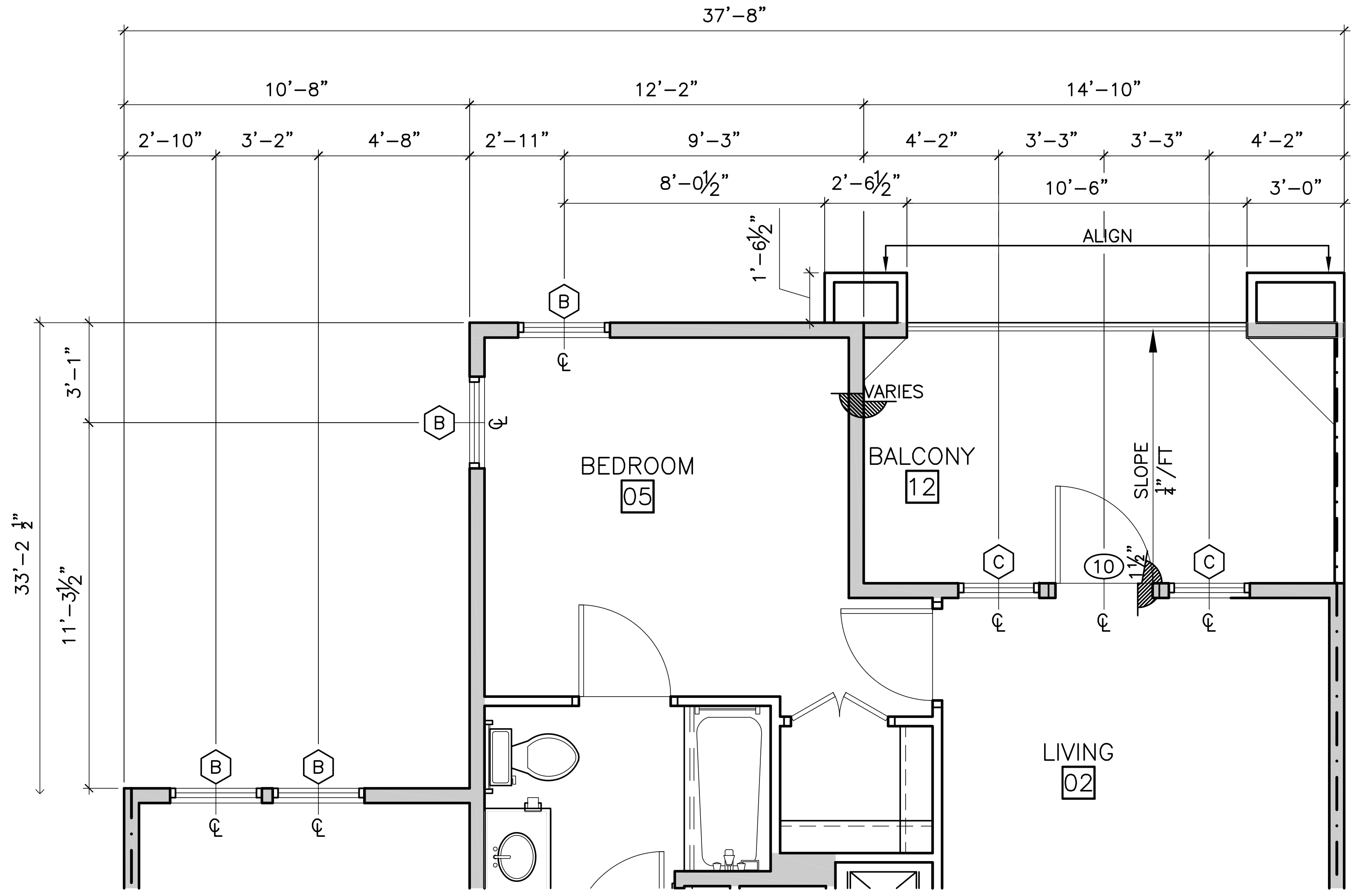
UNIT B1 FLOORPLANS AND CONDITIONS



08 Unit B1 - Condition 4

Scale: 1/4" = 1'-0"

978 NSF
1,098 GSF

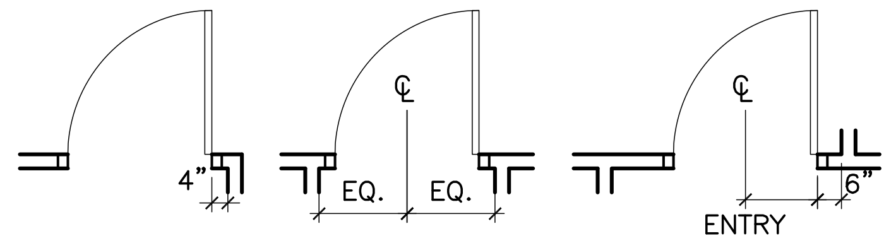


18 Unit B1 - Condition 3

Scale: 1/4" = 1'-0"

978 NSF
1,098 GSF

1. ALL UNIT PLAN DIMENSIONS ARE TO FACE OF STUD AND ALL UNIT INTERIOR ELEVATIONS DIMENSION ARE TO FACE OF GYPSUM UNLESS OTHERWISE NOTED.
2. KITCHEN BASE CABINETS ARE 24" DEEP, & BATH BASE CABINETS ARE 22" DEEP. U.N.O.
3. REFER TO A720 FOR SHELF TYPE & MOUNTING HEIGHTS.
4. PROVIDE SHELF SUPPORTS @ 40" MAX SPACING.
5. ALL SHELVES TO BE WIRE MTL. INCLUDING PANTRY, LINENS AND W/METAL RODS AT CLOSETS. EXPOSED SHELVING TO BE PTD. MDF.
6. ALL UNITS TO COMPLY WITH FEDERAL FAIR HOUSING GUIDELINES, 5% OF UNITS TO BE FULLY H.C. ADAPTABLE.
7. VERIFY EXACT DIMENSIONS REQUIRED FOR AIR HANDLER (A.H.U.) WITH MANUFACTURER PRIOR TO BUILDING ENCLOSING WALLS. A.H.U. REQUIRES SOLID WOOD STUDS AT FLANGE ANCHORAGE.
8. VERIFY FRAMING OPENING DIMENSIONS SHOWN FOR TUBS W/ ACTUAL UNIT SUPPLIED. ADJUST AS REQUIRED, TYP.
9. TILE BACKER BOARD TO BE USED AT ALL TUB / SHOWER AREAS. USE FIRE RATED TILE BACKER BOARD AT REQUIRED AREAS. EXTEND FIRE RATED TILE BACKER BOARD TO FLOOR LEVEL BEHIND TUBS AT ALL FIRE RATED WALLS, AND EXTERIOR WALLS TYP.
10. INTERIOR DOORS ARE 4" FROM STUD FACE TO HINGE SIDE OF DOOR, OR INTERIOR DOORS ARE CENTERED IN SPACE, U. N. O.



11. REFER TO SHEET A110 FOR UNIT INFORMATION & TABULATION CHART
12. DOOR TYPES ARE SHOWN ON UNIT PLAN SHEETS FOR EACH INDIVIDUAL UNIT TYP. REFER TO SCHEDULE ON A730
13. LEVER TYPE HARDWARE SHALL BE PROVIDED AT THE EXTERIOR OF ALL DOORS AND THROUGHOUT UNITS AND WITHIN H.C. ADAPTABLE UNITS.
14. SEE SHEET A112 FOR WALL TYPES LEGEND AND FP SHEETS FOR TYP. DETAILS.
15. BRICK LEDGES / LOCATIONS SHOWN ON THE BUILDING PLANS IF APPLICABLE.
16. ALL EXT. WINDOW HEADERS REFER TO A740'S
17. LIGHT SWITCHES, ELECTRICAL OUTLETS,THERMOSTATS AND OTHER ENVIRONMENTAL CONTROL ITEMS MUST BE POSITIONED SO THAT CONTROLS ARE LOCATED NOT HIGHER THAN 46" A.F.F. FROM TOP OF BOX ELECTRICAL OUTLETS MOUNTED SO THAT THE MINIMUM HEIGHT IS 16" A.F.F. FROM BOTTOM OF BOX CONTROLS AND/ OR OUTLETS MOUNTED NOT HIGHER THAN 44" (HORIZONTALLY) ABOVE THE COUNTERTOPS FROM TOP OF BOX.
18. @ STANDARD UNITS ALL WALL CABINETS ARE 36" UPPERS; @ H.C. ACCESSIBLE UNITS ALL WALL CABINETS ARE 42".

10 Unit Plan General Notes ☐

(TYPICAL UNIT)

═ · ═ · ═ DASHED-DOT LINE DENOTES 1 HOUR RATING AT TENANT SEPARATION

▬ SHADED WALLS DENOTES 2x6 WALL AND/OR FURR-OUT WALLS RE: PLAN

☒ CLEAR FLOOR SPACE RE: SHEET A120, A121 & A122

ⓧ REFER TO A721, A722, OR ENLARGED UNIT PLANS FOR APPLIANCE / ACCESSORY KEY

15 Unit Plan Legend ☐

-

JHP

JHP Architecture / Urban Design
8340 Meadow Road Suite 150
Dallas, Texas 75231
Telephone: 214-363-5687
Fax: 214-363-9563

JOHN M. SCHRADER
17828

05.26.2017

Standard at Boswell Marketplace

Fort Worth, Texas

OjalaHoldings

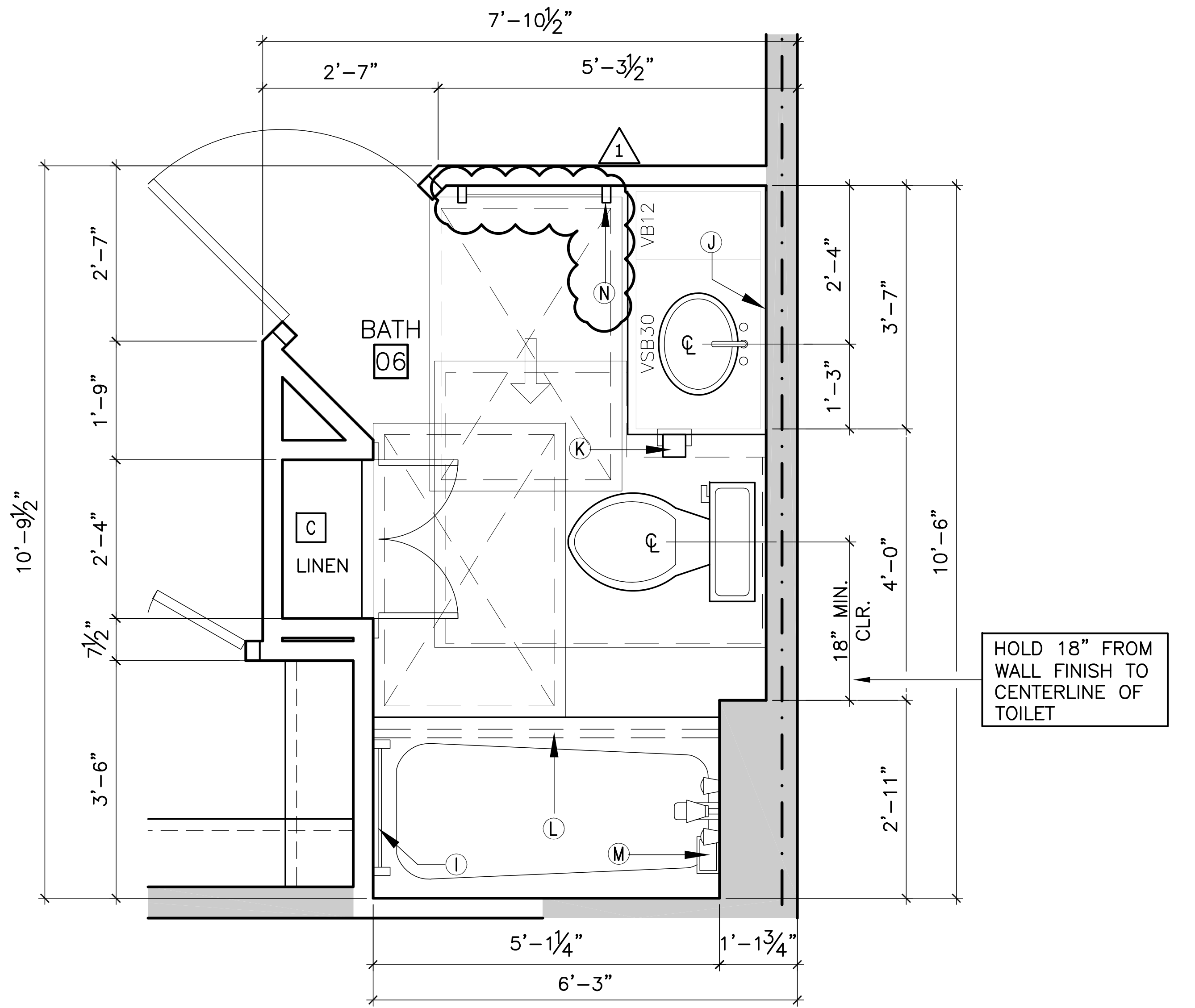
Project Number: 2015088.00
Drawn By: SM
Issue For:
PERMIT 03.03.2017

Revision		Date
△	CONSTRUCTION SET	05.26.2017
△		
△		
△		
△		
△		

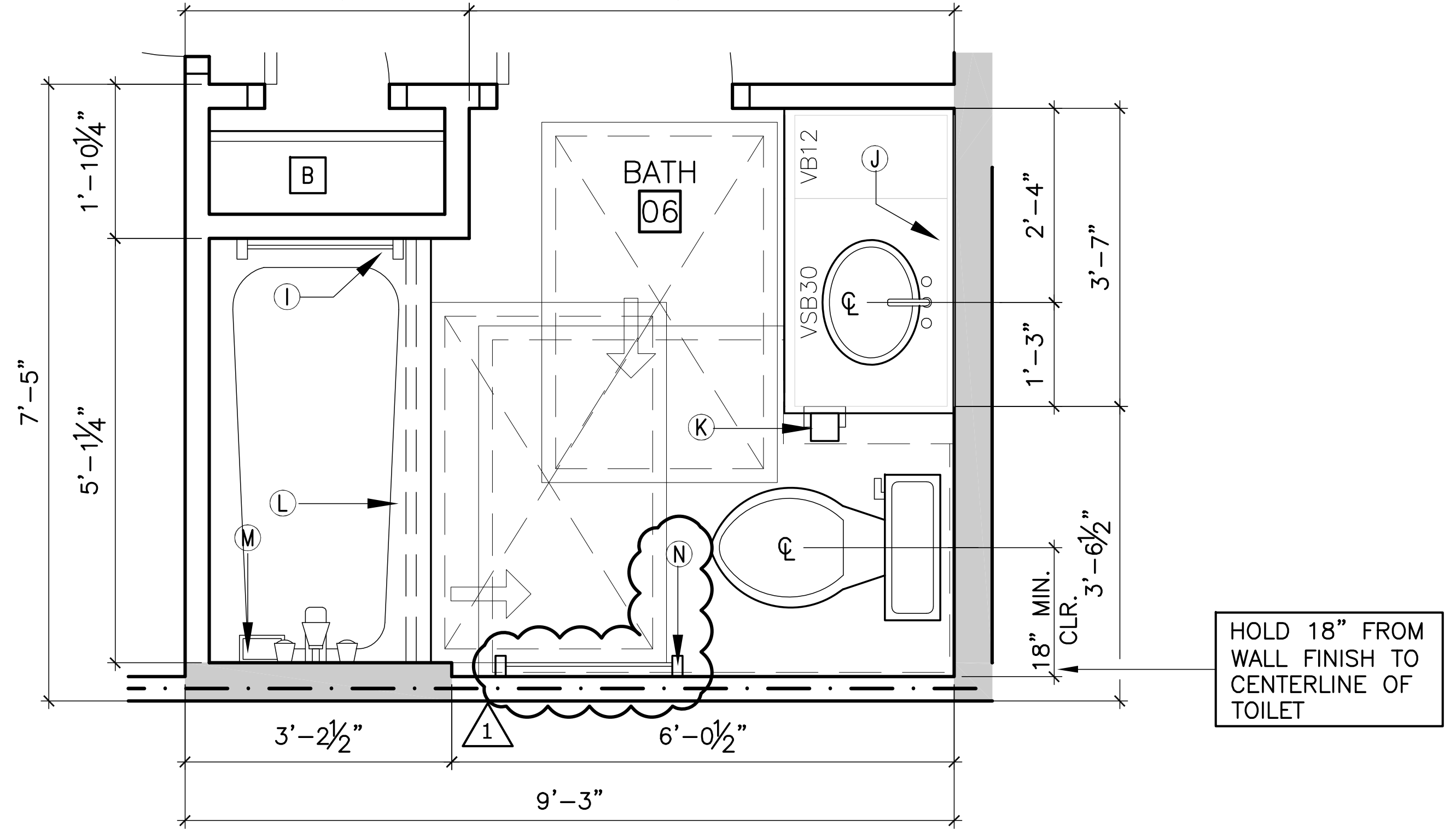
Sheet:

A203

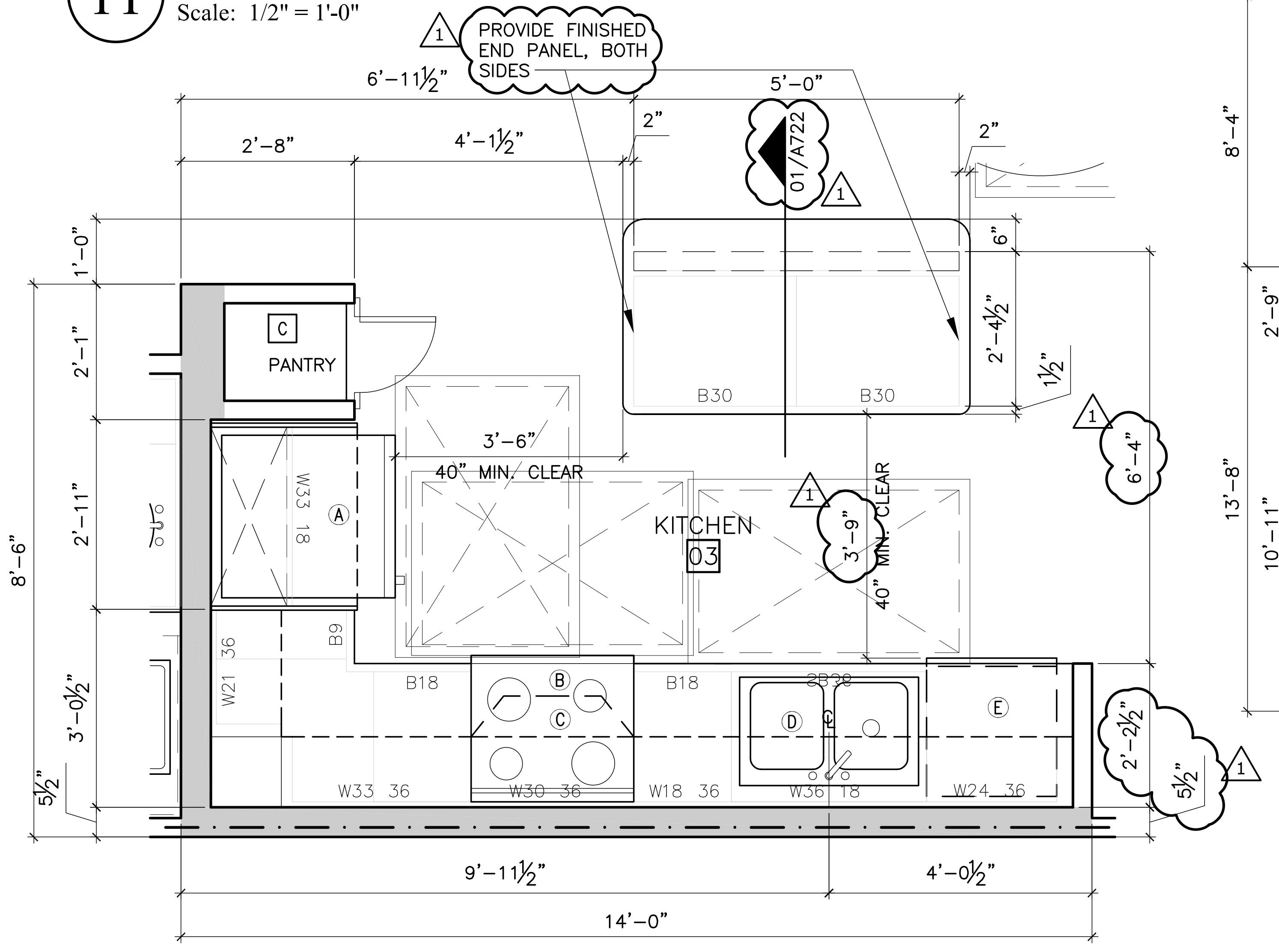
UNIT B1 CONDITIONS



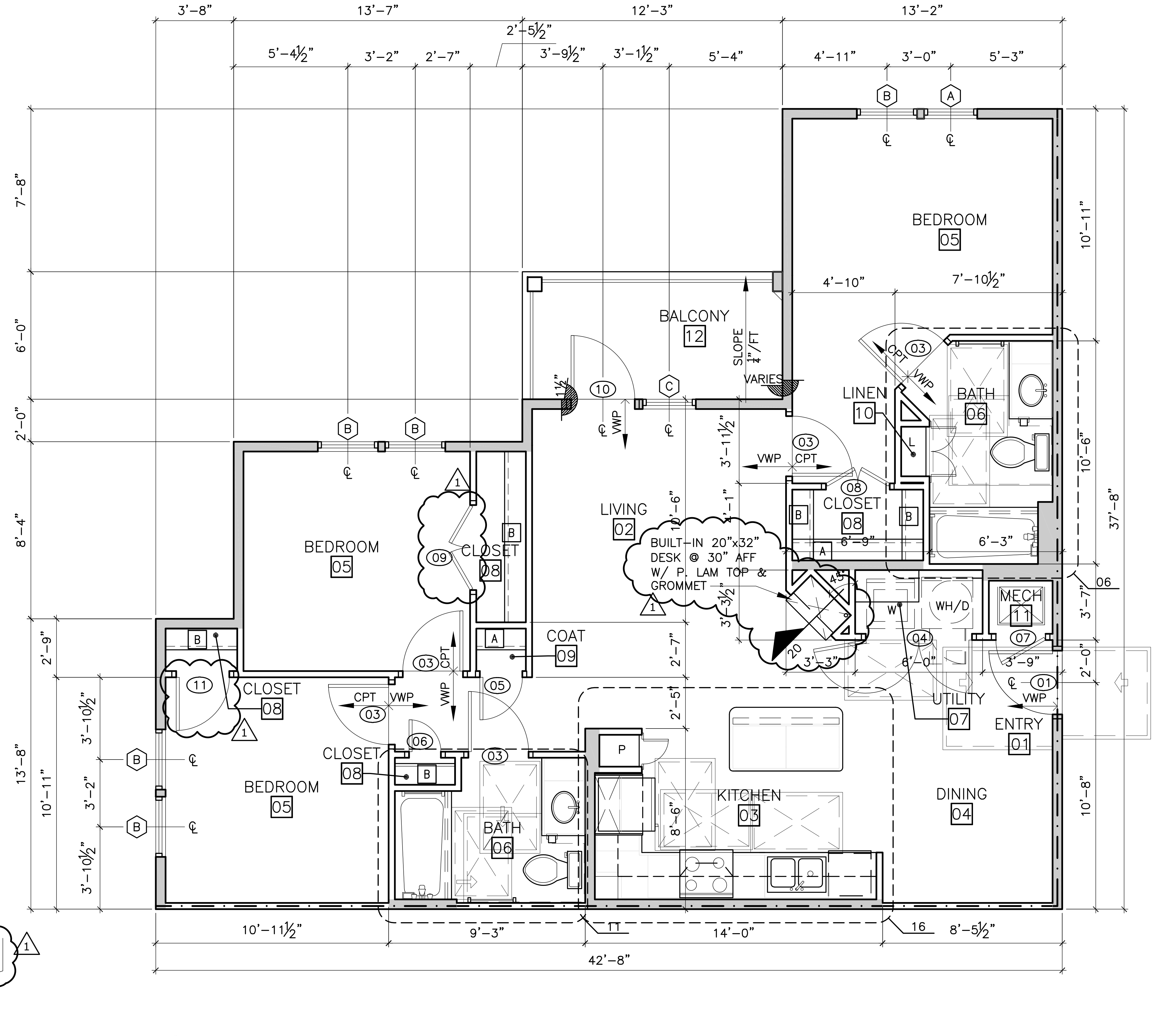
06 Enlarged Bathroom
Scale: 1/2" = 1'-0"



11 Enlarged Bathroom
Scale: 1/2" = 1'-0"



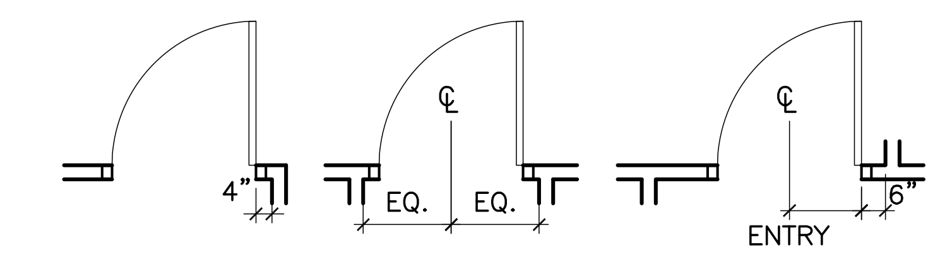
16 Enlarged Kitchen
Scale: 1/2" = 1'-0"



18 Unit C1 - Condition 1
Scale: 1/4" = 1'-0"

1,139 NSF
1,212 GSF

1. ALL UNIT PLAN DIMENSIONS ARE TO FACE OF STUD AND ALL UNIT INTERIOR ELEVATIONS DIMENSION ARE TO FACE OF GYPSUM UNLESS OTHERWISE NOTED.
2. KITCHEN BASE CABINETS ARE 24" DEEP, & BATH BASE CABINETS ARE 22" DEEP. U.N.O.
3. REFER TO A720 FOR SHELF TYPE & MOUNTING HEIGHTS.
4. PROVIDE SHELF SUPPORTS @ 40" MAX SPACING.
5. ALL SHELVES TO BE WIRE MTL. INCLUDING PANTRY, LINENS AND W/METAL RODS AT CLOSETS. EXPOSED SHELVING TO BE PTD. MDF.
6. ALL UNITS TO COMPLY WITH FEDERAL FAIR HOUSING GUIDELINES, 5% OF UNITS TO BE FULLY H.C. ADAPTABLE.
7. VERIFY EXACT DIMENSIONS REQUIRED FOR AIR HANDLER (A.H.U.) WITH MANUFACTURER PRIOR TO BUILDING ENCLOSING WALLS. A.H.U. REQUIRES SOLID WOOD STUDS AT FLANGE ANCHORAGE.
8. VERIFY FRAMING OPENING DIMENSIONS SHOWN FOR TUBS W/ ACTUAL UNIT SUPPLIED. ADJUST AS REQUIRED, TYP.
9. TILE BACKER BOARD TO BE USED AT ALL TUB / SHOWER AREAS. USE FIRE RATED TILE BACKER BOARD AT REQUIRED AREAS. EXTEND FIRE RATED TILE BACKER BOARD TO FLOOR LEVEL BEHIND TUBS AT ALL FIRE RATED WALLS, AND EXTERIOR WALLS TYP.
10. INTERIOR DOORS ARE 4" FROM STUD FACE TO HINGE SIDE OF DOOR, OR INTERIOR DOORS ARE CENTERED IN SPACE, U. N. O.



11. REFER TO SHEET A110 FOR UNIT INFORMATION & TABULATION CHART
12. DOOR TYPES ARE SHOWN ON UNIT PLAN SHEETS FOR EACH INDIVIDUAL UNIT TYP. REFER TO SCHEDULE ON A730
13. LEVER TYPE HARDWARE SHALL BE PROVIDED AT THE EXTERIOR OF ALL DOORS AND THROUGHOUT UNITS AND WITHIN H.C. ADAPTABLE UNITS.
14. SEE SHEET A112 FOR WALL TYPES LEGEND AND FP SHEETS FOR TYP. DETAILS.
15. BRICK LEDGES / LOCATIONS SHOWN ON THE BUILDING PLANS IF APPLICABLE.
16. ALL EXT. WINDOW HEADERS REFER TO A740'S
17. LIGHT SWITCHES, ELECTRICAL OUTLETS,THERMOSTATS AND OTHER ENVIRONMENTAL CONTROL ITEMS MUST BE POSITIONED SO THAT CONTROLS ARE LOCATED NOT HIGHER THAN 46" A.F.F. FROM TOP OF BOX ELECTRICAL OUTLETS MOUNTED SO THAT THE MINIMUM HEIGHT IS 16" A.F.F. FROM BOTTOM OF BOX CONTROLS AND/ OR OUTLETS MOUNTED NOT HIGHER THAN 44" (HORIZONTALLY) ABOVE THE COUNTERTOPS FROM TOP OF BOX.
18. @ STANDARD UNITS ALL WALL CABINETS ARE 36" UPPERS; @ H.C. ACCESSIBLE UNITS ALL WALL CABINETS ARE 42".

10 Unit Plan General Notes
(TYPICAL UNIT)

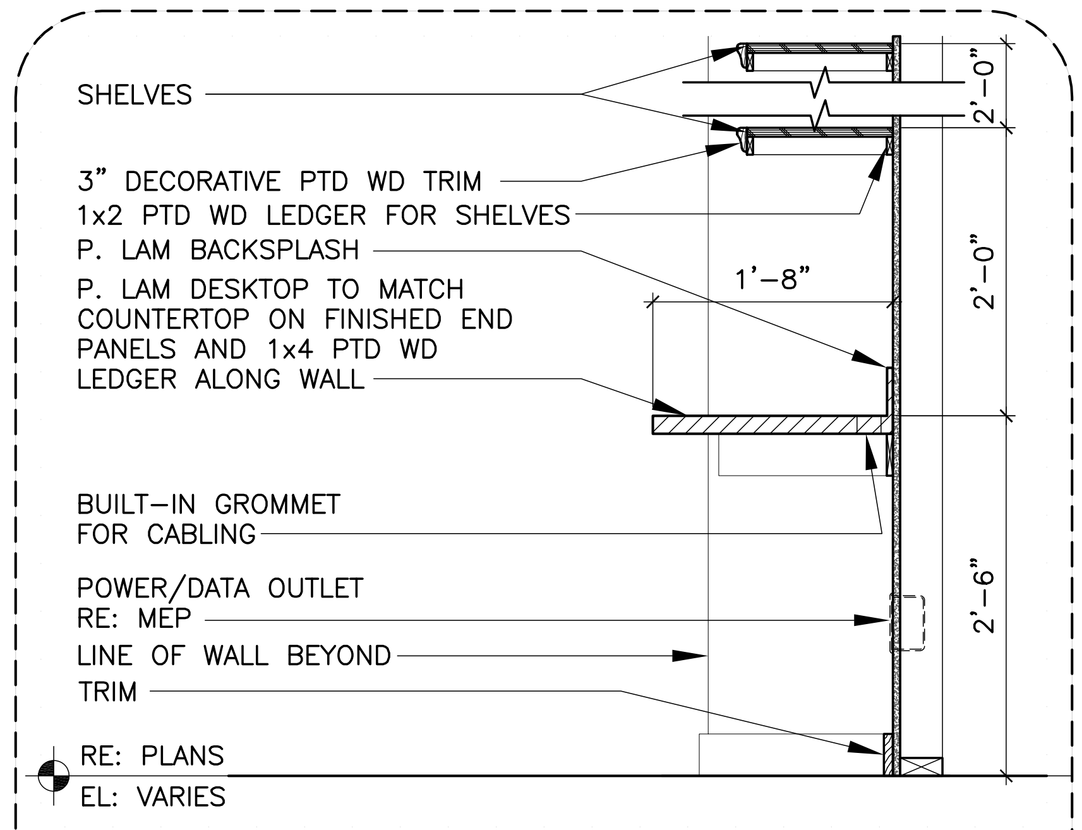
DASHED-DOT LINE DENOTES 1 HOUR RATING AT TENANT SEPARATION

SHADED WALLS DENOTES 2x6 WALL AND/OR FURR-OUT WALLS RE: PLAN

CLEAR FLOOR SPACE RE: SHEET A120, A121 & A122

Ⓧ REFER TO A721, A722, OR ENLARGED UNIT PLANS FOR APPLIANCE / ACCESSORY KEY

15 Unit Plan Legend



20 Section thru Desktop
Scale: 1/2" = 1'-0" (SEMI-RECESSED CONDITION)

JHP

JHP Architecture / Urban Design
8340 Meadow Road Suite 150
Dallas, Texas 75231
Telephone: 214-363-5687
Fax: 214-363-9563

JOHN M. SCHRADER
17828
05.26.2017

Standard at Boswell Marketplace
Fort Worth, Texas

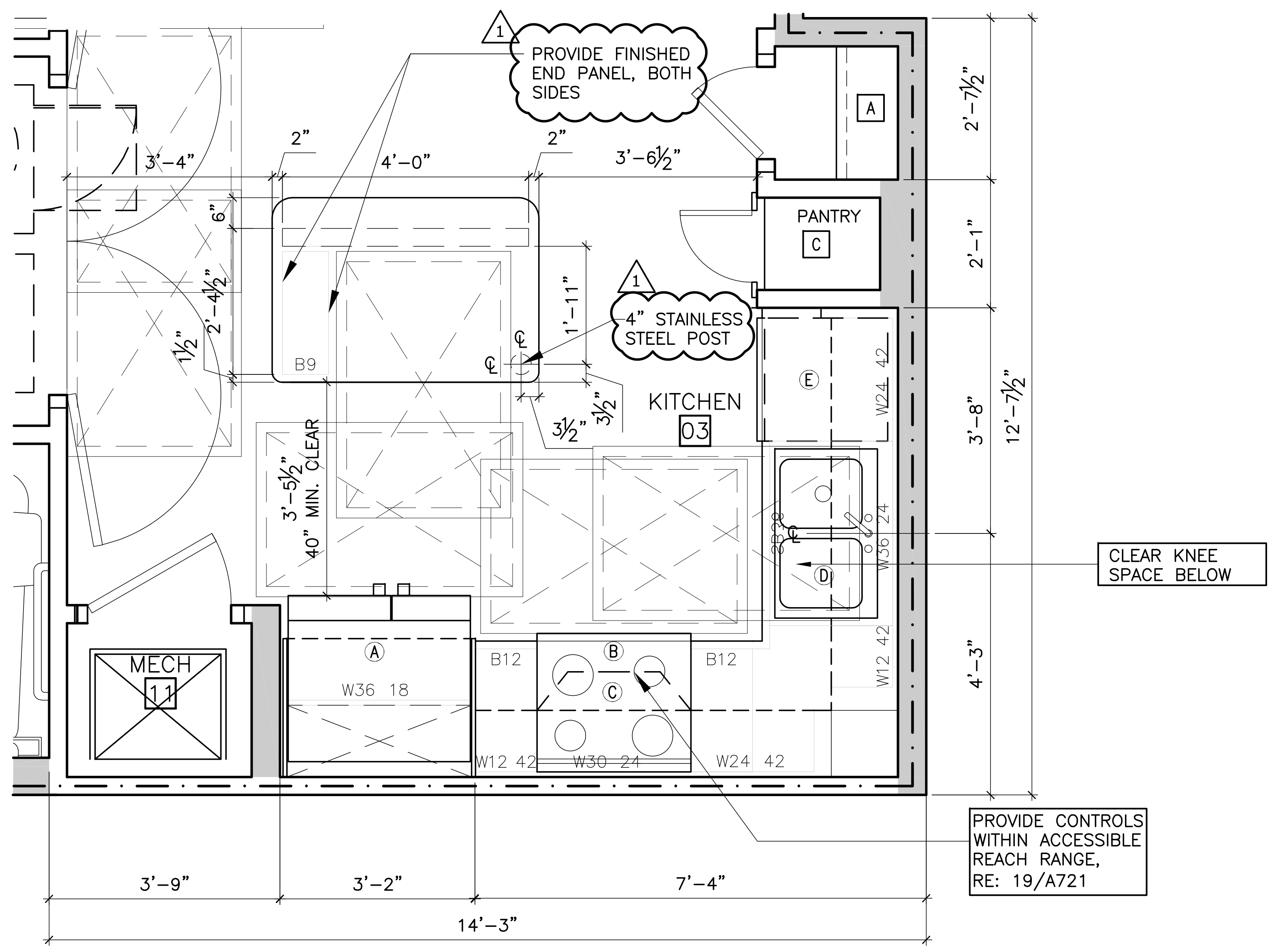
OjalaHoldings

Project Number:	2015088.00
Drawn By:	SM
Issue For:	
PERMIT	03.03.2017

Revision	Date
1 CONSTRUCTION SET	05.26.2017

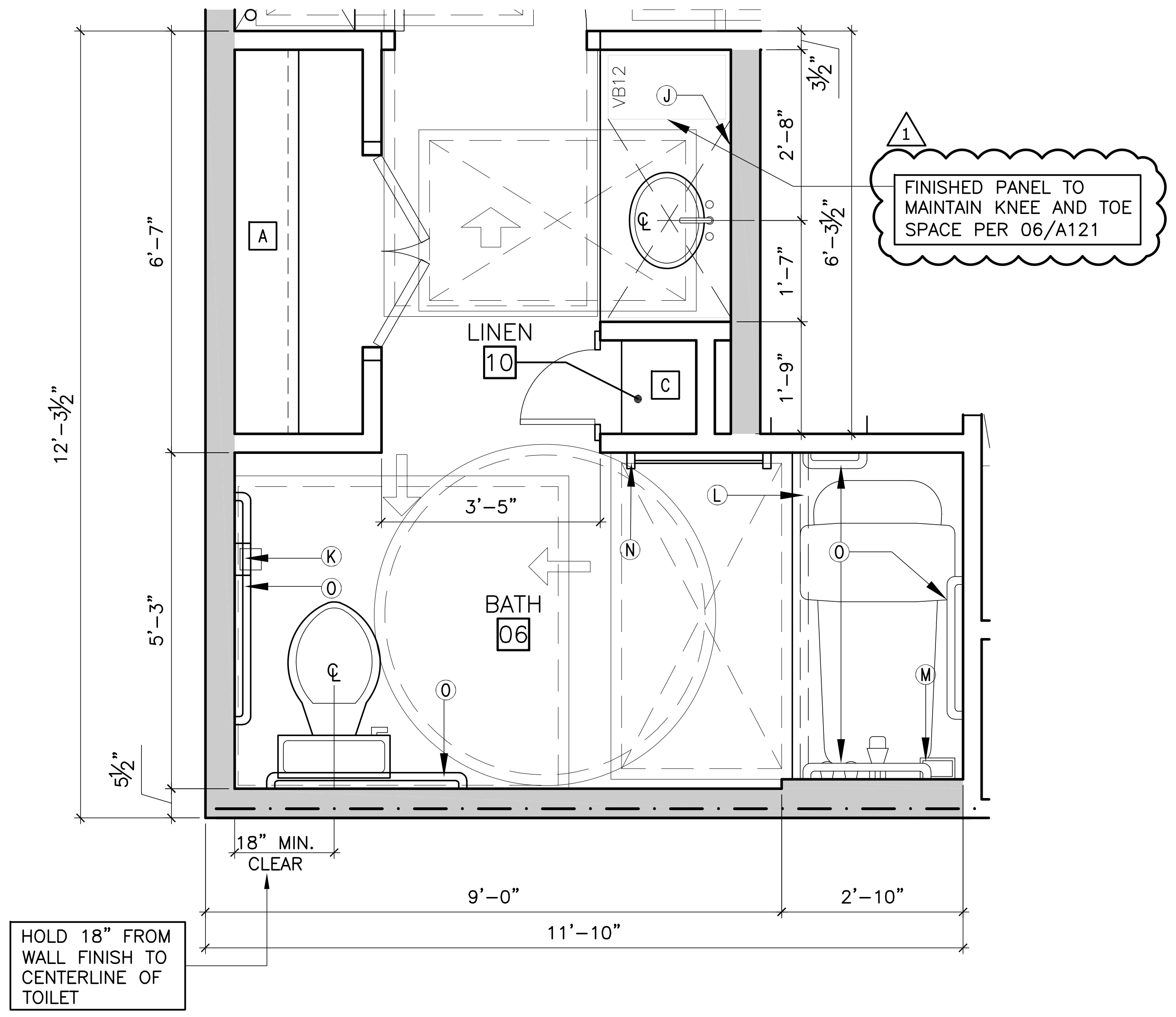
Sheet:
A204

UNIT C1 FLOORPLANS AND CONDITIONS



06 Enlarged Kitchen

Scale: 1/2" = 1'-0"

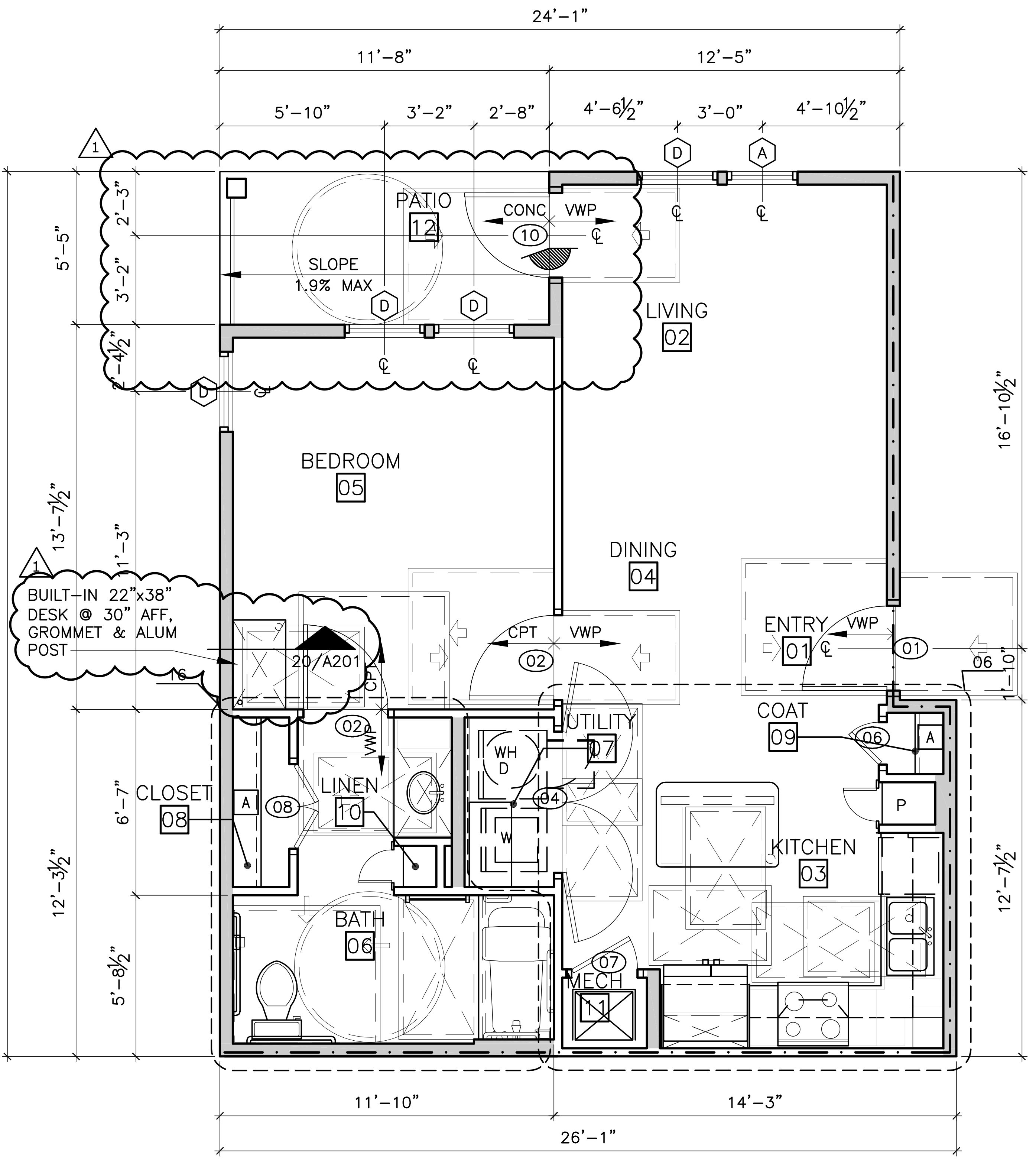


16 Enlarged Bathroom

Scale: 1/2" = 1'-0"

═·═·═	DASHED-DOT LINE DENOTES 1 HOUR RATING AT TENANT SEPARATION
▬	SHADED WALLS DENOTES 2x6 WALL AND/OR FURR-OUT WALLS RE: PLAN
☒	CLEAR FLOOR SPACE RE: SHEET A120, A121 & A122
ⓧ	REFER TO A721, A722, OR ENLARGED UNIT PLANS FOR APPLIANCE / ACCESSORY KEY

04 Unit Plan Legend

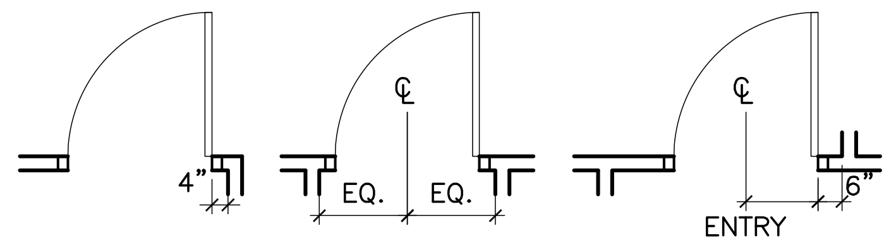


18 Unit A1 HC - Condition 1

Scale: 1/4" = 1'-0"

717 NSF
780 GSF

1. ALL UNIT PLAN DIMENSIONS ARE TO FACE OF STUD AND ALL UNIT INTERIOR ELEVATIONS DIMENSION ARE TO FACE OF GYPSUM UNLESS OTHERWISE NOTED.
2. KITCHEN BASE CABINETS ARE 24" DEEP, & BATH BASE CABINETS ARE 22" DEEP. U.N.O.
3. REFER TO A720 FOR SHELF TYPE & MOUNTING HEIGHTS.
4. PROVIDE SHELF SUPPORTS @ 40" MAX SPACING.
5. ALL SHELVES TO BE WIRE MTL. INCLUDING PANTRY, LINENS AND W/METAL RODS AT CLOSETS. EXPOSED SHELVING TO BE PTD. MDF.
6. ALL UNITS TO COMPLY WITH FEDERAL FAIR HOUSING GUIDELINES, 5% OF UNITS TO BE FULLY H.C. ADAPTABLE.
7. VERIFY EXACT DIMENSIONS REQUIRED FOR AIR HANDLER (A.H.U.) WITH MANUFACTURER PRIOR TO BUILDING ENCLOSING WALLS. A.H.U. REQUIRES SOLID WOOD STUDS AT FLANGE ANCHORAGE.
8. VERIFY FRAMING OPENING DIMENSIONS SHOWN FOR TUBS W/ ACTUAL UNIT SUPPLIED. ADJUST AS REQUIRED, TYP.
9. TILE BACKER BOARD TO BE USED AT ALL TUB / SHOWER AREAS. USE FIRE RATED TILE BACKER BOARD AT REQUIRED AREAS. EXTEND FIRE RATED TILE BACKER BOARD TO FLOOR LEVEL BEHIND TUBS AT ALL FIRE RATED WALLS, AND EXTERIOR WALLS TYP.
10. INTERIOR DOORS ARE 4" FROM STUD FACE TO HINGE SIDE OF DOOR, OR INTERIOR DOORS ARE CENTERED IN SPACE, U. N. O.



11. REFER TO SHEET A110 FOR UNIT INFORMATION & TABULATION CHART
12. DOOR TYPES ARE SHOWN ON UNIT PLAN SHEETS FOR EACH INDIVIDUAL UNIT TYP. REFER TO SCHEDULE ON A730
13. LEVER TYPE HARDWARE SHALL BE PROVIDED AT THE EXTERIOR OF ALL DOORS AND THROUGHOUT UNITS AND WITHIN H.C. ADAPTABLE UNITS.
14. SEE SHEET A112 FOR WALL TYPES LEGEND AND FP SHEETS FOR TYP. DETAILS.
15. BRICK LEDGES / LOCATIONS SHOWN ON THE BUILDING PLANS IF APPLICABLE.
16. ALL EXT. WINDOW HEADERS REFER TO A740'S
17. LIGHT SWITCHES, ELECTRICAL OUTLETS,THERMOSTATS AND OTHER ENVIRONMENTAL CONTROL ITEMS MUST BE POSITIONED SO THAT CONTROLS ARE LOCATED NOT HIGHER THAN 46" A.F.F. FROM TOP OF BOX ELECTRICAL OUTLETS MOUNTED SO THAT THE MINIMUM HEIGHT IS 16" A.F.F. FROM BOTTOM OF BOX CONTROLS AND/ OR OUTLETS MOUNTED NOT HIGHER THAN 44" (HORIZONTALLY) ABOVE THE COUNTERTOPS FROM TOP OF BOX.
18. @ STANDARD UNITS ALL WALL CABINETS ARE 36" UPPERS; @ H.C. ACCESSIBLE UNITS ALL WALL CABINETS ARE 42".

10 Unit Plan General Notes

(TYPICAL UNIT)

1. RE: A121 FOR MINIMUM LAVATORY KNEE SPACE REQUIREMENTS
2. RE: A121 FOR MINIMUM KITCHEN SINK KNEE SPACE REQUIREMENTS
3. RE: A120 FOR CLEAR FLOOR SPACE REQUIREMENTS AT FIXTURES AND APPLIANCES
4. RE: A120 FOR SIDE AND REAR WALL GRAB BAR LENGTH REQUIREMENTS AT FIXTURES IN BATHROOMS
5. PROVIDE TUB SEAT PER STATE REQUIREMENTS
6. PROVIDE GRAB BARS AT BATH-TUB SHOWER SEE INTERIOR ELEVATION FOR SIZE, REF: A122
7. A SHOWER SPRAY HEAD SHALL BE PROVIDED WITH A HOSE AT LEAST 60" LONG, THAT CAN BE FIXED OR HAND HELD
8. SET MEDICINE CABINET TOP SURFACE OF THE BOTTOM SHELF AT 44" MAX. A.F.F. (IF APPLICABLE)
9. TOP ROD & SHELF AT CLOSET TO BE MAX. 48" A.F.F. RE: 16/A720
10. RE: 10/A122 FOR TUB CONTROL LOCATION REQUIREMENTS
11. RE: 09/A121 FOR CLEAR FLOOR SPACE REQUIRED AT ALL DOORS
12. RE: 06/A121 FOR ACCESSIBLE SINK REQUIREMENTS
13. TOP SURFACE OF THE BOTTOM SHELF OF WALL MOUNTED CABINETS TO BE MAX. 48" A.F.F.
14. PROVIDE FREEZER ADA APPROVED MAX. REACH WITH 180 DEGREE DOOR SWING AT ALL HANDICAP ACCESSIBLE UNITS
15. RE: A120 & A121 FOR LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROL ITEMS MOUNTING HEIGHT MINIMUMS AND MAXIMUMS
16. RE: A121 FOR HEIGHT REQUIREMENT OF OPERABLE PARTS OF ALL APPLIANCES. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBF

NOTES:

A. NO SHARP OR ABRASIVE SURFACES ALLOWED UNDER THE SINK, HOT WATER PIPES AND DRAIN PIPES UNDER THE SINK SHALL BE INSULATED.

B. ALL UNITS SHALL COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL 1998 ED., SEE NOTES PROVIDED A120.

20 Handicap Accessible Unit Plan Notes

(RE: 2009 ANSI STANDARDS)

JHP

JHP Architecture / Urban Design
8340 Meadow Road Suite 150
Dallas, Texas 75231
Telephone: 214-363-5687
Fax: 214-363-9563

JOHN M. SCHRADER 17828

05.26.2017

Standard at Boswell Marketplace

Fort Worth, Texas

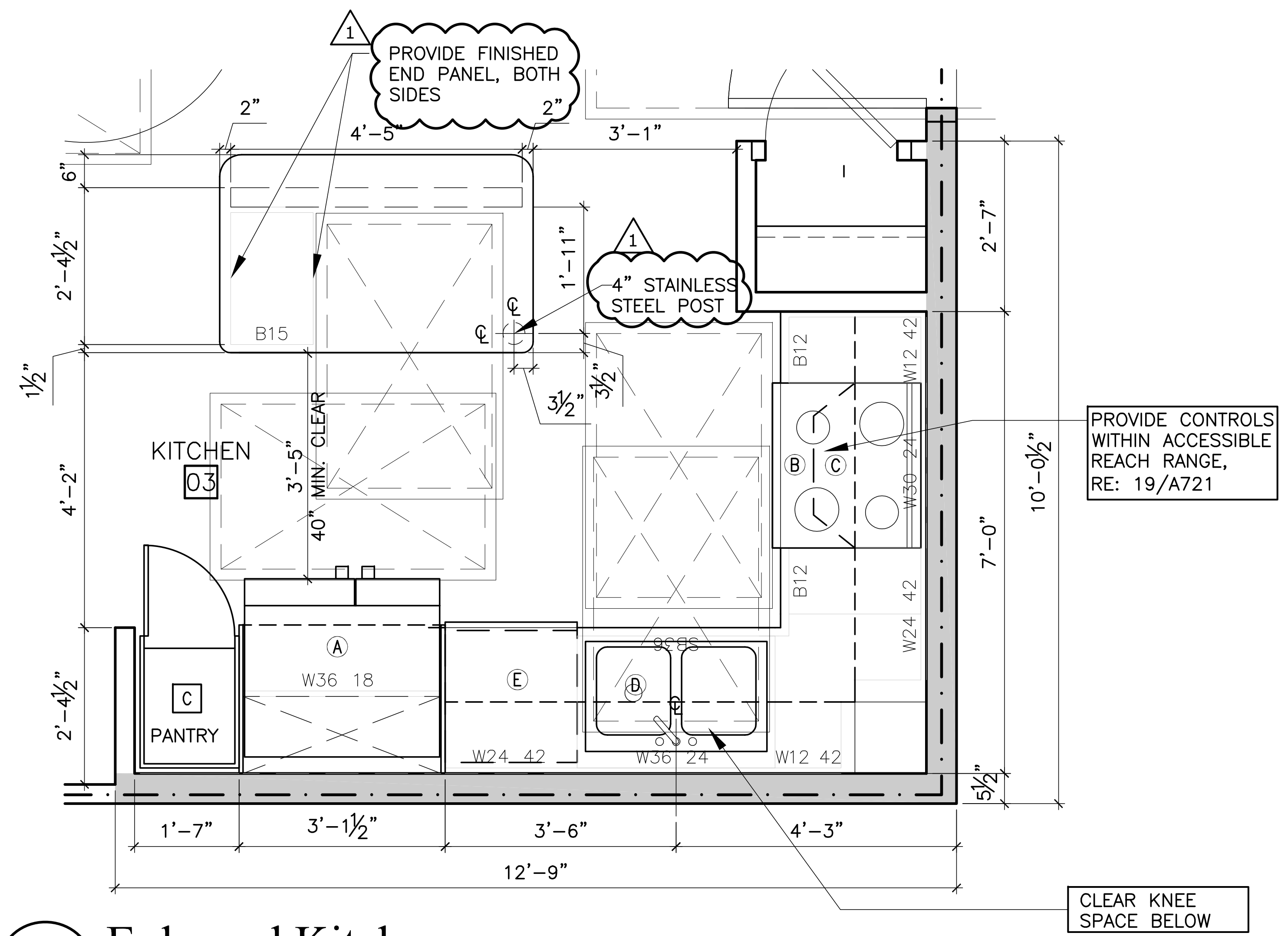
OjalaHoldings

Project Number: 2015088.00
Drawn By: SM
Issue For:
PERMIT 03.03.2017

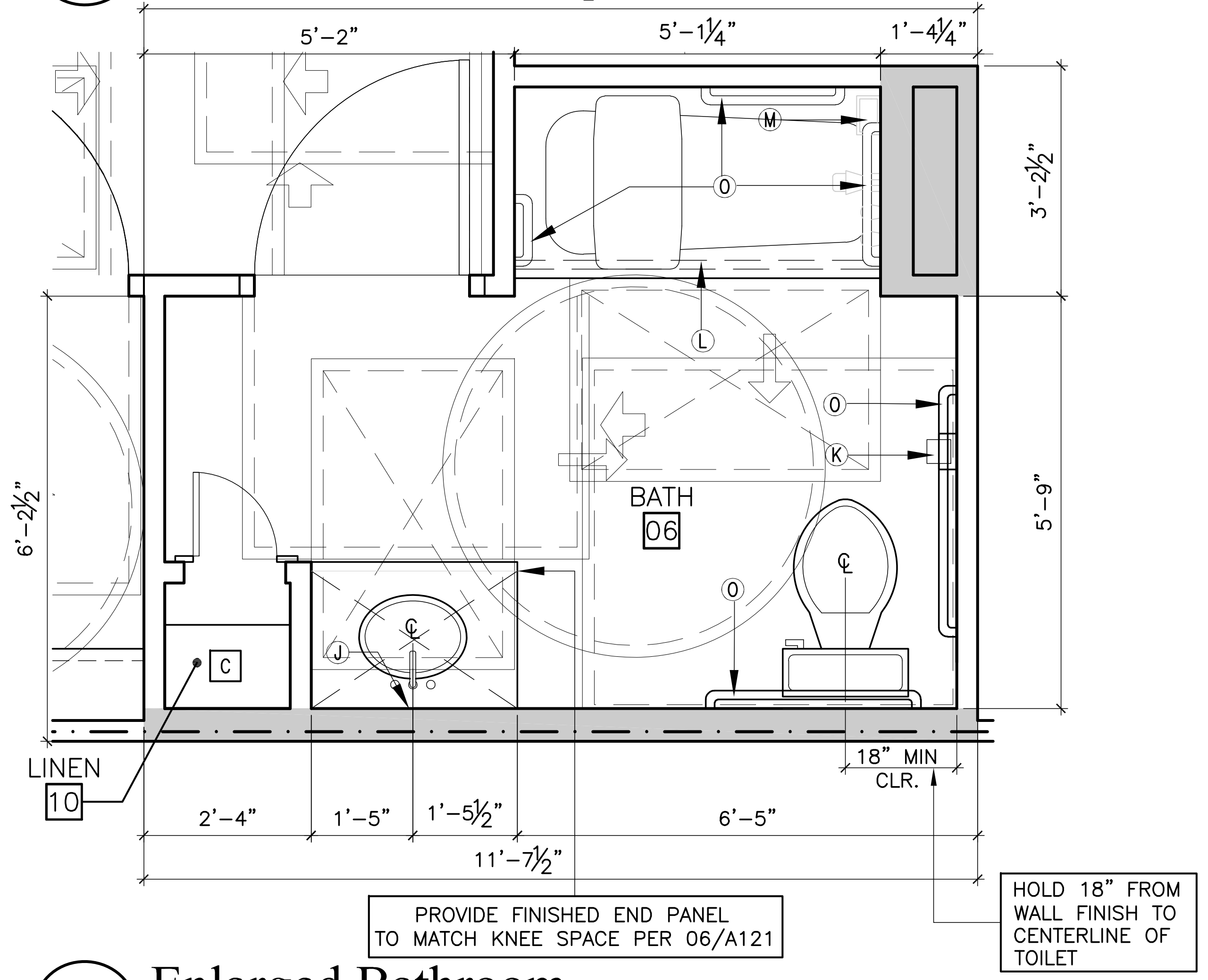
Revision	Date
1 CONSTRUCTION SET	05.26.2017

Sheet:
A205

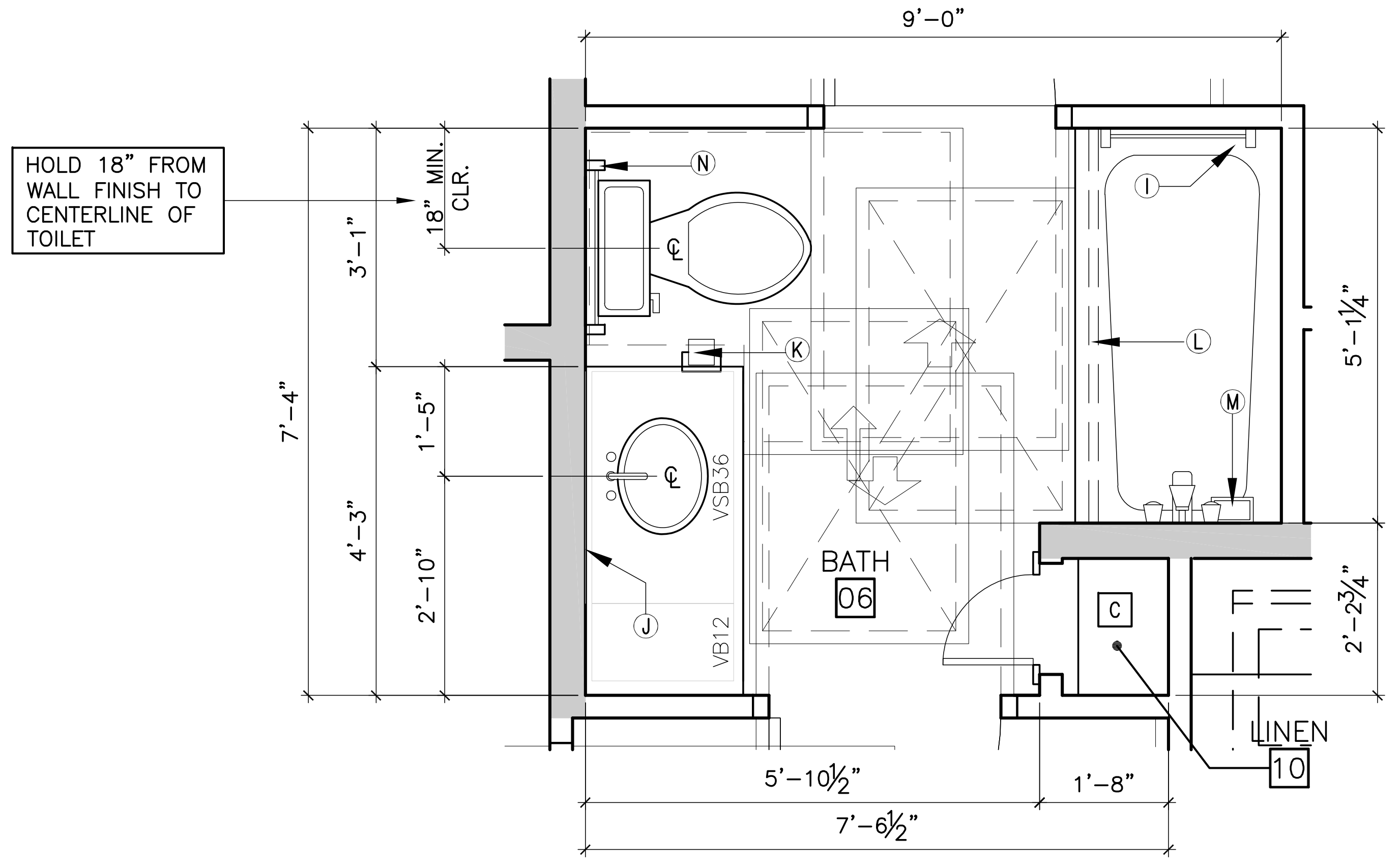
UNIT A1 HC FLOORPLANS AND CONDITIONS



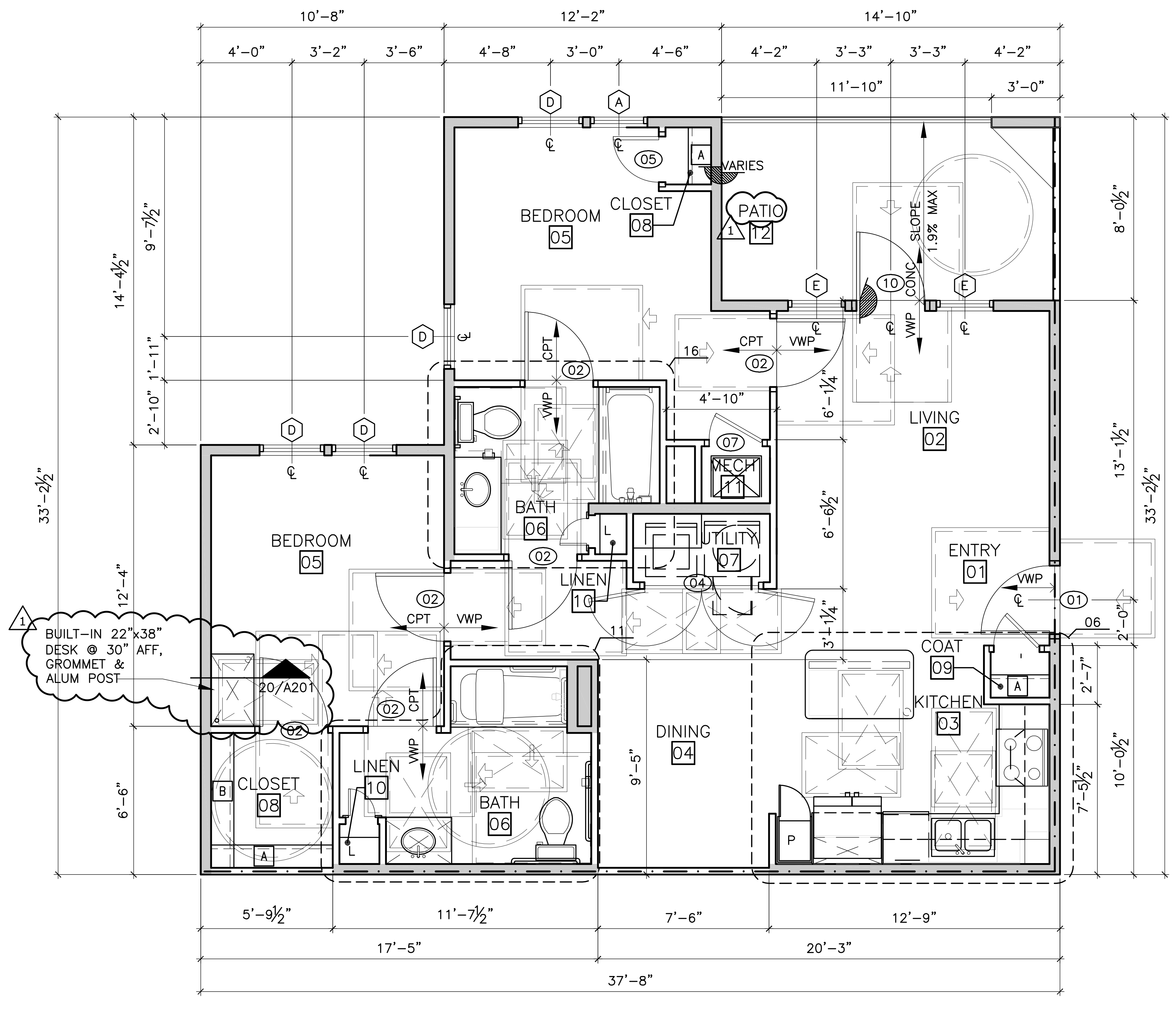
06 Enlarged Kitchen
Scale: 1/2" = 1'-0"



11 Enlarged Bathroom
Scale: 1/2" = 1'-0"



16 Enlarged Bathroom
Scale: 1/2" = 1'-0"



18 Unit B1 HC - Condition 1
Scale: 1/4" = 1'-0"

978 NSF
1,098 GSF

DASHED-DOT LINE DENOTES 1 HOUR RATING AT TENANT SEPARATION

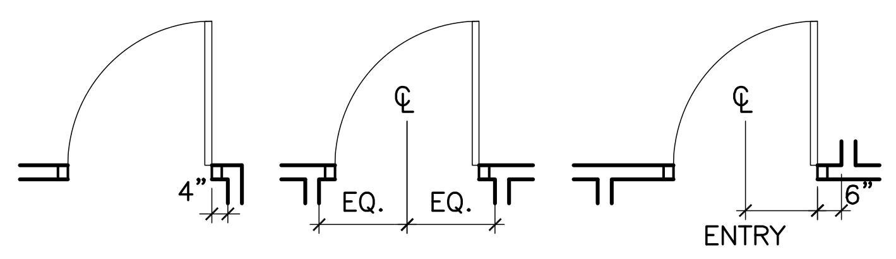
SHADED WALLS DENOTES 2x6 WALL AND/OR FURR-OUT WALLS RE: PLAN

CLEAR FLOOR SPACE RE: SHEET A120, A121 & A122

ⓧ REFER TO A721, A722, OR ENLARGED UNIT PLANS FOR APPLIANCE / ACCESSORY KEY

04 Unit Plan Legend

1. ALL UNIT PLAN DIMENSIONS ARE TO FACE OF STUD AND ALL UNIT INTERIOR ELEVATIONS DIMENSION ARE TO FACE OF GYPSUM UNLESS OTHERWISE NOTED.
2. KITCHEN BASE CABINETS ARE 24" DEEP, & BATH BASE CABINETS ARE 22" DEEP. U.N.O.
3. REFER TO A720 FOR SHELF TYPE & MOUNTING HEIGHTS.
4. PROVIDE SHELF SUPPORTS @ 40" MAX SPACING.
5. ALL SHELVES TO BE WIRE MTL. INCLUDING PANTRY, LINENS AND W/METAL RODS AT CLOSETS. EXPOSED SHELVING TO BE PTD. MDF.
6. ALL UNITS TO COMPLY WITH FEDERAL FAIR HOUSING GUIDELINES, 5% OF UNITS TO BE FULLY H.C. ADAPTABLE.
7. VERIFY EXACT DIMENSIONS REQUIRED FOR AIR HANDLER (A.H.U.) WITH MANUFACTURER PRIOR TO BUILDING ENCLOSING WALLS. A.H.U. REQUIRES SOLID WOOD STUDS AT FLANGE ANCHORAGE.
8. VERIFY FRAMING OPENING DIMENSIONS SHOWN FOR TUBS W/ ACTUAL UNIT SUPPLIED. ADJUST AS REQUIRED, TYP.
9. TILE BACKER BOARD TO BE USED AT ALL TUB / SHOWER AREAS. USE FIRE RATED TILE BACKER BOARD AT REQUIRED AREAS. EXTEND FIRE RATED TILE BACKER BOARD TO FLOOR LEVEL BEHIND TUBS AT ALL FIRE RATED WALLS, AND EXTERIOR WALLS TYP.
10. INTERIOR DOORS ARE 4" FROM STUD FACE TO HINGE SIDE OF DOOR, OR INTERIOR DOORS ARE CENTERED IN SPACE, U. N. O.



11. REFER TO SHEET A110 FOR UNIT INFORMATION & TABULATION CHART
12. DOOR TYPES ARE SHOWN ON UNIT PLAN SHEETS FOR EACH INDIVIDUAL UNIT TYP. REFER TO SCHEDULE ON A730
13. LEVER TYPE HARDWARE SHALL BE PROVIDED AT THE EXTERIOR OF ALL DOORS AND THROUGHOUT UNITS AND WITHIN H.C. ADAPTABLE UNITS.
14. SEE SHEET A112 FOR WALL TYPES LEGEND AND FP SHEETS FOR TYP. DETAILS.
15. BRICK LEDGES / LOCATIONS SHOWN ON THE BUILDING PLANS IF APPLICABLE.
16. ALL EXT. WINDOW HEADERS REFER TO A740'S
17. LIGHT SWITCHES, ELECTRICAL OUTLETS,THERMOSTATS AND OTHER ENVIRONMENTAL CONTROL ITEMS MUST BE POSITIONED SO THAT CONTROLS ARE LOCATED NOT HIGHER THAN 46" A.F.F. FROM TOP OF BOX ELECTRICAL OUTLETS MOUNTED SO THAT THE MINIMUM HEIGHT IS 16" A.F.F. FROM BOTTOM OF BOX CONTROLS AND/ OR OUTLETS MOUNTED NOT HIGHER THAN 44" (HORIZONTALLY) ABOVE THE COUNTERTOPS FROM TOP OF BOX.
18. @ STANDARD UNITS ALL WALL CABINETS ARE 36" UPPERS; @ H.C. ACCESSIBLE UNITS ALL WALL CABINETS ARE 42".

10 Unit Plan General Notes
(TYPICAL UNIT)

1. RE: A121 FOR MINIMUM LAVATORY KNEE SPACE REQUIREMENTS
2. RE: A121 FOR MINIMUM KITCHEN SINK KNEE SPACE REQUIREMENTS
3. RE: A120 FOR CLEAR FLOOR SPACE REQUIREMENTS AT FIXTURES AND APPLIANCES
4. RE: A120 FOR SIDE AND REAR WALL GRAB BAR LENGTH REQUIREMENTS AT FIXTURES IN BATHROOMS
5. PROVIDE TUB SEAT PER STATE REQUIREMENTS
6. PROVIDE GRAB BARS AT BATH-TUB SHOWER SEE INTERIOR ELEVATION FOR SIZE, REF: A122
7. A SHOWER SPRAY HEAD SHALL BE PROVIDED WITH A HOSE AT LEAST 60" LONG, THAT CAN BE FIXED OR HAND HELD
8. SET MEDICINE CABINET TOP SURFACE OF THE BOTTOM SHELF AT 44" MAX. A.F.F. (IF APPLICABLE)
9. TOP ROD & SHELF AT CLOSET TO BE MAX. 48" A.F.F. RE: 16/A720
10. RE: 10/A122 FOR TUB CONTROL LOCATION REQUIREMENTS
11. RE: 09/A121 FOR CLEAR FLOOR SPACE REQUIRED AT ALL DOORS
12. RE: 06/A121 FOR ACCESSIBLE SINK REQUIREMENTS
13. TOP SURFACE OF THE BOTTOM SHELF OF WALL MOUNTED CABINETS TO BE MAX. 48" A.F.F.
14. PROVIDE FREEZER ADA APPROVED MAX. REACH WITH 180 DEGREE DOOR SWING AT ALL HANDICAP ACCESSIBLE UNITS
15. RE: A120 & A121 FOR LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROL ITEMS MOUNTING HEIGHT MINIMUMS AND MAXIMUMS
16. RE: A121 FOR HEIGHT REQUIREMENT OF OPERABLE PARTS OF ALL APPLIANCES. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBF

NOTES:

A. NO SHARP OR ABRASIVE SURFACES ALLOWED UNDER THE SINK, HOT WATER PIPES AND DRAIN PIPES UNDER THE SINK SHALL BE INSULATED.

B. ALL UNITS SHALL COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL 1998 ED., SEE NOTES PROVIDED A120.

20 Handicap Accessible Unit Plan Notes
(RE: 2009 ANSI STANDARDS)

UNIT B1 HC FLOORPLANS AND CONDITIONS

JHP

JHP Architecture / Urban Design
8340 Meadow Road Suite 150
Dallas, Texas 75231
Telephone: 214-363-5687
Fax: 214-363-9563

JOHN M. SCHRADER
17828
05.26.2017

Standard at Boswell Marketplace
Fort Worth, Texas

OjalaHoldings

Project Number: 2015088.00
Drawn By: SM
Issue For:
PERMIT 03.03.2017

Revision	Date
1 CONSTRUCTION SET	05.26.2017

Sheet:
A206

═══ DASHED-DOT LINE DENOTES 1 HOUR RATING AT TENANT SEPARATION

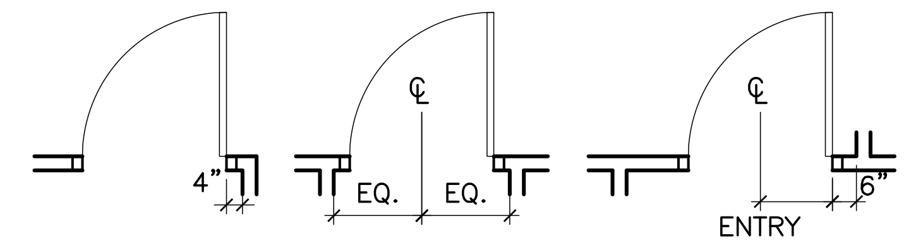
▨ SHADED WALLS DENOTES 2x6 WALL AND/OR FURR-OUT WALLS RE: PLAN

☒ CLEAR FLOOR SPACE RE: SHEET A120, A121 & A122

ⓧ REFER TO A721, A722, OR ENLARGED UNIT PLANS FOR APPLIANCE / ACCESSORY KEY

04 Unit Plan Legend

1. ALL UNIT PLAN DIMENSIONS ARE TO FACE OF STUD AND ALL UNIT INTERIOR ELEVATIONS DIMENSION ARE TO FACE OF GYPSUM UNLESS OTHERWISE NOTED.
2. KITCHEN BASE CABINETS ARE 24" DEEP, & BATH BASE CABINETS ARE 22" DEEP. U.N.O.
3. REFER TO A720 FOR SHELF TYPE & MOUNTING HEIGHTS.
4. PROVIDE SHELF SUPPORTS @ 40" MAX SPACING.
5. ALL SHELVES TO BE WIRE MTL. INCLUDING PANTRY, LINENS AND W/METAL RODS AT CLOSETS. EXPOSED SHELVING TO BE PTD. MDF.
6. ALL UNITS TO COMPLY WITH FEDERAL FAIR HOUSING GUIDELINES, 5% OF UNITS TO BE FULLY H.C. ADAPTABLE.
7. VERIFY EXACT DIMENSIONS REQUIRED FOR AIR HANDLER (A.H.U.) WITH MANUFACTURER PRIOR TO BUILDING ENCLOSING WALLS. A.H.U. REQUIRES SOLID WOOD STUDS AT FLANGE ANCHORAGE.
8. VERIFY FRAMING OPENING DIMENSIONS SHOWN FOR TUBS W/ ACTUAL UNIT SUPPLIED. ADJUST AS REQUIRED, TYP.
9. TILE BACKER BOARD TO BE USED AT ALL TUB / SHOWER AREAS. USE FIRE RATED TILE BACKER BOARD AT REQUIRED AREAS. EXTEND FIRE RATED TILE BACKER BOARD TO FLOOR LEVEL BEHIND TUBS AT ALL FIRE RATED WALLS, AND EXTERIOR WALLS TYP.
10. INTERIOR DOORS ARE 4" FROM STUD FACE TO HINGE SIDE OF DOOR, OR INTERIOR DOORS ARE CENTERED IN SPACE, U. N. O.



11. REFER TO SHEET A110 FOR UNIT INFORMATION & TABULATION CHART
12. DOOR TYPES ARE SHOWN ON UNIT PLAN SHEETS FOR EACH INDIVIDUAL UNIT TYP. REFER TO SCHEDULE ON A730
13. LEVER TYPE HARDWARE SHALL BE PROVIDED AT THE EXTERIOR OF ALL DOORS AND THROUGHOUT UNITS AND WITHIN H.C. ADAPTABLE UNITS.
14. SEE SHEET A112 FOR WALL TYPES LEGEND AND FP SHEETS FOR TYP. DETAILS.
15. BRICK LEDGES / LOCATIONS SHOWN ON THE BUILDING PLANS IF APPLICABLE.
16. ALL EXT. WINDOW HEADERS REFER TO A740'S
17. LIGHT SWITCHES, ELECTRICAL OUTLETS,THERMOSTATS AND OTHER ENVIRONMENTAL CONTROL ITEMS MUST BE POSITIONED SO THAT CONTROLS ARE LOCATED NOT HIGHER THAN 46" A.F.F. FROM TOP OF BOX ELECTRICAL OUTLETS MOUNTED SO THAT THE MINIMUM HEIGHT IS 16" A.F.F. FROM BOTTOM OF BOX CONTROLS AND/ OR OUTLETS MOUNTED NOT HIGHER THAN 44" (HORIZONTALLY) ABOVE THE COUNTERTOPS FROM TOP OF BOX.
18. @ STANDARD UNITS ALL WALL CABINETS ARE 36" UPPERS; @ H.C. ACCESSIBLE UNITS ALL WALL CABINETS ARE 42".

10 Unit Plan General Notes

(TYPICAL UNIT)

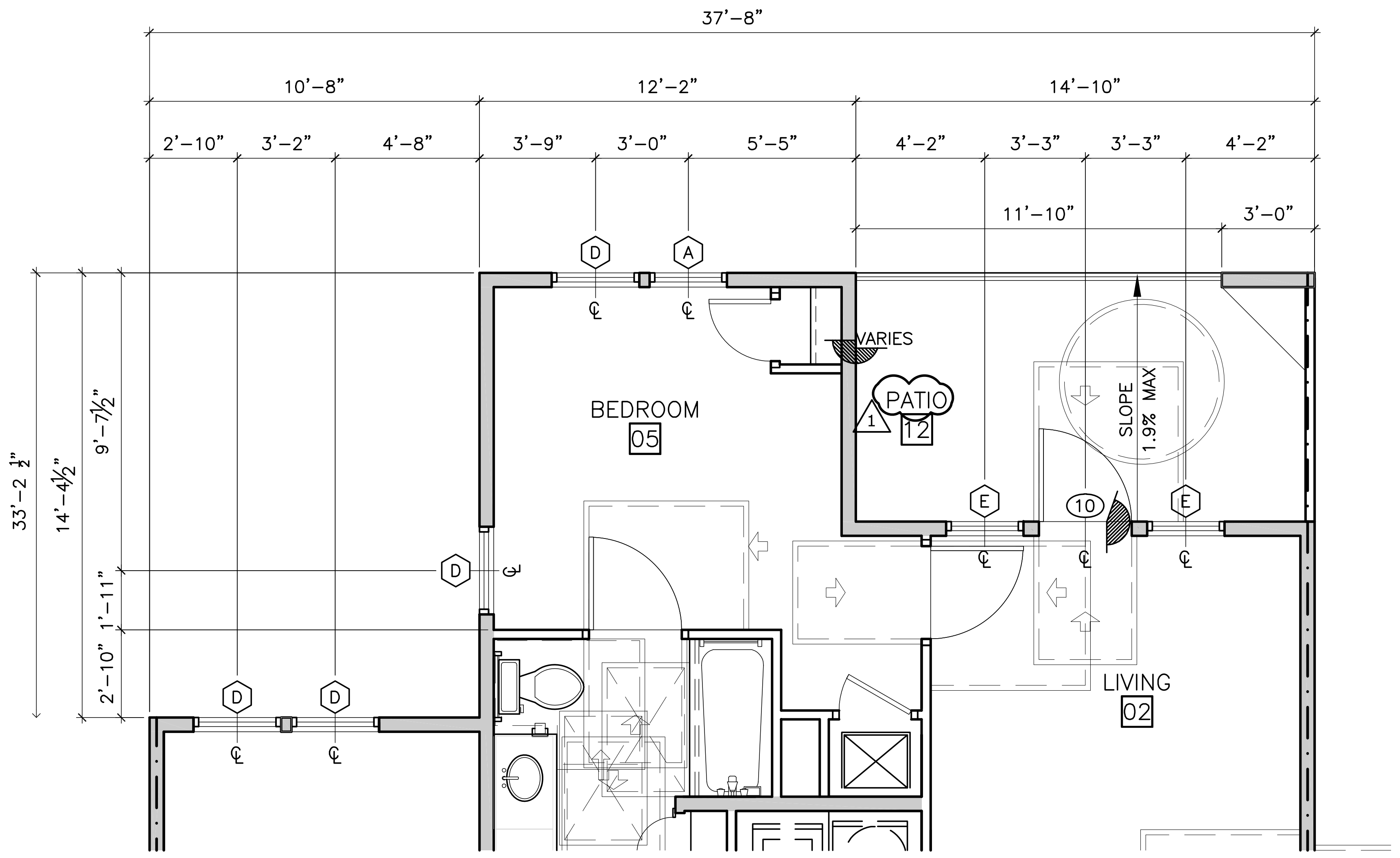
1. RE: A121 FOR MINIMUM LAVATORY KNEE SPACE REQUIREMENTS
2. RE: A121 FOR MINIMUM KITCHEN SINK KNEE SPACE REQUIREMENTS
3. RE: A120 FOR CLEAR FLOOR SPACE REQUIREMENTS AT FIXTURES AND APPLIANCES
4. RE: A120 FOR SIDE AND REAR WALL GRAB BAR LENGTH REQUIREMENTS AT FIXTURES IN BATHROOMS
5. PROVIDE TUB SEAT PER STATE REQUIREMENTS
6. PROVIDE GRAB BARS AT BATH-TUB SHOWER SEE INTERIOR ELEVATION FOR SIZE, REF: A122
7. A SHOWER SPRAY HEAD SHALL BE PROVIDED WITH A HOSE AT LEAST 60" LONG, THAT CAN BE FIXED OR HAND HELD
8. SET MEDICINE CABINET TOP SURFACE OF THE BOTTOM SHELF AT 44" MAX. A.F.F. (IF APPLICABLE)
9. TOP ROD & SHELF AT CLOSET TO BE MAX. 48" A.F.F. RE: 16/A720
10. RE: 10/A122 FOR TUB CONTROL LOCATION REQUIREMENTS
11. RE: 09/A121 FOR CLEAR FLOOR SPACE REQUIRED AT ALL DOORS
12. RE: 06/A121 FOR ACCESSIBLE SINK REQUIREMENTS
13. TOP SURFACE OF THE BOTTOM SHELF OF WALL MOUNTED CABINETS TO BE MAX. 48" A.F.F.
14. PROVIDE FREEZER ADA APPROVED MAX. REACH WITH 180 DEGREE DOOR SWING AT ALL HANDICAP ACCESSIBLE UNITS
15. RE: A120 & A121 FOR LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROL ITEMS MOUNTING HEIGHT MINIMUMS AND MAXIMUMS
16. RE: A121 FOR HEIGHT REQUIREMENT OF OPERABLE PARTS OF ALL APPLIANCES. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBF

NOTES:
A. NO SHARP OR ABRASIVE SURFACES ALLOWED UNDER THE SINK, HOT WATER PIPES AND DRAIN PIPES UNDER THE SINK SHALL BE INSULATED.

B. ALL UNITS SHALL COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL 1998 ED., SEE NOTES PROVIDED A120.

20 Handicap Accessible Unit Plan Notes

(RE: 2009 ANSI STANDARDS)



18 Unit B1 HC - Condition 4

Scale: 1/4" = 1'-0"

978 NSF
1,098 GSF

JHP

JHP Architecture / Urban Design
8340 Meadow Road Suite 150
Dallas, Texas 75231
Telephone: 214-363-5687
Fax: 214-363-9563

JOHN M. SCHRADER
17828
05.26.2017

Standard at Boswell Marketplace

Fort Worth, Texas

OjalaHoldings

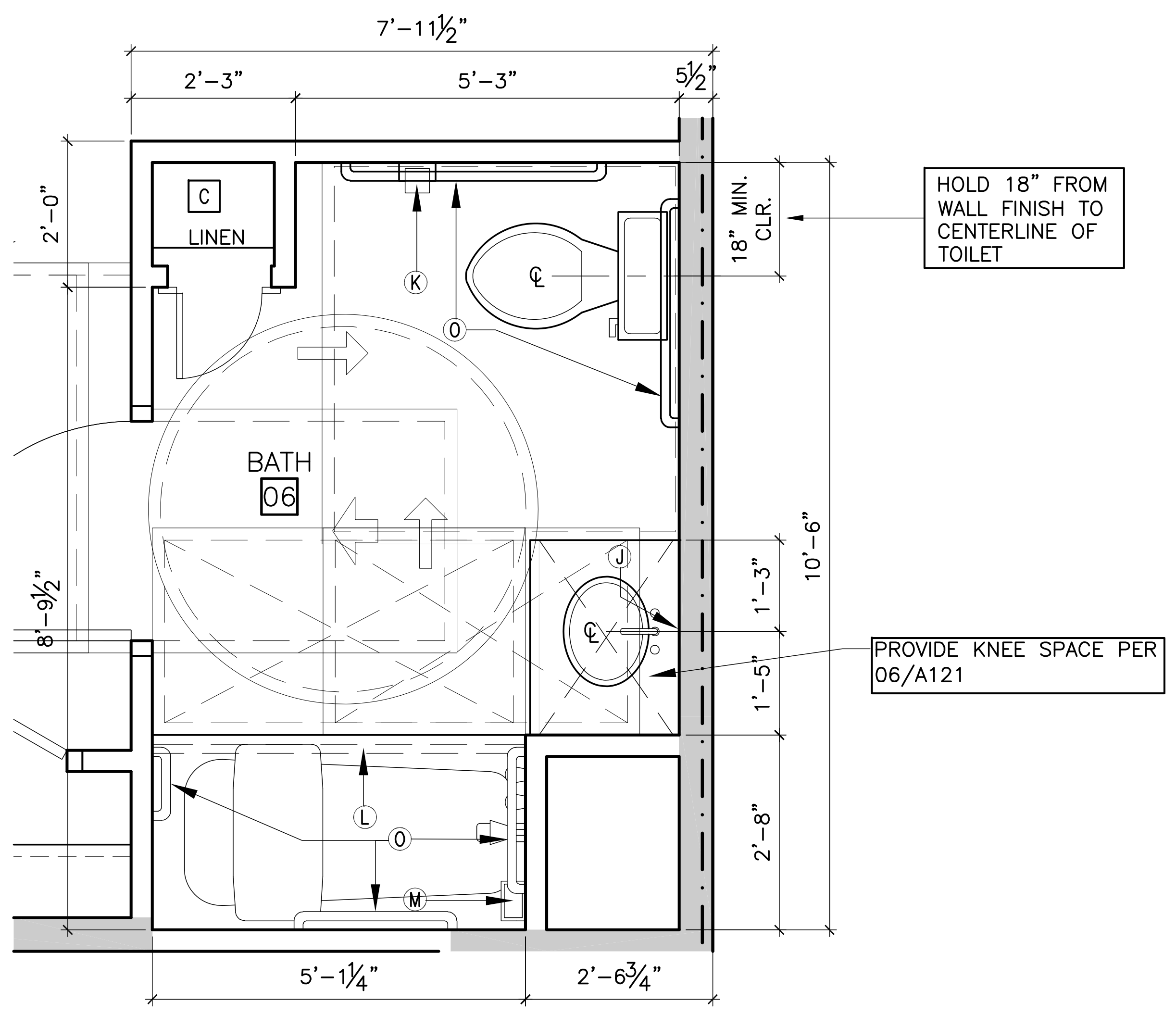
Project Number:	2015088.00
Drawn By:	SM
Issue For:	
PERMIT	03.03.2017

Revision	Date
1 CONSTRUCTION SET	05.26.2017

Sheet:

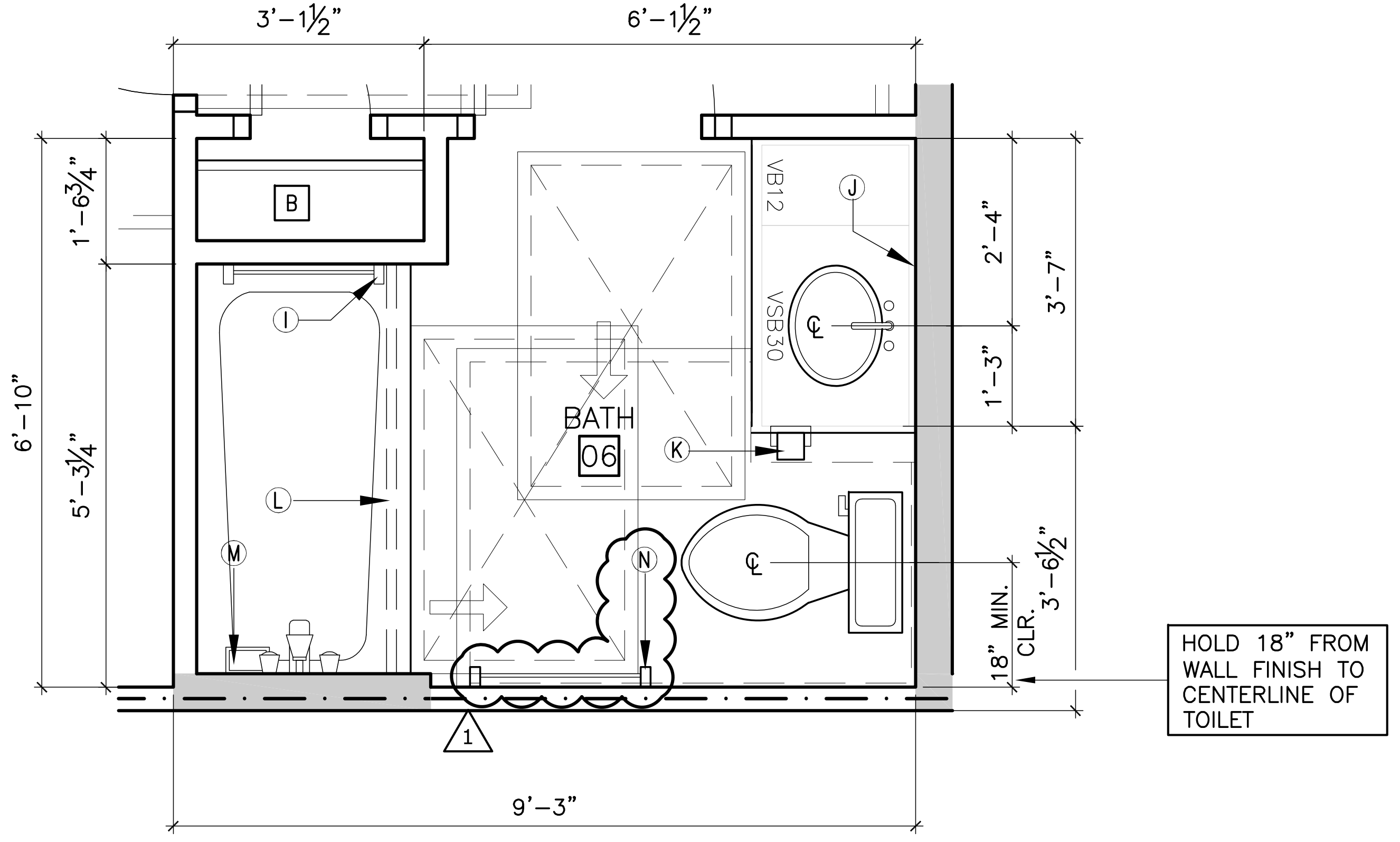
A207

UNIT B1 HC FLOORPLANS AND CONDITIONS



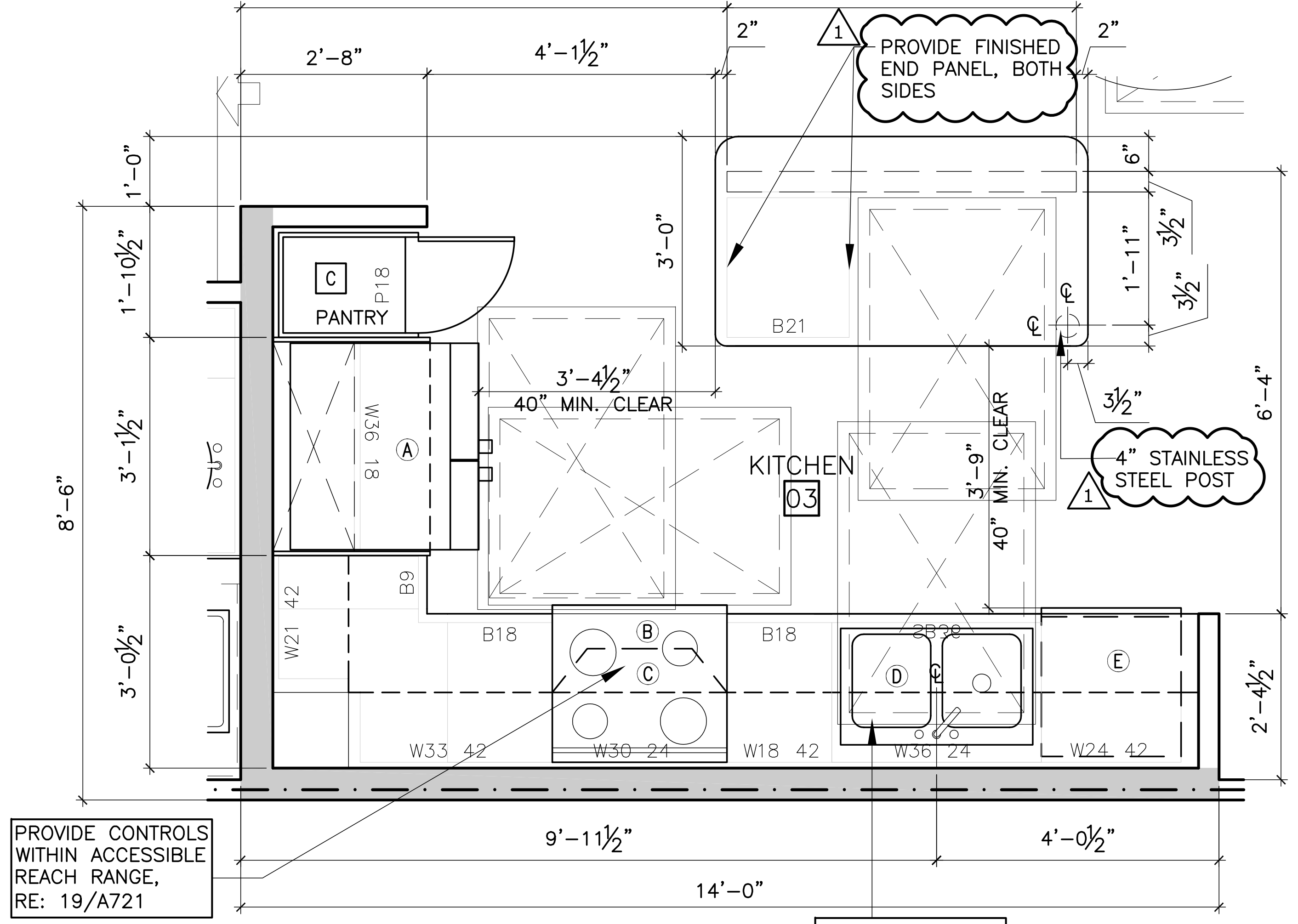
06 Enlarged Bathroom

Scale: 1/2" = 1'-0"



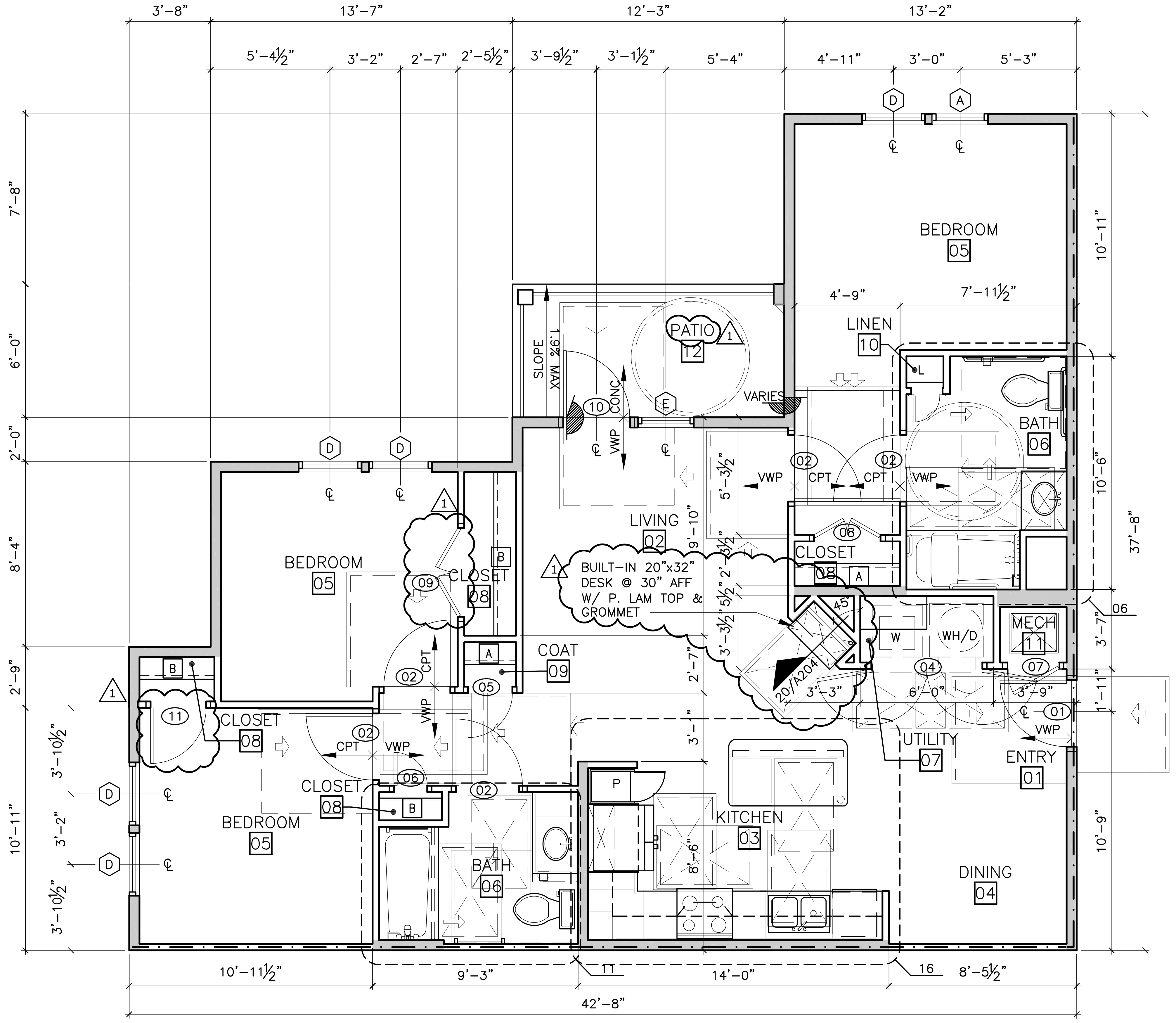
11 Enlarged Bathroom

Scale: 1/2" = 1'-0"



16 Enlarged Kitchen

Scale: 1/2" = 1'-0"



18 Unit C1 HC - Condition 1

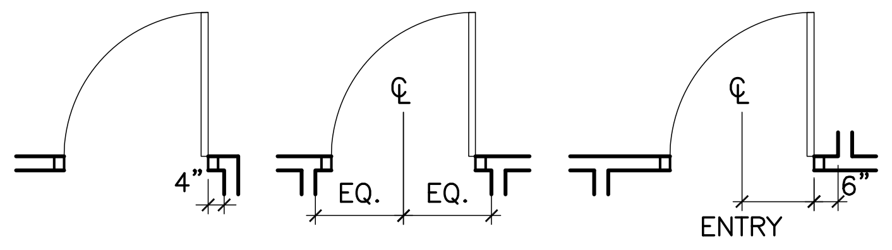
Scale: 1/4" = 1'-0"

1,139 NSF
1,212 GSF

▬ · ▬ · ▬	DASHED-DOT LINE DENOTES 1 HOUR RATING AT TENANT SEPARATION
▨	SHADED WALLS DENOTES 2x6 WALL AND/OR FURR-OUT WALLS RE: PLAN
☒	CLEAR FLOOR SPACE RE: SHEET A120, A121 & A122
ⓧ	REFER TO A721, A722, OR ENLARGED UNIT PLANS FOR APPLIANCE / ACCESSORY KEY

04 Unit Plan Legend

1. ALL UNIT PLAN DIMENSIONS ARE TO FACE OF STUD AND ALL UNIT INTERIOR ELEVATIONS DIMENSION ARE TO FACE OF GYPSUM UNLESS OTHERWISE NOTED.
2. KITCHEN BASE CABINETS ARE 24" DEEP, & BATH BASE CABINETS ARE 22" DEEP. U.N.O.
3. REFER TO A720 FOR SHELF TYPE & MOUNTING HEIGHTS.
4. PROVIDE SHELF SUPPORTS @ 40" MAX SPACING.
5. ALL SHELVES TO BE WIRE MTL. INCLUDING PANTRY, LINENS AND W/METAL RODS AT CLOSETS. EXPOSED SHELVING TO BE PTD. MDF.
6. ALL UNITS TO COMPLY WITH FEDERAL FAIR HOUSING GUIDELINES, 5% OF UNITS TO BE FULLY H.C. ADAPTABLE.
7. VERIFY EXACT DIMENSIONS REQUIRED FOR AIR HANDLER (A.H.U.) WITH MANUFACTURER PRIOR TO BUILDING ENCLOSING WALLS. A.H.U. REQUIRES SOLID WOOD STUDS AT FLANGE ANCHORAGE.
8. VERIFY FRAMING OPENING DIMENSIONS SHOWN FOR TUBS W/ ACTUAL UNIT SUPPLIED. ADJUST AS REQUIRED, TYP.
9. TILE BACKER BOARD TO BE USED AT ALL TUB / SHOWER AREAS. USE FIRE RATED TILE BACKER BOARD AT REQUIRED AREAS. EXTEND FIRE RATED TILE BACKER BOARD TO FLOOR LEVEL BEHIND TUBS AT ALL FIRE RATED WALLS, AND EXTERIOR WALLS TYP.
10. INTERIOR DOORS ARE 4" FROM STUD FACE TO HINGE SIDE OF DOOR, OR INTERIOR DOORS ARE CENTERED IN SPACE, U. N. O.



11. REFER TO SHEET A110 FOR UNIT INFORMATION & TABULATION CHART
12. DOOR TYPES ARE SHOWN ON UNIT PLAN SHEETS FOR EACH INDIVIDUAL UNIT TYP. REFER TO SCHEDULE ON A730
13. LEVER TYPE HARDWARE SHALL BE PROVIDED AT THE EXTERIOR OF ALL DOORS AND THROUGHOUT UNITS AND WITHIN H.C. ADAPTABLE UNITS.
14. SEE SHEET A112 FOR WALL TYPES LEGEND AND FP SHEETS FOR TYP. DETAILS.
15. BRICK LEDGES / LOCATIONS SHOWN ON THE BUILDING PLANS IF APPLICABLE.
16. ALL EXT. WINDOW HEADERS REFER TO A740'S
17. LIGHT SWITCHES, ELECTRICAL OUTLETS,THERMOSTATS AND OTHER ENVIRONMENTAL CONTROL ITEMS MUST BE POSITIONED SO THAT CONTROLS ARE LOCATED NOT HIGHER THAN 46" A.F.F. FROM TOP OF BOX ELECTRICAL OUTLETS MOUNTED SO THAT THE MINIMUM HEIGHT IS 16" A.F.F. FROM BOTTOM OF BOX CONTROLS AND/ OR OUTLETS MOUNTED NOT HIGHER THAN 44" (HORIZONTALLY) ABOVE THE COUNTERTOPS FROM TOP OF BOX.
18. @ STANDARD UNITS ALL WALL CABINETS ARE 36" UPPERS; @ H.C. ACCESSIBLE UNITS ALL WALL CABINETS ARE 42".

10 Unit Plan General Notes

(TYPICAL UNIT)

1. RE: A121 FOR MINIMUM LAVATORY KNEE SPACE REQUIREMENTS
2. RE: A121 FOR MINIMUM KITCHEN SINK KNEE SPACE REQUIREMENTS
3. RE: A120 FOR CLEAR FLOOR SPACE REQUIREMENTS AT FIXTURES AND APPLIANCES
4. RE: A120 FOR SIDE AND REAR WALL GRAB BAR LENGTH REQUIREMENTS AT FIXTURES IN BATHROOMS
5. PROVIDE TUB SEAT PER STATE REQUIREMENTS
6. PROVIDE GRAB BARS AT BATH-TUB SHOWER SEE INTERIOR ELEVATION FOR SIZE, REF: A122
7. A SHOWER SPRAY HEAD SHALL BE PROVIDED WITH A HOSE AT LEAST 60" LONG, THAT CAN BE FIXED OR HAND HELD
8. SET MEDICINE CABINET TOP SURFACE OF THE BOTTOM SHELF AT 44" MAX. A.F.F. (IF APPLICABLE)
9. TOP ROD & SHELF AT CLOSET TO BE MAX. 48" A.F.F. RE: 16/A720
10. RE: 10/A122 FOR TUB CONTROL LOCATION REQUIREMENTS
11. RE: 09/A121 FOR CLEAR FLOOR SPACE REQUIRED AT ALL DOORS
12. RE: 06/A121 FOR ACCESSIBLE SINK REQUIREMENTS
13. TOP SURFACE OF THE BOTTOM SHELF OF WALL MOUNTED CABINETS TO BE MAX. 48" A.F.F.
14. PROVIDE FREEZER ADA APPROVED MAX. REACH WITH 180 DEGREE DOOR SWING AT ALL HANDICAP ACCESSIBLE UNITS
15. RE: A120 & A121 FOR LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROL ITEMS MOUNTING HEIGHT MINIMUMS AND MAXIMUMS
16. RE: A121 FOR HEIGHT REQUIREMENT OF OPERABLE PARTS OF ALL APPLIANCES. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBF

NOTES:

A. NO SHARP OR ABRASIVE SURFACES ALLOWED UNDER THE SINK, HOT WATER PIPES AND DRAIN PIPES UNDER THE SINK SHALL BE INSULATED.

B. ALL UNITS SHALL COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL 1998 ED., SEE NOTES PROVIDED A120.

20 Handicap Accessible Unit Plan Notes

(RE: 2009 ANSI STANDARDS)

JHP

JHP Architecture / Urban Design
8340 Meadow Road Suite 150
Dallas, Texas 75231
Telephone: 214-363-5687
Fax: 214-363-9563

REGISTERED ARCHITECT
JOHN M. SCHRADER
17828
STATE OF TEXAS

05.26.2017

Standard at Boswell Marketplace

Fort Worth, Texas

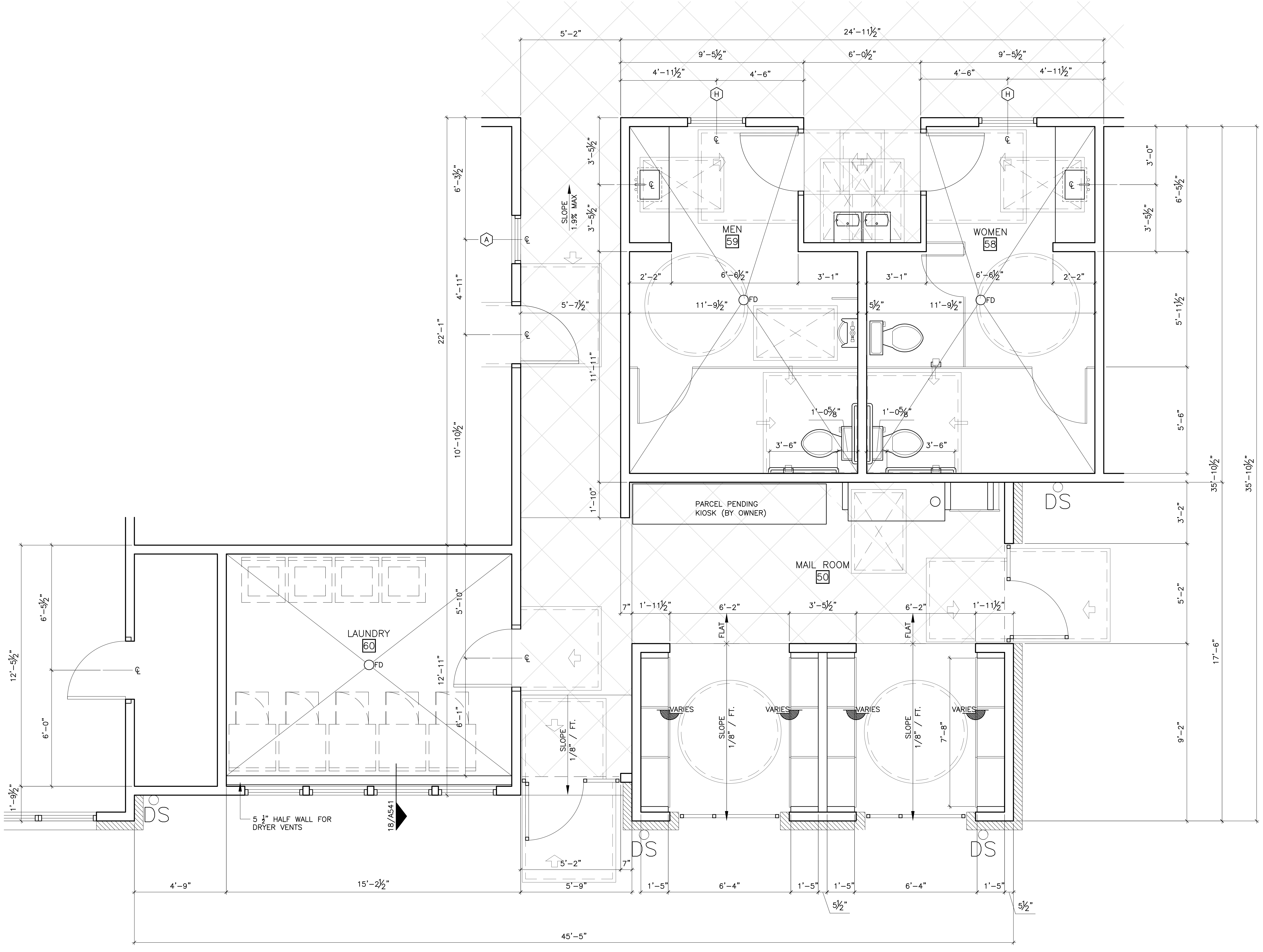
OjalaHoldings

Project Number: 2015088.00
Drawn By: SM
Issue For:
PERMIT 03.03.2017

Revision		Date
1	CONSTRUCTION SET	05.26.2017
△		
△		
△		
△		
△		

Sheet:

A208



16 Enlarged Floor Plan
3/8" = 1'-0"

JHP

JHP Architecture / Urban Design
8340 Meadow Road Suite 150
Dallas, Texas 75231
Telephone: 214-363-5687
Fax: 214-363-9563

JOHN M. SCHRADER
17828

05.26.2017

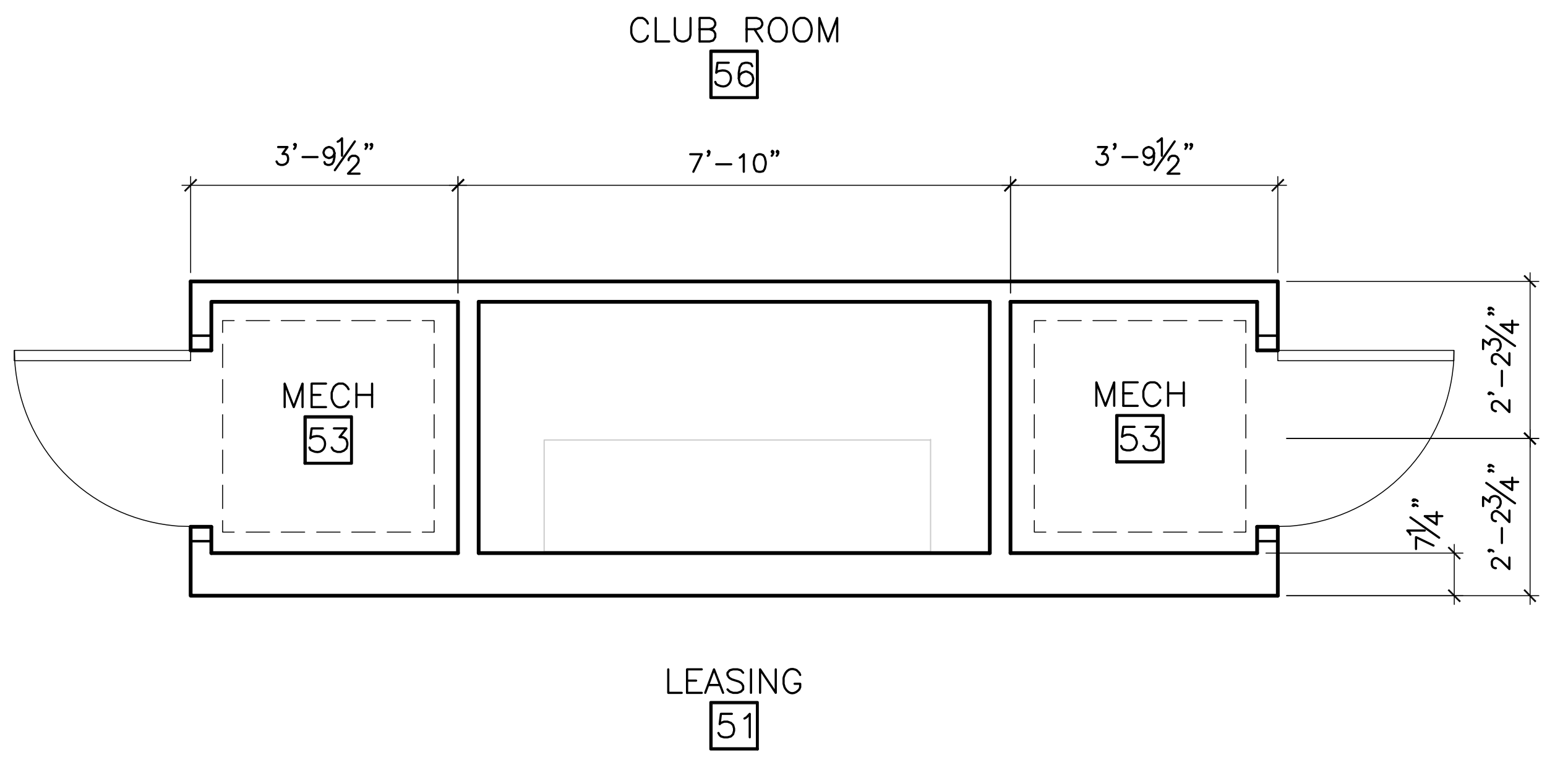
Standard at Boswell Marketplace
Fort Worth, Texas

OjalaHoldings

Project Number: 2015088.00
Drawn By:
Issue For:
PERMIT 03.03.2017

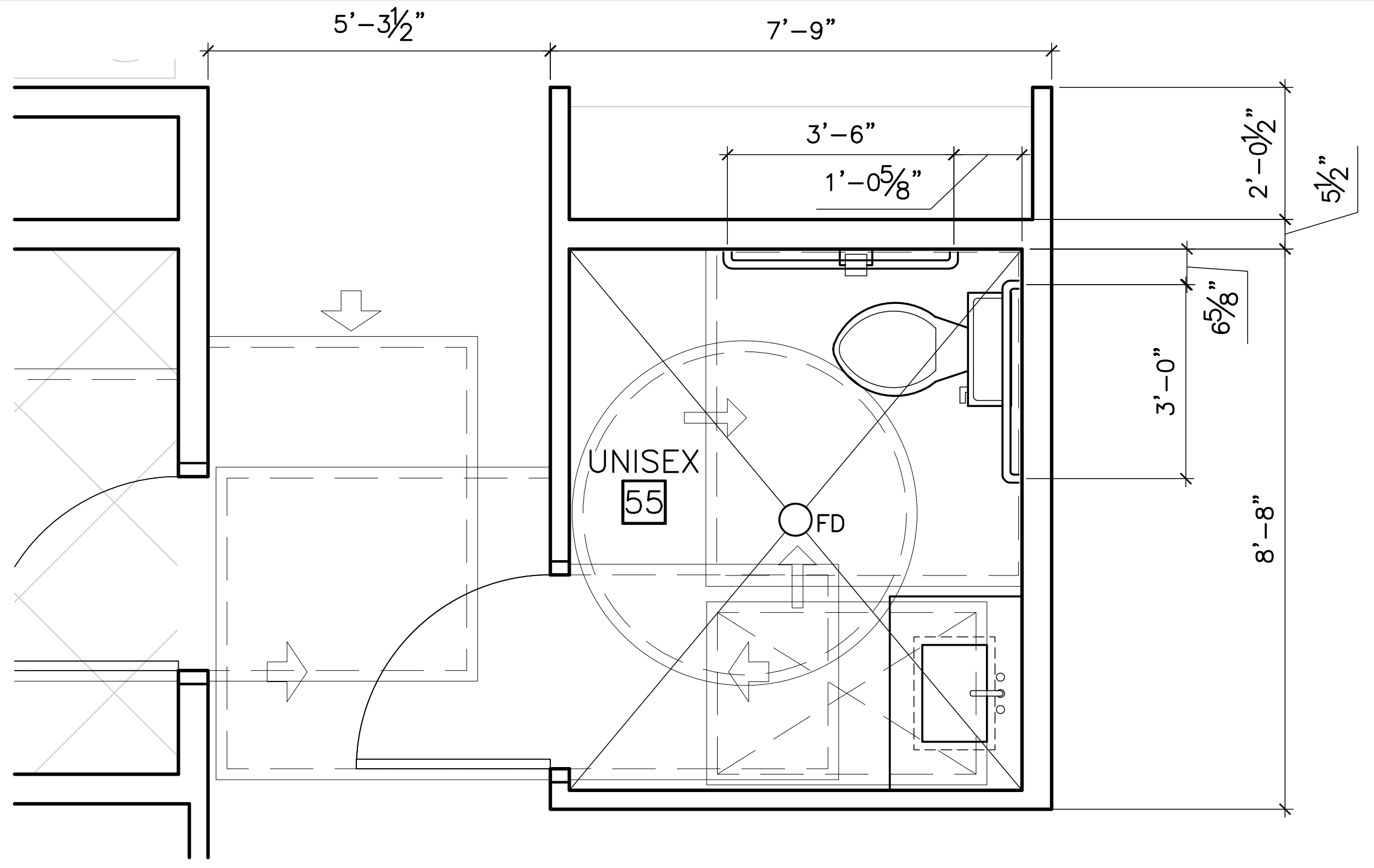
Revision	Date
1 CONSTRUCTION SET	05.26.2017

Sheet:
A220



04 Leasing - Enlarged Mech.Closet

Scale: 3/8" = 1'-0"



09 Leasing - Enlarged Unisex Restroom

Scale: 3/8" = 1'-0"

JHP

JHP Architecture / Urban Design
8340 Meadow Road Suite 150
Dallas, Texas 75231
Telephone: 214-363-5687
Fax: 214-363-9563

JOHN M. SCHRADER
17828

05.26.2017

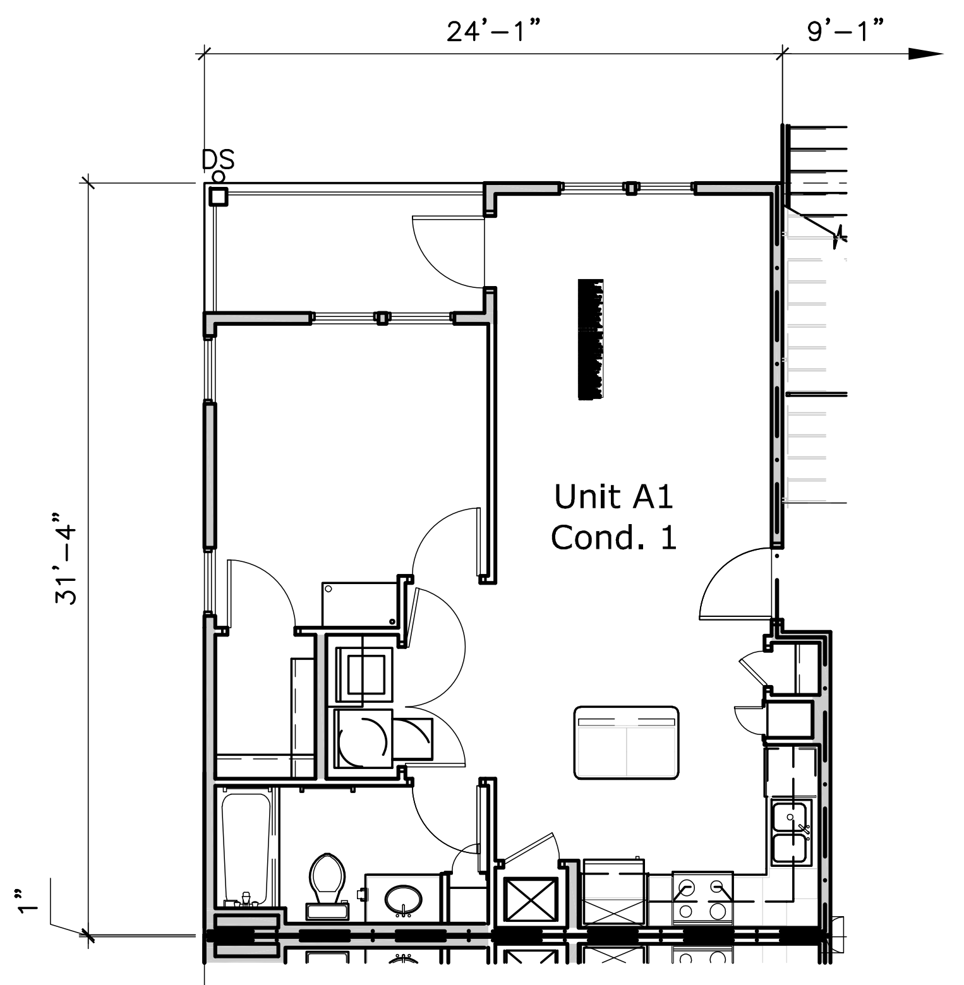
Standard at Boswell Marketplace
Fort Worth, Texas

OjalaHoldings

Project Number: 2015088.00
Drawn By:
Issue For:
PERMIT 03.03.2017

Revision	Date
1 CONSTRUCTION SET	05.26.2017

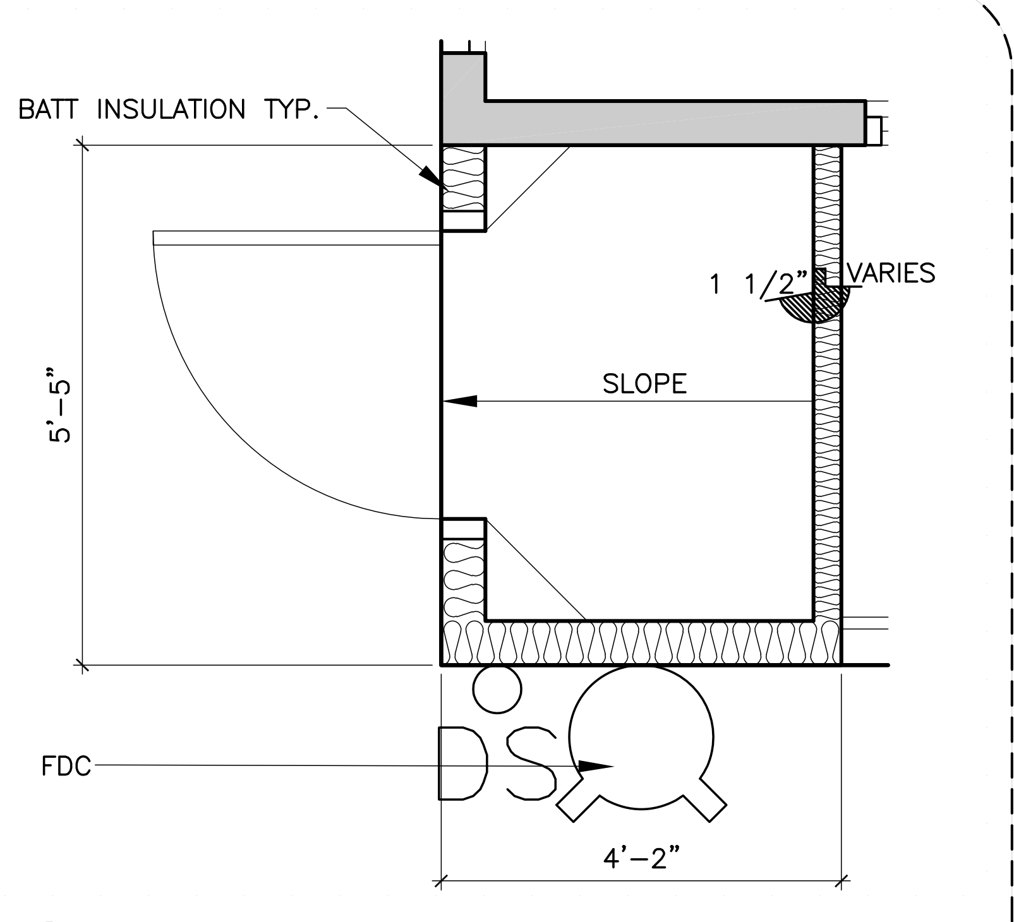
Sheet:
1 A221



02 Building Type I - 1st Floor Plan (Partial) - Building 6

Scale: 1/8" = 1'-0"

(RE: 17 FOR ALL OTHER PLAN INFORMATION)



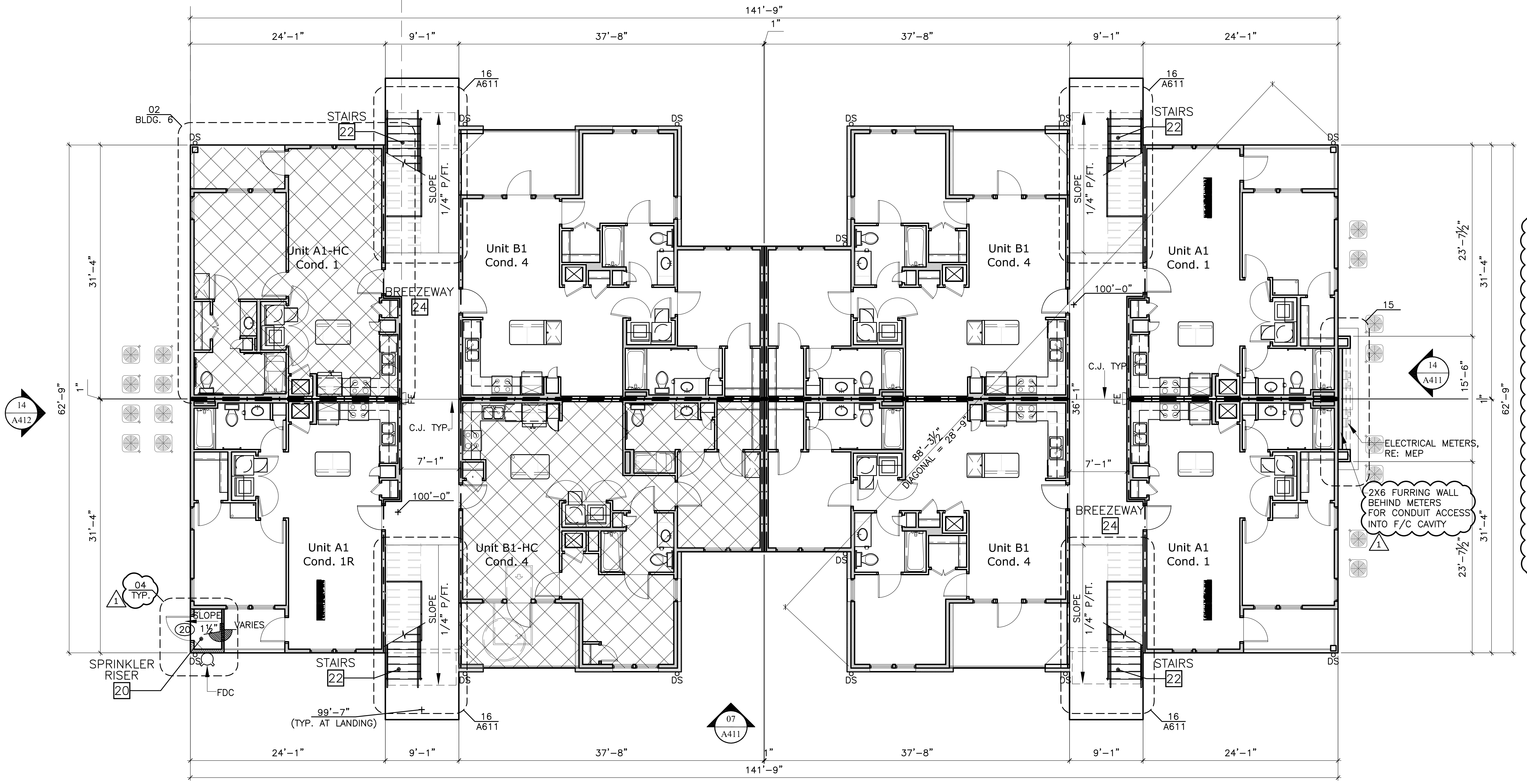
04 Sprinkler Riser Room

Scale: 1/2" = 1'-0"

NOTES:
1. ALL BUILDING PLAN DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. ALL CEILING HEIGHTS TO BE 9'-1" UNLESS NOTED OTHERWISE.
3. REFER TO STRUCTURE FOR LOCATION OF LOAD BEARING WALLS AND PARTY WALLS.
4. CONTROL JOINTS TO BE 30' O.C. MAX UNLESS NOTED OTHERWISE. REFER TO PLANS FOR LOCATIONS AND DETAILS
5. 1-HR RATED WALLS TO BE PROVIDED AT TENANT TO TENANT WALLS, TENANT/CORRIDOR SEPARATIONS, EXTERIOR WALLS AND AT OTHER LOCATIONS REQ'D. BY BUILDING CODE;
6. ALL RESIDENTIAL BUILDING TO BE PROTECTED WITH NFPA 13R SPRINKLER SYSTEM; AMENITY SPACES FULL 13 SPRINKLER SYSTEM.

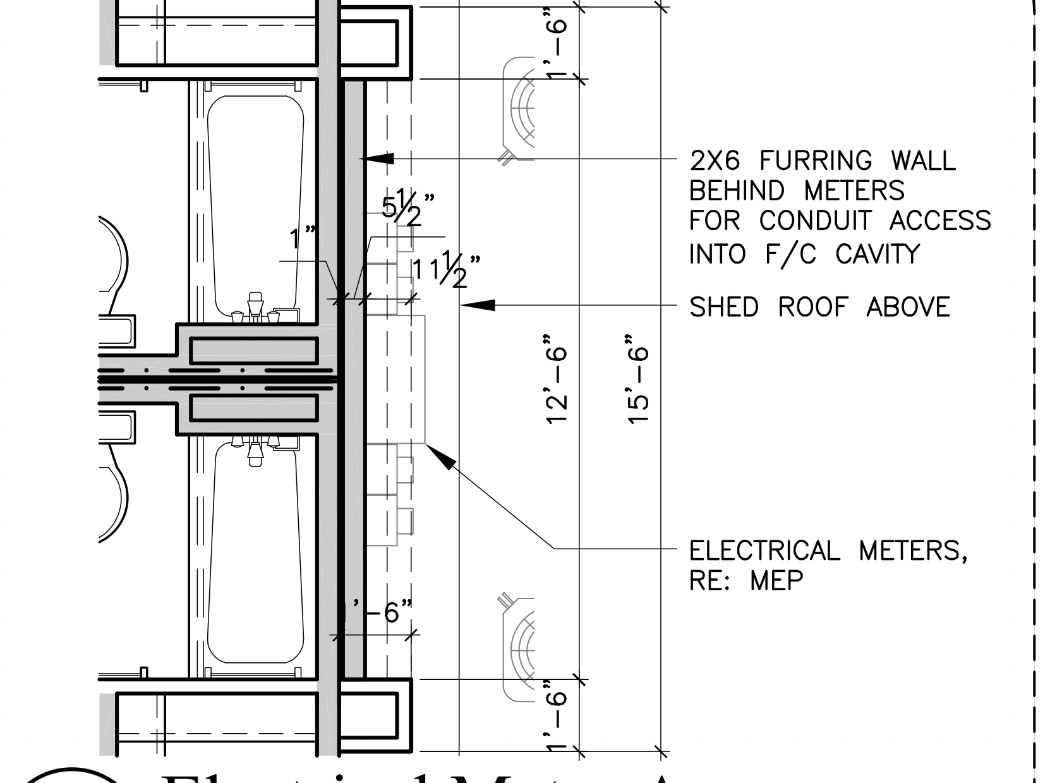
▨	INDICATES TYPE 'A' HANDICAP UNIT
░	INDICATES CEILING HEIGHT @ 11' AFF
▧	INDICATES BRICK VENEER ON 5 1/2" BRICK LEDGE
▬	SHADED WALLS DENOTES 2x6 PLUMBING WALL AND/OR FURR-OUT WALLS RE: PLAN
‒ · ‒	INDICATES 1 HOUR WALL
COND. X	INDICATES EXTERIOR UNIT CONDITIONS; RE: UNIT PLANS
(XX)	INDICATES DOOR TYPE
XXX	INDICATES STOREFRONT TYPE
○ DS	INDICATES DOWN SPOUT
○ FD	INDICATES FLOOR DRAIN
CJ	INDICATES CONTROL JOINT LOCATION AT WALL & CEILING DOES NOT OCCUR AT GYPCRETE FLOOR
FE	INDICATES RECESSED FIRE EXTINGUISHER CABINET AT @ EVERY 75'. IF SURFACE MOUNTED ARE PROVIDED ALONG ACCESSIBLE ROUTES, BOTTOM OF EXTINGUISHER MUST BE WITHIN MAX. 27" A.F.F

10 Building Plan Legend



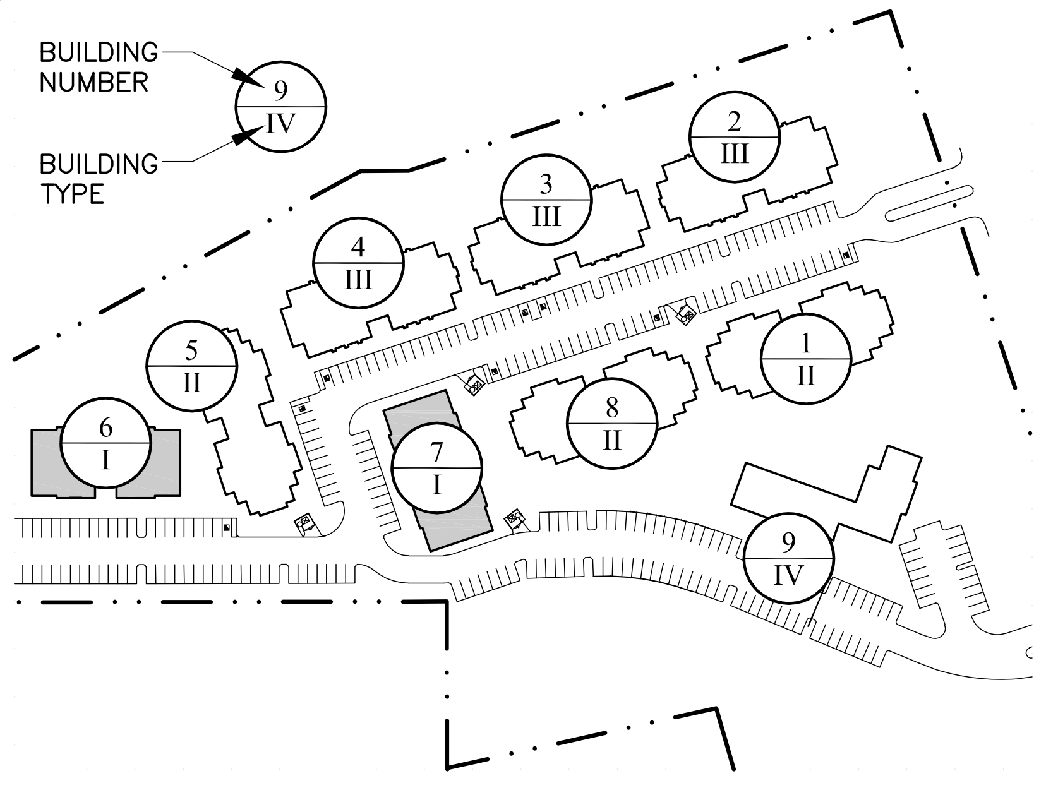
17 Building Type I - 1st Floor Plan - Building 7

Scale: 1/8" = 1'-0"



15 Electrical Meter Area

Scale: 1/4" = 1'-0"



20 Key Plan

N.T.S.

JHP

JHP Architecture / Urban Design
8340 Meadow Road Suite 150
Dallas, Texas 75231
Telephone: 214-363-5687
Fax: 214-363-9563

JOHN M. SCHRADER
17828
05.26.2017

Standard at
Boswell Marketplace
Fort Worth, Texas

OjalaHoldings

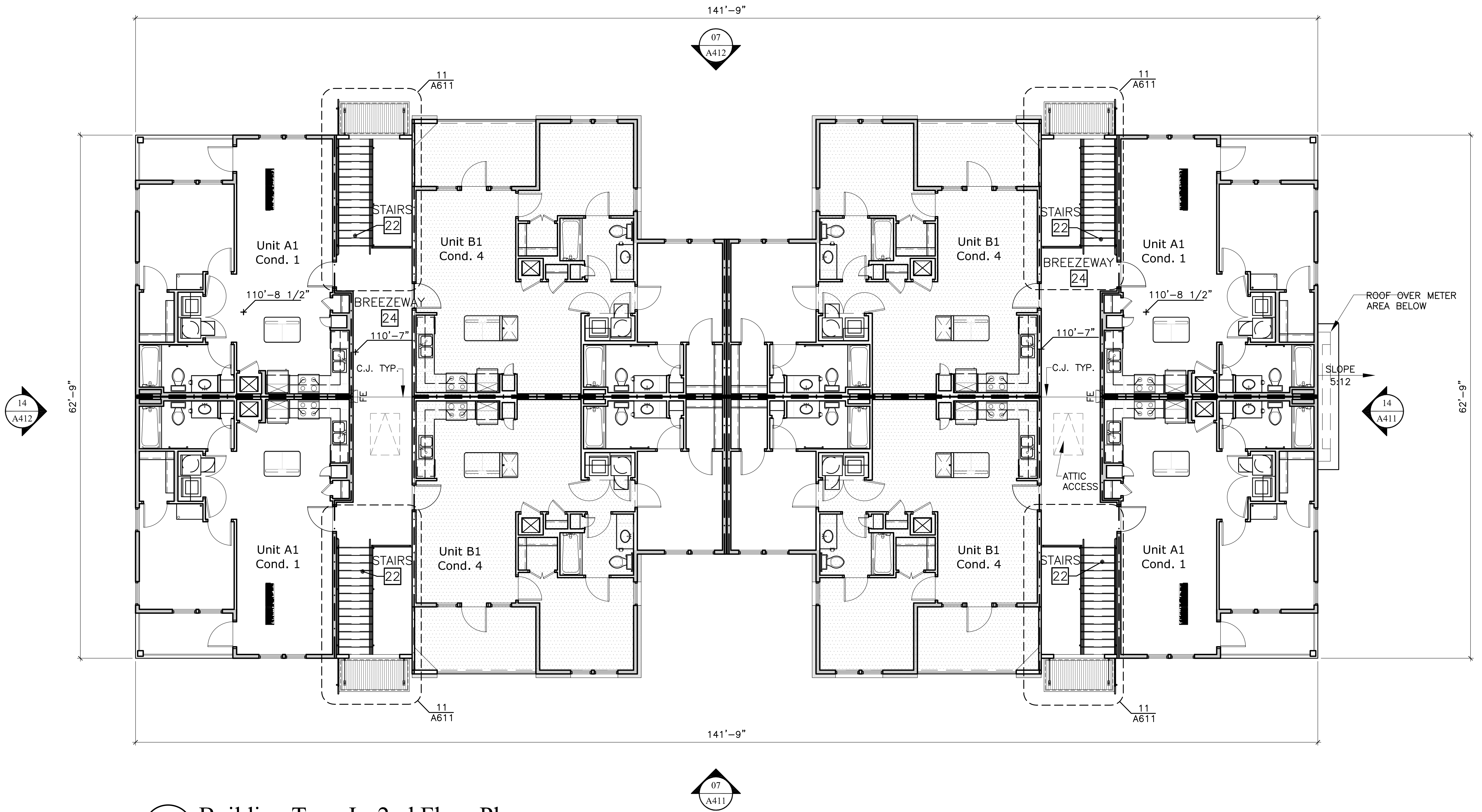
Project Number: 2015088.00
Drawn By: SM
Issue For:
PERMIT 03.03.2017

Revision	Date
1 CONSTRUCTION SET	05.26.2017

Sheet:

A311

BUILDING TYPE I - 1st FLOOR PLAN

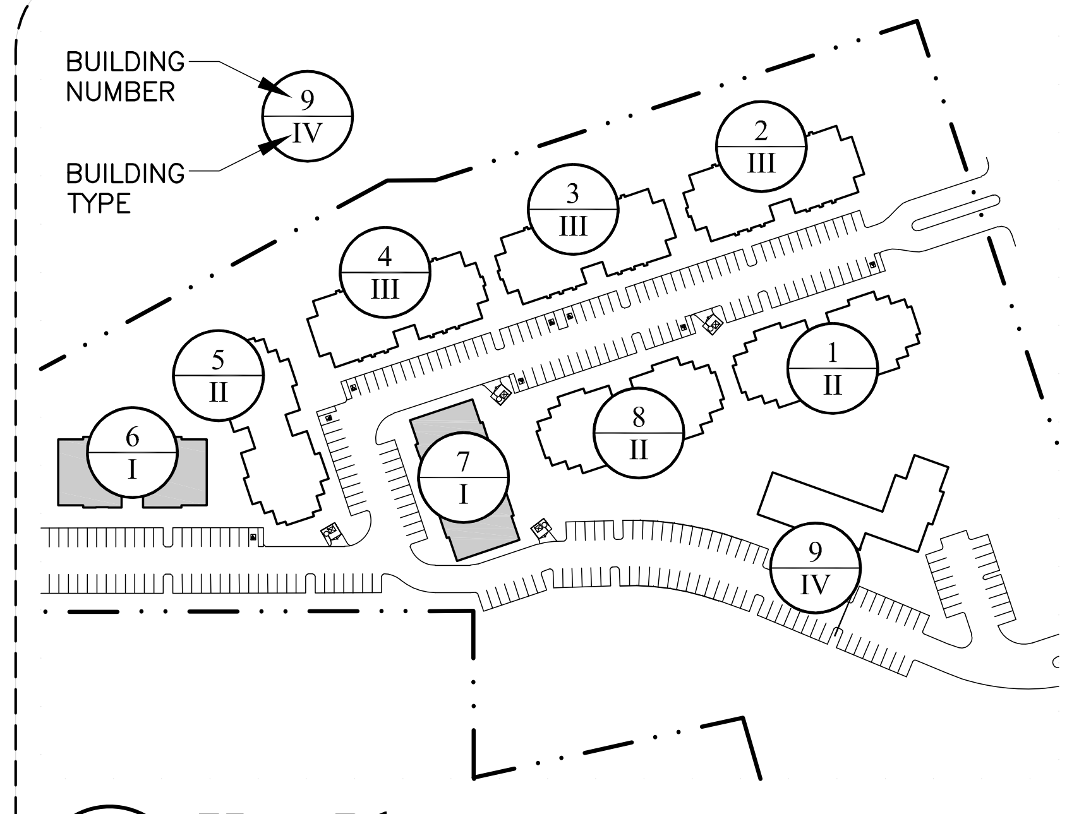


17 Building Type I - 2nd Floor Plan
Scale: 1/8" = 1'-0"

NOTES:
1. ALL BUILDING PLAN DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. ALL CEILING HEIGHTS TO BE 9'-1" UNLESS NOTED OTHERWISE.
3. REFER TO STRUCTURE FOR LOCATION OF LOAD BEARING WALLS AND PARTY WALLS.
4. CONTROL JOINTS TO BE 30' O.C. MAX UNLESS NOTED OTHERWISE. REFER TO PLANS FOR LOCATIONS AND DETAILS
5. 1-HR RATED WALLS TO BE PROVIDED AT TENANT TO TENANT WALLS, TENANT/CORRIDOR SEPARATIONS, EXTERIOR WALLS AND AT OTHER LOCATIONS REQ'D. BY BUILDING CODE;
6. ALL RESIDENTIAL BUILDING TO BE PROTECTED WITH NFPA 13R SPRINKLER SYSTEM; AMENITY SPACES FULL 13 SPRINKLER SYSTEM.

▩	INDICATES TYPE 'A' HANDICAP UNIT
░	INDICATES CEILING HEIGHT @ 11' AFF
▨	INDICATES BRICK VENEER ON 5 1/2" BRICK LEDGE
▬	SHADED WALLS DENOTES 2x6 PLUMBING WALL AND/OR FURR-OUT WALLS RE: PLAN
— · —	INDICATES 1 HOUR WALL
COND. X	INDICATES EXTERIOR UNIT CONDITIONS; RE: UNIT PLANS
XX	INDICATES DOOR TYPE
XXX	INDICATES STOREFRONT TYPE
○ DS	INDICATES DOWN SPOUT
○ FD	INDICATES FLOOR DRAIN
CJ	INDICATES CONTROL JOINT LOCATION AT WALL & CEILING DOES NOT OCCUR AT GYPCRETE FLOOR
FE	INDICATES RECESSED FIRE EXTINGUISHER CABINET AT @ EVERY 75'. IF SURFACE MOUNTED ARE PROVIDED ALONG ACCESSIBLE ROUTES, BOTTOM OF EXTINGUISHER MUST BE WITHIN MAX. 27" A.F.F

10 Building Plan Legend



20 Key Plan
N.T.S.

JHP

JHP Architecture / Urban Design
8340 Meadow Road Suite 150
Dallas, Texas 75231
Telephone: 214-363-5687
Fax: 214-363-9563

JOHN M. SCHRADER
17828

05.26.2017

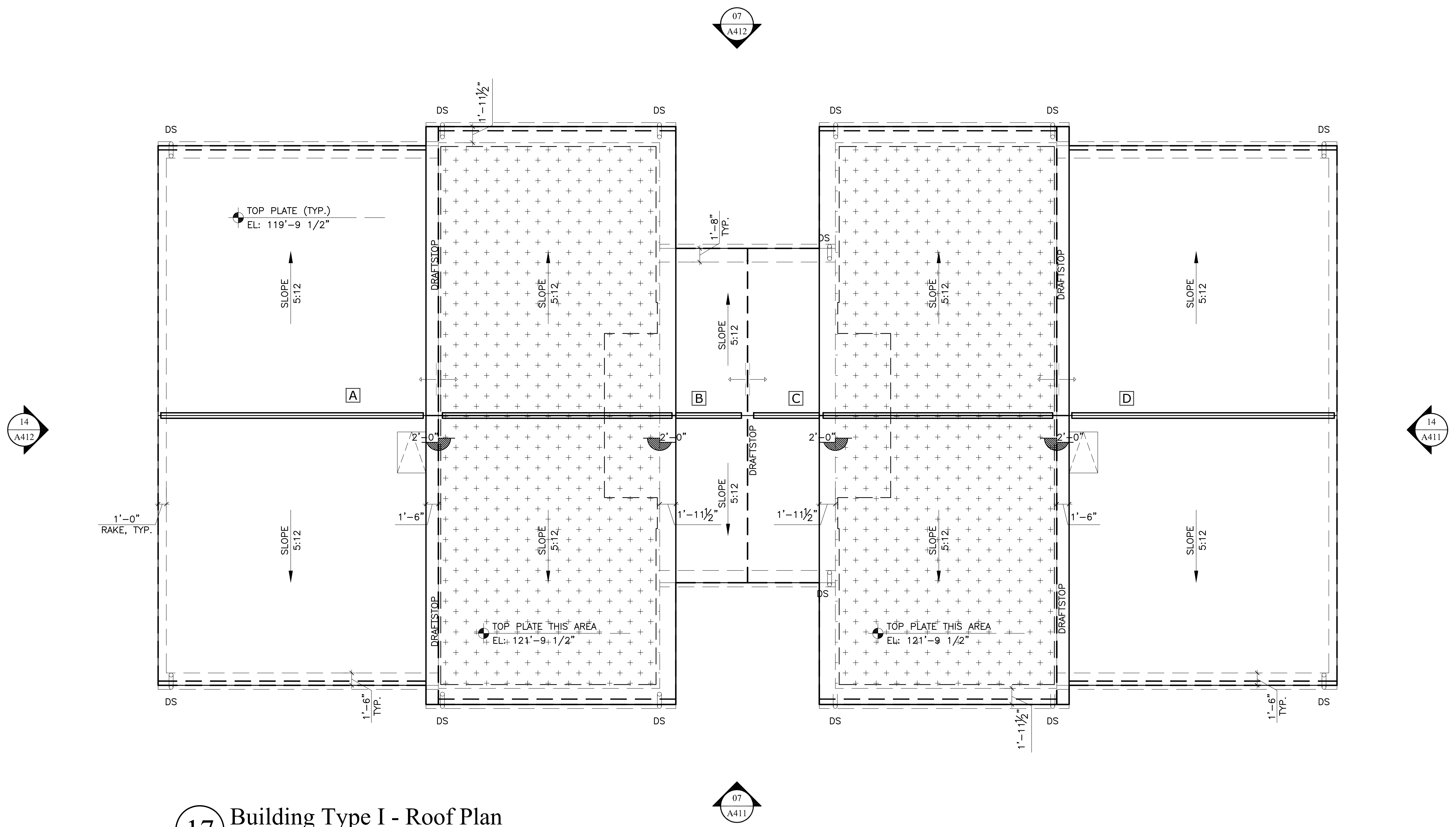
Standard at Boswell Marketplace
Fort Worth, Texas

OjalaHoldings

Project Number: 2015088.00
Drawn By: SM
Issue For:
PERMIT 03.03.2017

Revision	Date
△ CONSTRUCTION SET	05.26.2017
△	
△	
△	
△	
△	

Sheet:
A312



17 Building Type I - Roof Plan

Scale: 1/8" = 1'-0"

NOTES:

1. PREFINISHED ALUM. GUTTERS AND D.S. TYP. GUTTER CONTRACTOR TO VERIFY NUMBER OF DOWNSPOUTS. ALL COMPOSITION ROOF EAVES TO BE FULLY GUTTERED.
2. PROVIDE 1 HR. RATED ATTIC ACCESS HATCH INTO CONCEALED ATTIC SPACE. REFER TO TOP FLOOR PLANS AND ROOF PLANS FOR ACCESS LOCATIONS. TYP. COORDINATE LOCATIONS W/ ROOF FRAMING PLANS. PROVIDE 30" MIN. CLEAR HEADROOM TYP. AT ACCESS.
3. THE MINIMUM REQUIRED NET FREE VENTILATION AREA SHALL BE 1/300 OF THAT AREA VENTILATED WITH BOTH UPPER AND LOWER VENTILATION TYP.
4. PLACE ROOF VENTS WHERE NOTED ON ROOF PLANS.
5. DRAFTSTOP CONSTRUCTION MAY CONSIST OF ONE LAYER OF ½" GYP. BD. OR ONE LAYER OSB ANCHORED TO WD. ROOF TRUSSES, AND INSTALLED WHERE SHOWN ON ROOF PLANS. TYP. DRAFTSTOP AREA NOT TO EXCEED 3000 SF OR 2 UNITS (MAY INCLUDE CORRIDOR)
6. ALL ATTIC VENTS/LOUVERS SHALL BE COVERED WITH CORROSION RESISTANT MESH NOT LESS THAN ¼" OR MORE THAN 2" IN ANY DIRECTION TYP.
7. DIMENSIONS FOR ROOF VENTS NOT PROVIDED. SPACE EQUALLY.
8. ALL LOW SLOPE ROOFING SLOPED 1/2" PER FOOT TYP. U.N.O.
9. GUTTER CONTRACTOR TO VERIFY NUMBER OF DOWNSPOUTS. ALL ROOF EAVES TO BE FULLY GUTTERED.
10. ROOFING DETAILS BASED ON NRCA. WATERPROOFING & FLASHING DETAILS BASED ON SMACNA LATEST ADDITION

→	INDICATES ROOF SLOPE DIRECTION
▨	ATTIC ACCESS PANEL 22x36– 1 HR RATED (U.N.O.)
○ DS	DOWNSPOUT LOCATIONS
– – –	DRAFTSTOP BOUNDARIES
↔	INDICATES DRAFTSTOP ACCESS
A	AREA DESIGNATION
▢	SIGNIFIES ROOF VENT WITH NET FREE AREA OF 150 SQ. IN.
— —	SIGNIFIES SOFFIT VENT WITH NET FREE AREA OF 12.7 SQ. IN. PER FOOT.
▨	INDICATES HIGHER TOP PLATE LOCATIONS.
▯	PS – PRIMARY SCUPPER OS – OVERFLOW SCUPPER (2" ABOVE PRIMARY)

10 Roof Plan Legend

A
UPPER (ROOF) 541.0 SQ. INCHES MINIMUM TYP.
LOWER (SOFFIT) 541.0 SQ. INCHES MINIMUM TYP.

32 L.F. RIDGE VENTS PROVIDED @18 SQ. IN. PER FT = 576 SQ. IN.

65 L.F. SOFFIT VENTS PROVIDED @12.7 SQ. IN. PER FT = 826 SQ. IN.

B
UPPER (ROOF) 575.0 SQ. INCHES MINIMUM TYP.
LOWER (SOFFIT) 575.0 SQ. INCHES MINIMUM TYP.

36 L.F. RIDGE VENTS PROVIDED @18 SQ. IN. PER FT = 648 SQ. IN.

57 L.F. SOFFIT VENTS PROVIDED @12.7 SQ. IN. PER FT = 724 SQ. IN.

C
UPPER (ROOF) 575.0 SQ. INCHES MINIMUM TYP.
LOWER (SOFFIT) 575.0 SQ. INCHES MINIMUM TYP.

36 L.F. RIDGE VENTS PROVIDED @18 SQ. IN. PER FT = 648 SQ. IN.

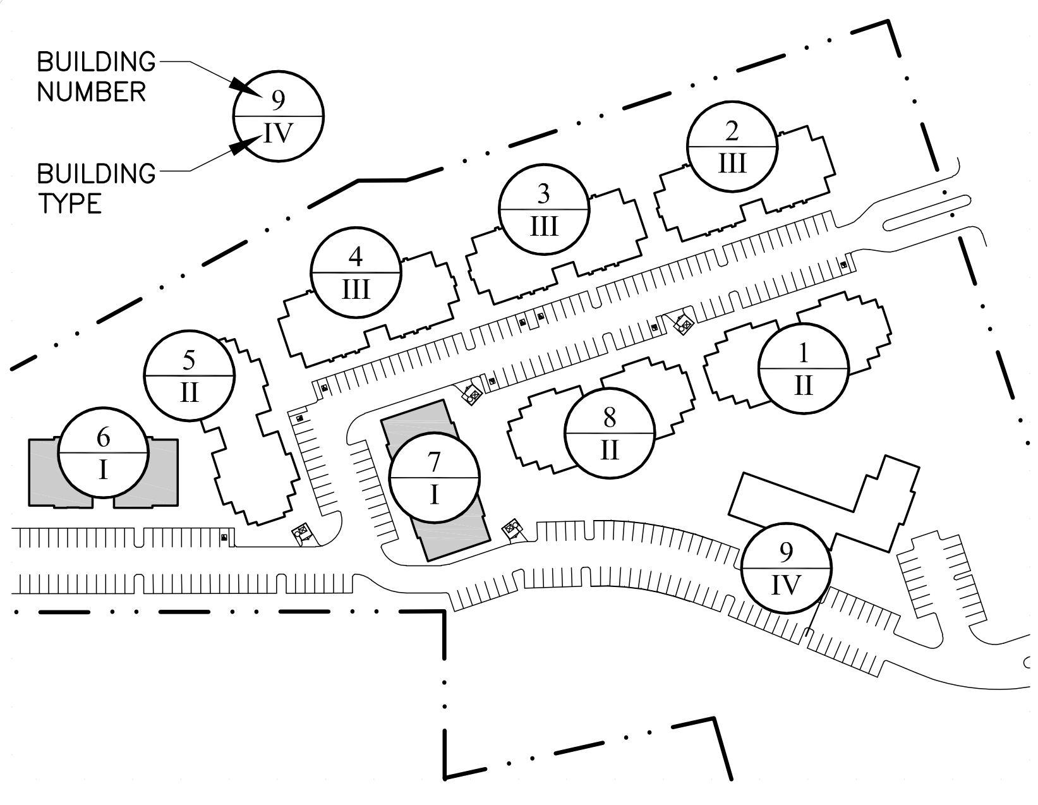
57 L.F. SOFFIT VENTS PROVIDED @12.7 SQ. IN. PER FT = 724 SQ. IN.

D
UPPER (ROOF) 541.0 SQ. INCHES MINIMUM TYP.
LOWER (SOFFIT) 541.0 SQ. INCHES MINIMUM TYP.

32 L.F. RIDGE VENTS PROVIDED @18 SQ. IN. PER FT = 576 SQ. IN.

65 L.F. SOFFIT VENTS PROVIDED @12.7 SQ. IN. PER FT = 826 SQ. IN.

18 Roof Vent Calculations



20 Key Plan

N.T.S.

JHP
JHP Architecture / Urban Design
8340 Meadow Road Suite 150
Dallas, Texas 75231
Telephone: 214-363-5687
Fax: 214-363-9563

JOHN M. SCHRADER
17828
05.26.2017

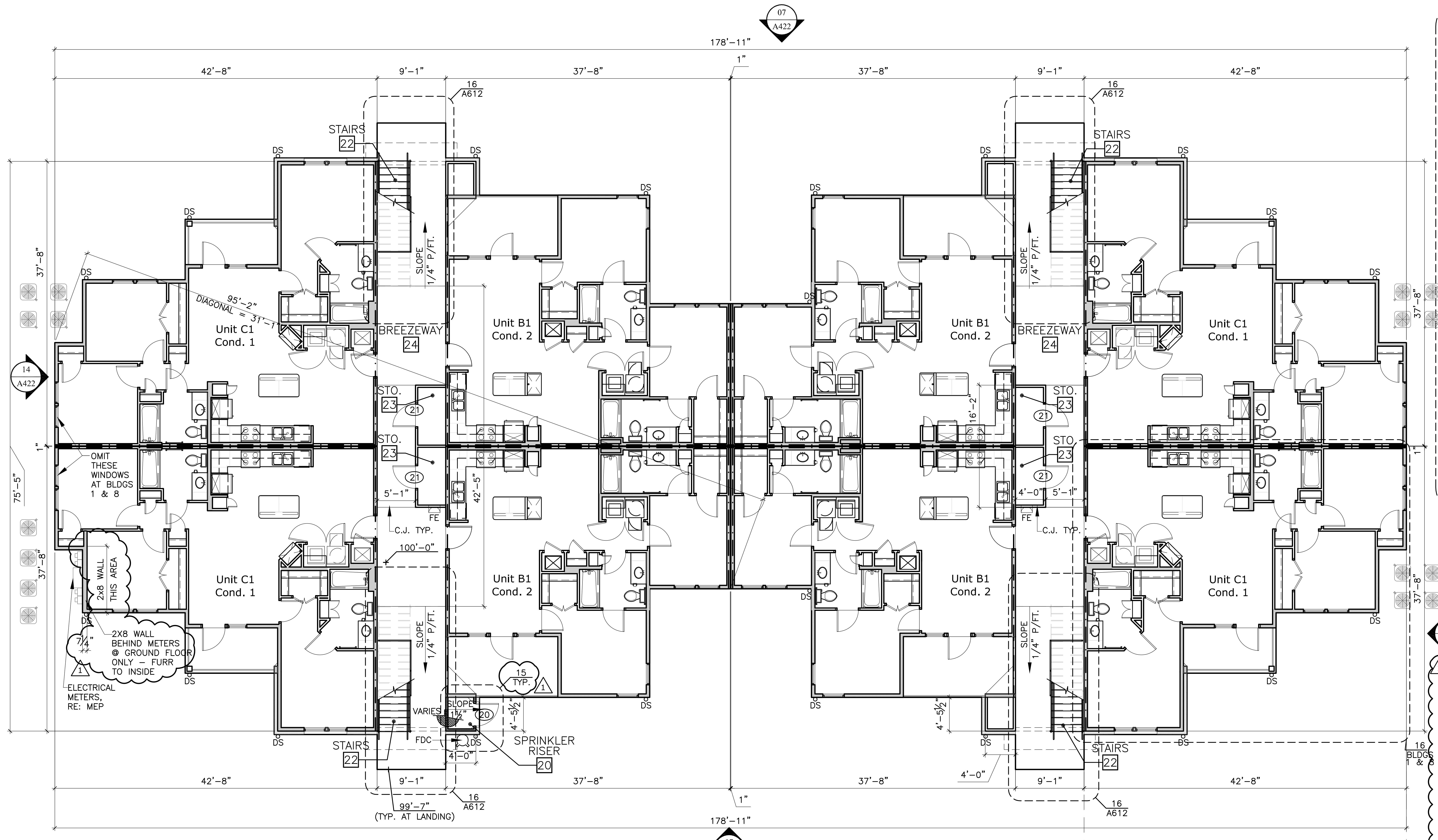
Standard at Boswell Marketplace
Fort Worth, Texas

OjalaHoldings

Project Number: 2015088.00
Drawn By: SM
Issue For:
PERMIT 03.03.2017

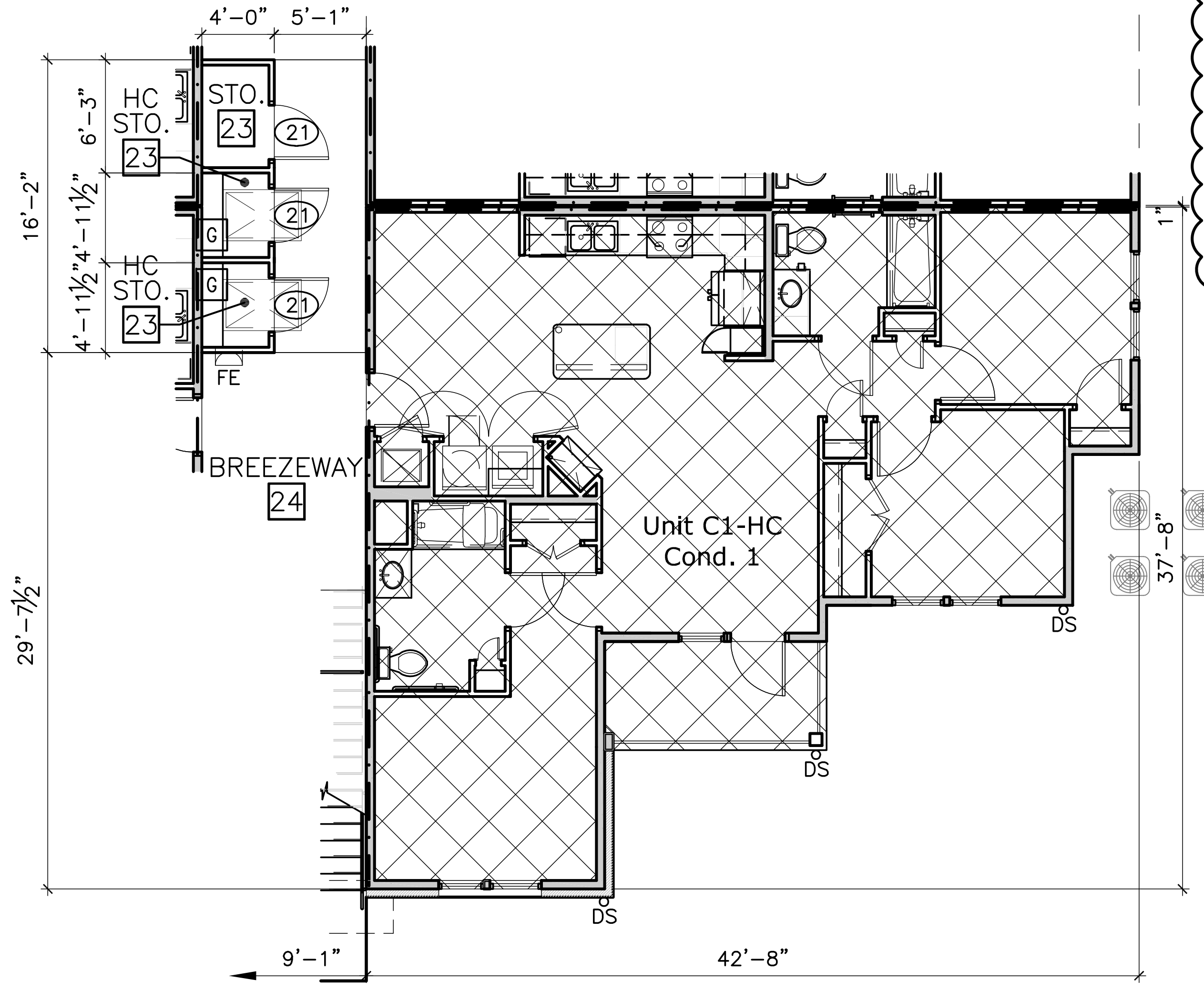
Revision		Date
1	CONSTRUCTION SET	05.26.2017

Sheet:



11 Building Type II - 1st Floor Plan - Building 5

Scale: 1/8" = 1'-0"



16 Building Type II - 1st Floor Plan (Partial) - Buildings 1 & 8

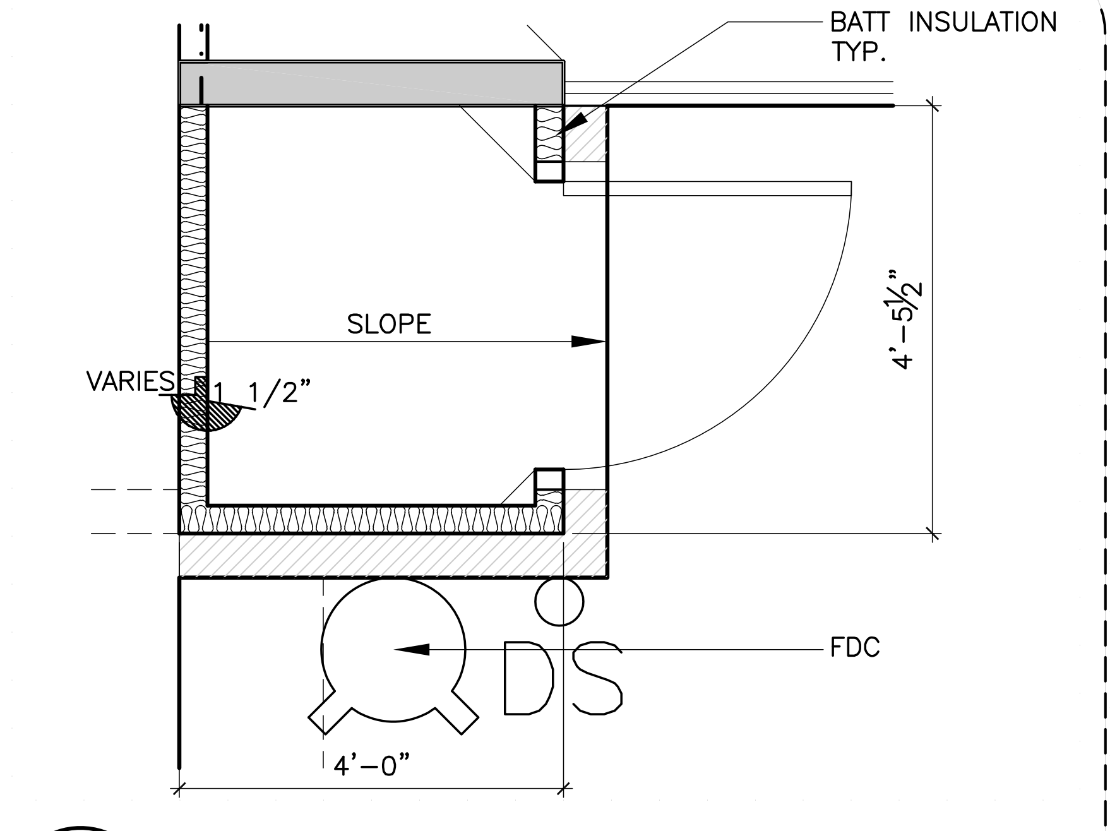
Scale: 1/8" = 1'-0"

(RE: 11 FOR ALL OTHER PLAN INFORMATION)

NOTES:
1. ALL BUILDING PLAN DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. ALL CEILING HEIGHTS TO BE 9'–1" UNLESS NOTED OTHERWISE.
3. REFER TO STRUCTURE FOR LOCATION OF LOAD BEARING WALLS AND PARTY WALLS.
4. CONTROL JOINTS TO BE 30' O.C. MAX UNLESS NOTED OTHERWISE. REFER TO PLANS FOR LOCATIONS AND DETAILS
5. 1–HR RATED WALLS TO BE PROVIDED AT TENANT TO TENANT WALLS, TENANT/CORRIDOR SEPARATIONS, EXTERIOR WALLS AND AT OTHER LOCATIONS REQ'D. BY BUILDING CODE;
6. ALL RESIDENTIAL BUILDING TO BE PROTECTED WITH NFPA 13R SPRINKLER SYSTEM; AMENITY SPACES FULL 13 SPRINKLER SYSTEM.

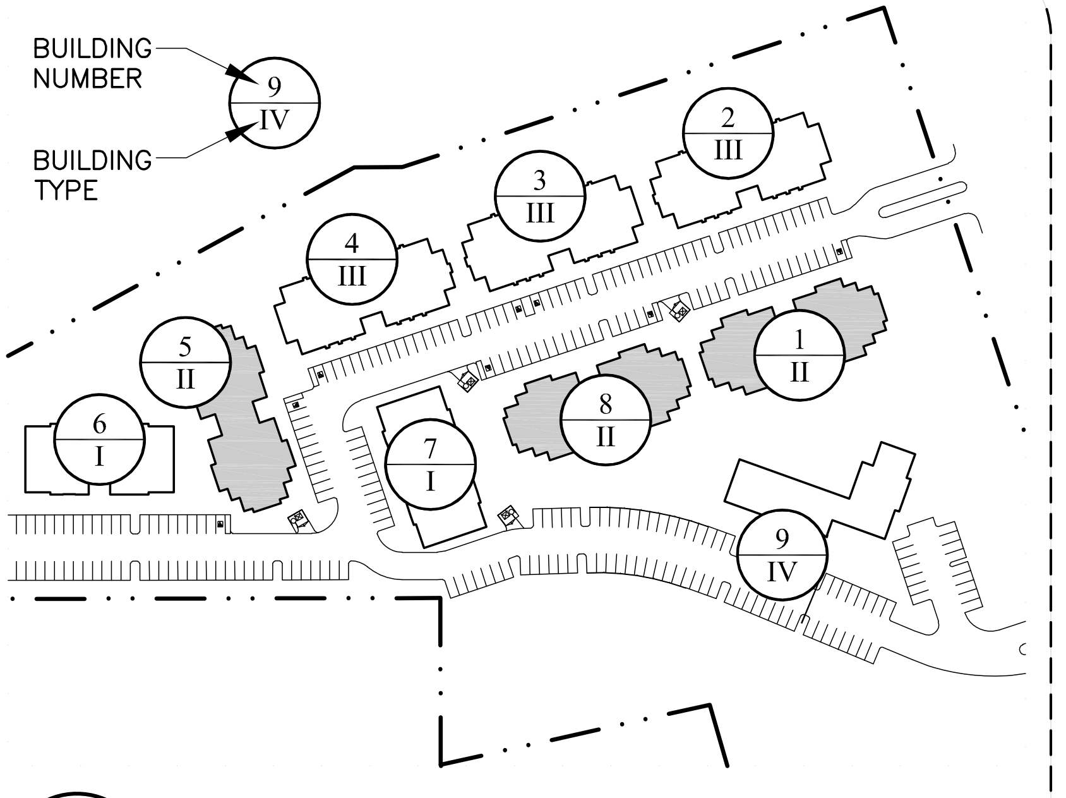
▩	INDICATES TYPE 'A' HANDICAP UNIT
░	INDICATES CEILING HEIGHT @ 11' AFF
▨	INDICATES BRICK VENEER ON 5 1/2" BRICK LEDGE
▬	SHADED WALLS DENOTES 2x6 PLUMBING WALL AND/OR FURR–OUT WALLS RE: PLAN
━ ╌ ━	INDICATES 1 HOUR WALL
COND. X	INDICATES EXTERIOR UNIT CONDITIONS; RE: UNIT PLANS
(XX)	INDICATES DOOR TYPE
XXX	INDICATES STOREFRONT TYPE
○ DS	INDICATES DOWN SPOUT
○ FD	INDICATES FLOOR DRAIN
CJ	INDICATES CONTROL JOINT LOCATION AT WALL & CEILING DOES NOT OCCUR AT GYPCRETE FLOOR
FE	INDICATES RECESSED FIRE EXTINGUISHER CABINET AT @ EVERY 75'. IF SURFACE MOUNTED ARE PROVIDED ALONG ACCESSIBLE ROUTES, BOTTOM OF EXTINGUISHER MUST BE WITHIN MAX. 27" A.F.F

10 Building Plan Legend



15 Sprinkler Riser Room

Scale: 1/2" = 1'-0"



20 Key Plan

N.T.S.

JHP

JHP Architecture / Urban Design
8340 Meadow Road Suite 150
Dallas, Texas 75231
Telephone: 214-363-5687
Fax: 214-363-9563

JOHN M. SCHRADER
17828
05.26.2017

Standard at
Boswell Marketplace
Fort Worth, Texas

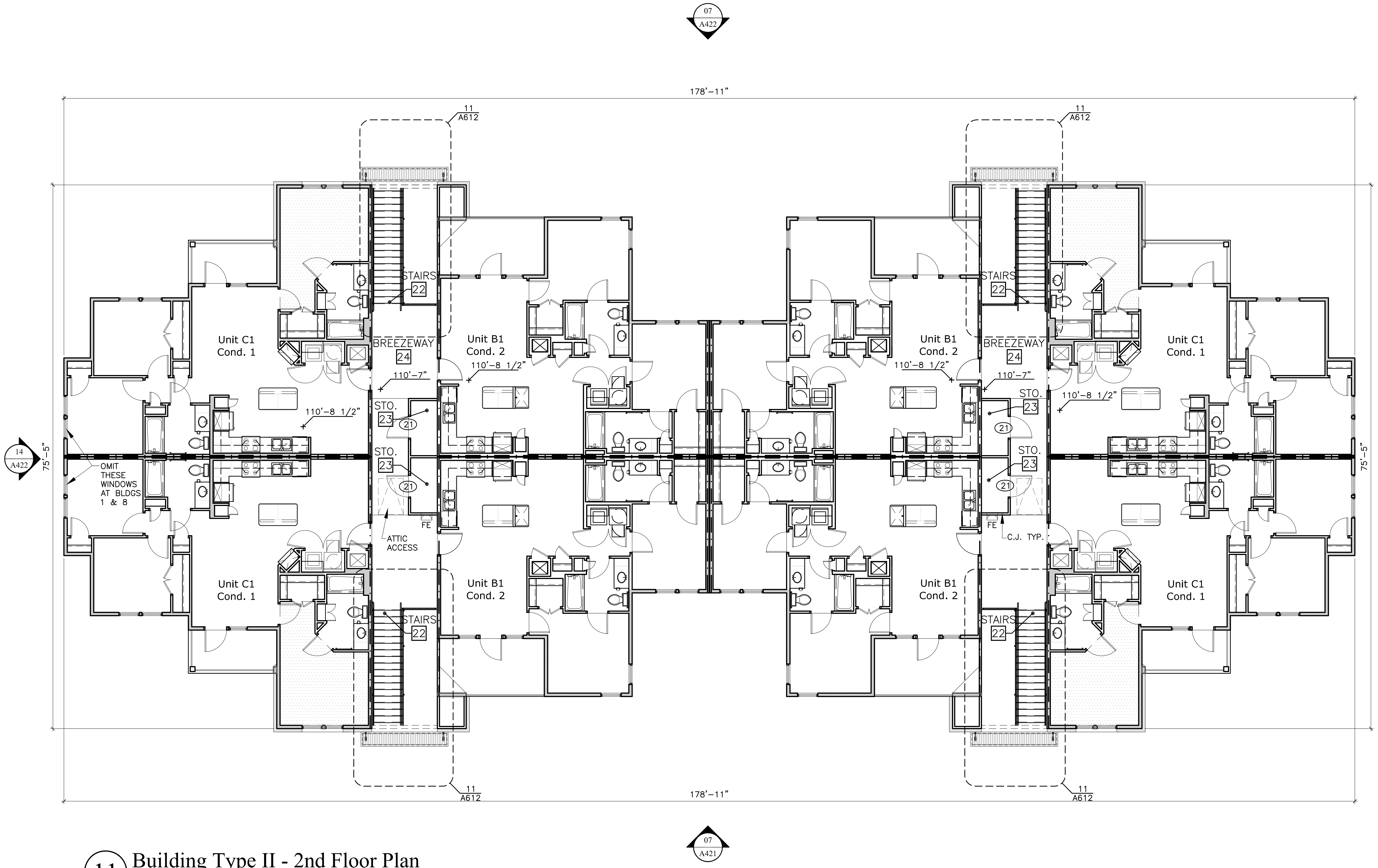
OjalaHoldings

Project Number:	2015088.00
Drawn By:	SM
Issue For:	
PERMIT	03.03.2017

Revision	Date
△ CONSTRUCTION SET	05.26.2017
△	
△	
△	
△	
△	

Sheet:
A321

BUILDING TYPE II - 1st FLOOR PLAN



11 Building Type II - 2nd Floor Plan

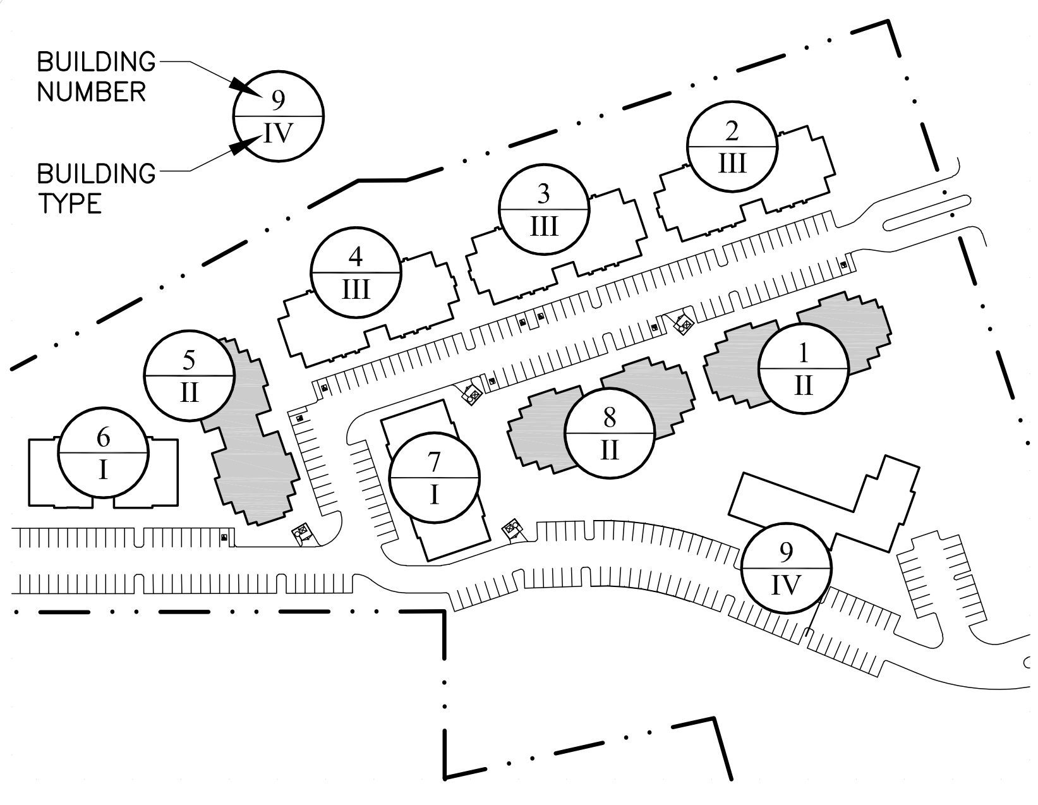
Scale: 1/8" = 1'-0"

NOTES:

1. ALL BUILDING PLAN DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. ALL CEILING HEIGHTS TO BE 9'-1" UNLESS NOTED OTHERWISE.
3. REFER TO STRUCTURE FOR LOCATION OF LOAD BEARING WALLS AND PARTY WALLS.
4. CONTROL JOINTS TO BE 30' O.C. MAX UNLESS NOTED OTHERWISE. REFER TO PLANS FOR LOCATIONS AND DETAILS
5. 1-HR RATED WALLS TO BE PROVIDED AT TENANT TO TENANT WALLS, TENANT/CORRIDOR SEPARATIONS, EXTERIOR WALLS AND AT OTHER LOCATIONS REQ'D. BY BUILDING CODE;
6. ALL RESIDENTIAL BUILDING TO BE PROTECTED WITH NFPA 13R SPRINKLER SYSTEM; AMENITY SPACES FULL 13 SPRINKLER SYSTEM.

▨	INDICATES TYPE 'A' HANDICAP UNIT
░	INDICATES CEILING HEIGHT @ 11' AFF
▤	INDICATES BRICK VENEER ON 5 1/2" BRICK LEDGE
▬	SHADED WALLS DENOTES 2x6 PLUMBING WALL AND/OR FURR-OUT WALLS RE: PLAN
— · —	INDICATES 1 HOUR WALL
COND. X	INDICATES EXTERIOR UNIT CONDITIONS; RE: UNIT PLANS
XX	INDICATES DOOR TYPE
XXX	INDICATES STOREFRONT TYPE
○ DS	INDICATES DOWN SPOUT
○ FD	INDICATES FLOOR DRAIN
CJ	INDICATES CONTROL JOINT LOCATION AT WALL & CEILING DOES NOT OCCUR AT GYPCRETE FLOOR
FE	INDICATES RECESSED FIRE EXTINGUISHER CABINET AT @ EVERY 75'. IF SURFACE MOUNTED ARE PROVIDED ALONG ACCESSIBLE ROUTES, BOTTOM OF EXTINGUISHER MUST BE WITHIN MAX. 27" A.F.F

10 Building Plan Legend



20 Key Plan

N.T.S.

JHP

JHP Architecture / Urban Design
8340 Meadow Road Suite 150
Dallas, Texas 75231
Telephone: 214-363-5687
Fax: 214-363-9563

JOHN M. SCHRADER
17828

05.26.2017

Standard at Boswell Marketplace

Fort Worth, Texas

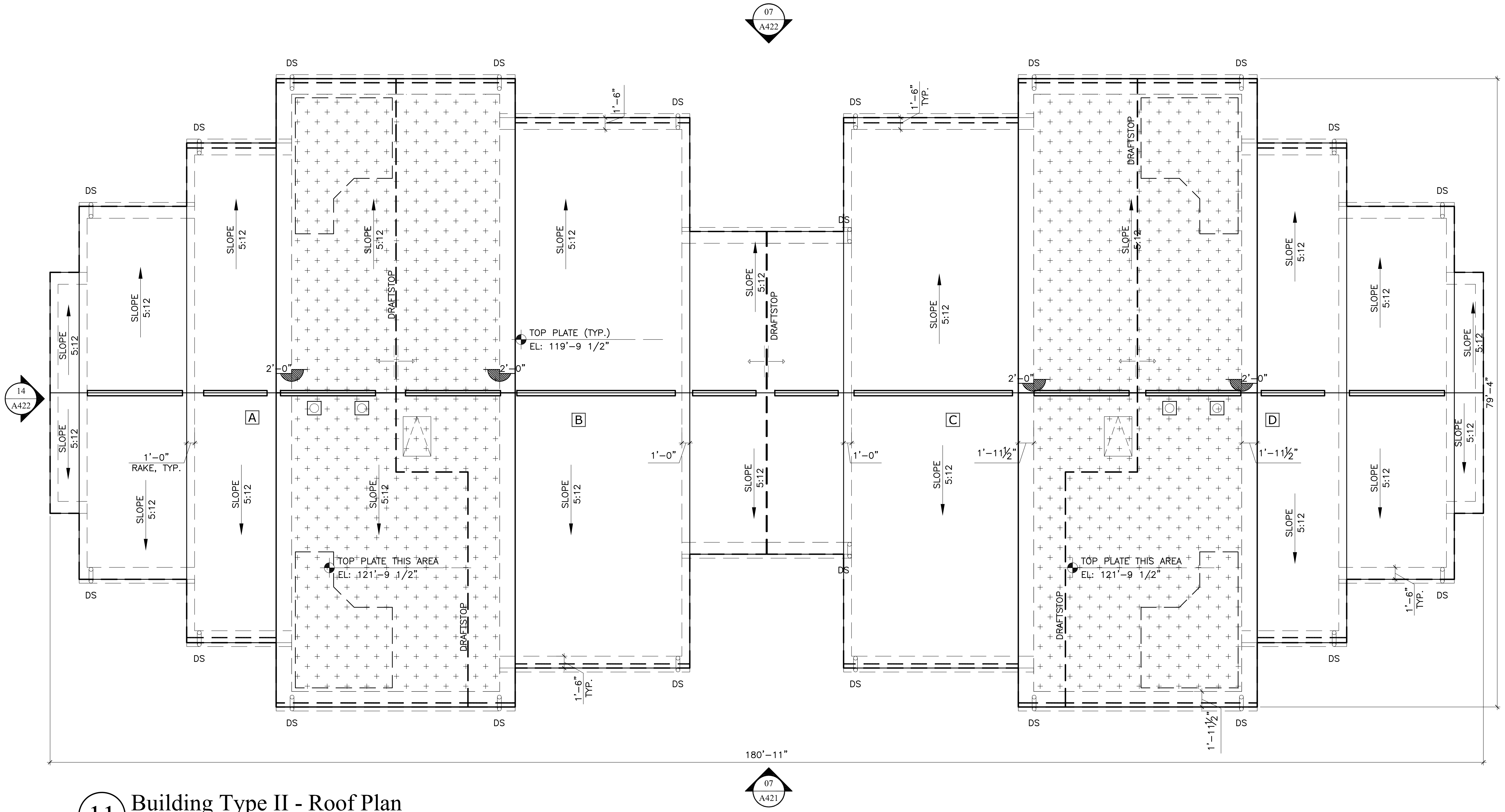
OjalaHoldings

Project Number: 2015088.00
Drawn By: SM
Issue For:
PERMIT 03.03.2017

Revision	Date
CONSTRUCTION SET	05.26.2017

Sheet:

A322



11 Building Type II - Roof Plan

Scale: 1/8" = 1'-0"

NOTES:

1. PREFINISHED ALUM. GUTTERS AND D.S. TYP. GUTTER CONTRACTOR TO VERIFY NUMBER OF DOWNSPOUTS. ALL COMPOSITION ROOF EAVES TO BE FULLY GUTTERED.
2. PROVIDE 1 HR. RATED ATTIC ACCESS HATCH INTO CONCEALED ATTIC SPACE. REFER TO TOP FLOOR PLANS AND ROOF PLANS FOR ACCESS LOCATIONS. TYP. COORDINATE LOCATIONS W/ ROOF FRAMING PLANS. PROVIDE 30" MIN. CLEAR HEADROOM TYP. AT ACCESS.
3. THE MINIMUM REQUIRED NET FREE VENTILATION AREA SHALL BE 1/300 OF THAT AREA VENTILATED WITH BOTH UPPER AND LOWER VENTILATION TYP.
4. PLACE ROOF VENTS WHERE NOTED ON ROOF PLANS.
5. DRAFTSTOP CONSTRUCTION MAY CONSIST OF ONE LAYER OF ½" GYP. BD. OR ONE LAYER OSB ANCHORED TO WD. ROOF TRUSSES, AND INSTALLED WHERE SHOWN ON ROOF PLANS. TYP. DRAFTSTOP AREA NOT TO EXCEED 3000 SF OR 2 UNITS (MAY INCLUDE CORRIDOR)
6. ALL ATTIC VENTS/LOUVERS SHALL BE COVERED WITH CORROSION RESISTANT MESH NOT LESS THAN ¼" OR MORE THAN 2" IN ANY DIRECTION TYP.
7. DIMENSIONS FOR ROOF VENTS NOT PROVIDED. SPACE EQUALLY.
8. ALL LOW SLOPE ROOFING SLOPED 1/2" PER FOOT TYP. U.N.O.
9. GUTTER CONTRACTOR TO VERIFY NUMBER OF DOWNSPOUTS. ALL ROOF EAVES TO BE FULLY GUTTERED.
10. ROOFING DETAILS BASED ON NRCA. WATERPROOFING & FLASHING DETAILS BASED ON SMACNA LATEST ADDITION

→	INDICATES ROOF SLOPE DIRECTION
▭	ATTIC ACCESS PANEL 22x36– 1 HR RATED (U.N.O.)
○ DS	DOWNSPOUT LOCATIONS
— —	DRAFTSTOP BOUNDARIES
‖	INDICATES DRAFTSTOP ACCESS
A	AREA DESIGNATION
◻	SIGNIFIES ROOF VENT WITH NET FREE AREA OF 150 SQ. IN.
▬ ▬	SIGNIFIES SOFFIT VENT WITH NET FREE AREA OF 12.7 SQ. IN. PER FOOT.
▨	INDICATES HIGHER TOP PLATE LOCATIONS.
▯	PS – PRIMARY SCUPPER OS – OVERFLOW SCUPPER (2" ABOVE PRIMARY)

10 Roof Plan Legend

A

UPPER (ROOF) 703.9 SQ. INCHES MINIMUM TYP.
LOWER (SOFFIT) 703.9 SQ. INCHES MINIMUM TYP.

32 L.F. RIDGE VENTS PROVIDED @18 SQ. IN. PER FT = 576 SQ. IN.
2 ROOF VENTS PROVIDED @150 SQ. IN. = 300 SQ. IN.
300 SQ. IN. + 576 SQ. IN. = 876 SQ. IN.

62 L.F. SOFFIT VENTS PROVIDED @12.7 SQ. IN. PER FT = 787 SQ. IN.

B

UPPER (ROOF) 684.0 SQ. INCHES MINIMUM TYP.
LOWER (SOFFIT) 684.0 SQ. INCHES MINIMUM TYP.

40 L.F. RIDGE VENTS PROVIDED @18 SQ. IN. PER FT = 720 SQ. IN.

65 L.F. SOFFIT VENTS PROVIDED @12.7 SQ. IN. PER FT = 826 SQ. IN.

C

UPPER (ROOF) 684.0 SQ. INCHES MINIMUM TYP.
LOWER (SOFFIT) 684.0 SQ. INCHES MINIMUM TYP.

40 L.F. RIDGE VENTS PROVIDED @18 SQ. IN. PER FT = 720 SQ. IN.

65 L.F. SOFFIT VENTS PROVIDED @12.7 SQ. IN. PER FT = 826 SQ. IN.

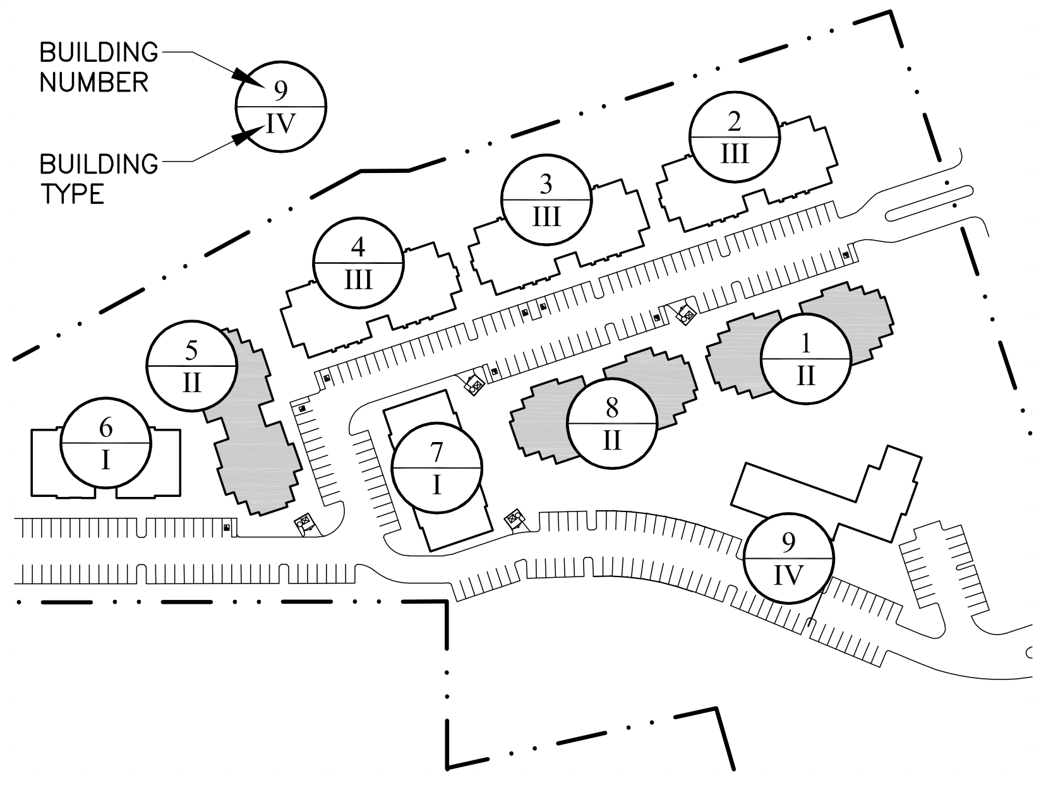
D

UPPER (ROOF) 703.9 SQ. INCHES MINIMUM TYP.
LOWER (SOFFIT) 703.9 SQ. INCHES MINIMUM TYP.

32 L.F. RIDGE VENTS PROVIDED @18 SQ. IN. PER FT = 576 SQ. IN.
2 ROOF VENTS PROVIDED @150 SQ. IN. = 300 SQ. IN.
300 SQ. IN. + 576 SQ. IN. = 876 SQ. IN.

62 L.F. SOFFIT VENTS PROVIDED @12.7 SQ. IN. PER FT = 787 SQ. IN.

18 Roof Vent Calculations



20 Key Plan

N.T.S.

JHP Architecture / Urban Design
8340 Meadow Road Suite 150
Dallas, Texas 75231
Telephone: 214-363-5687
Fax: 214-363-9563

JOHN M. SCHRADER
17828
05.26.2017

Standard at Boswell Marketplace
Fort Worth, Texas

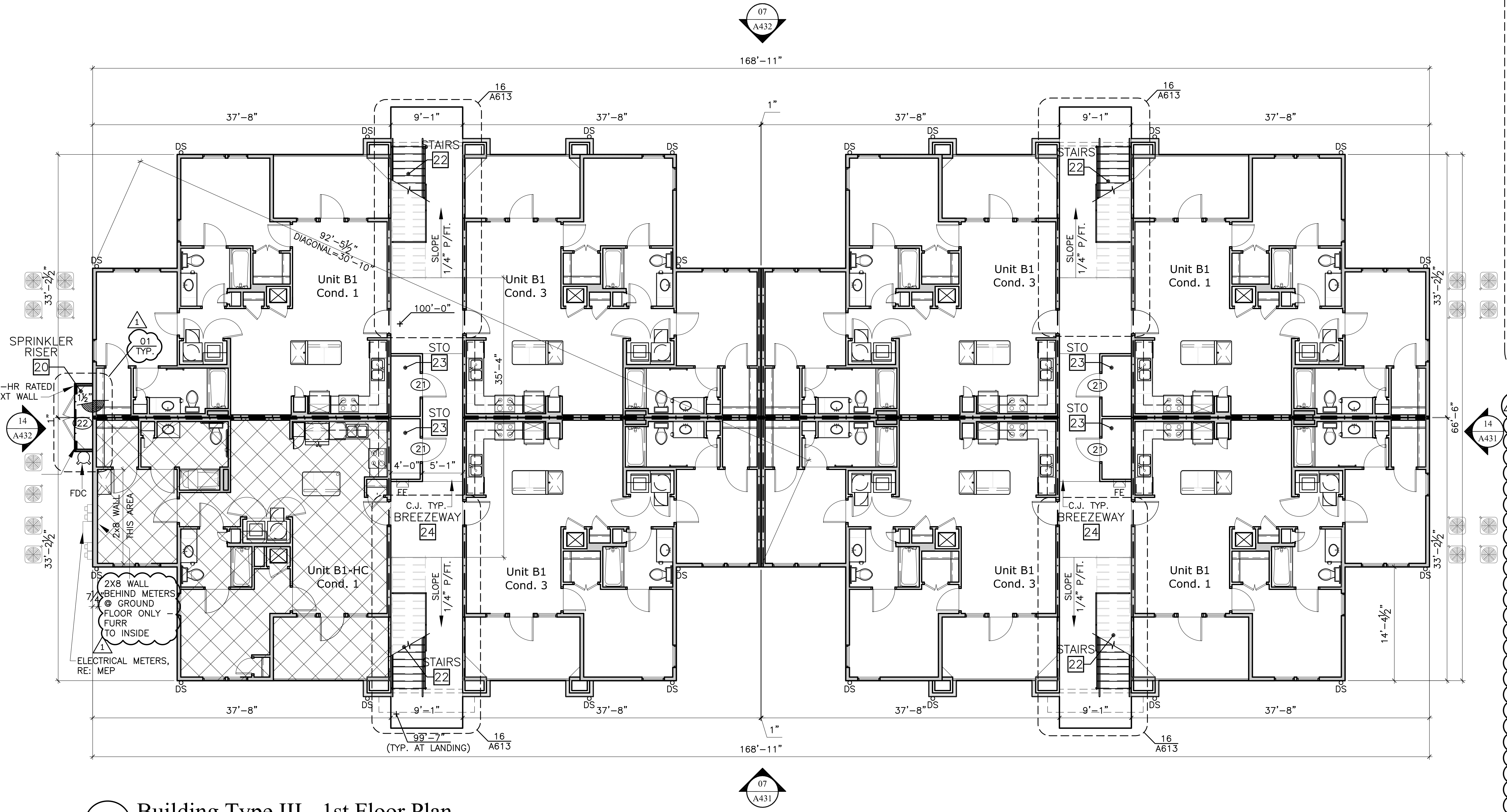
OjalaHoldings

Project Number: 2015088.00
Drawn By: SM
Issue For:
PERMIT 03.03.2017

Revision		Date
△	CONSTRUCTION SET	05.26.2017
△		
△		
△		
△		
△		

Sheet:

A323



16 Building Type III - 1st Floor Plan

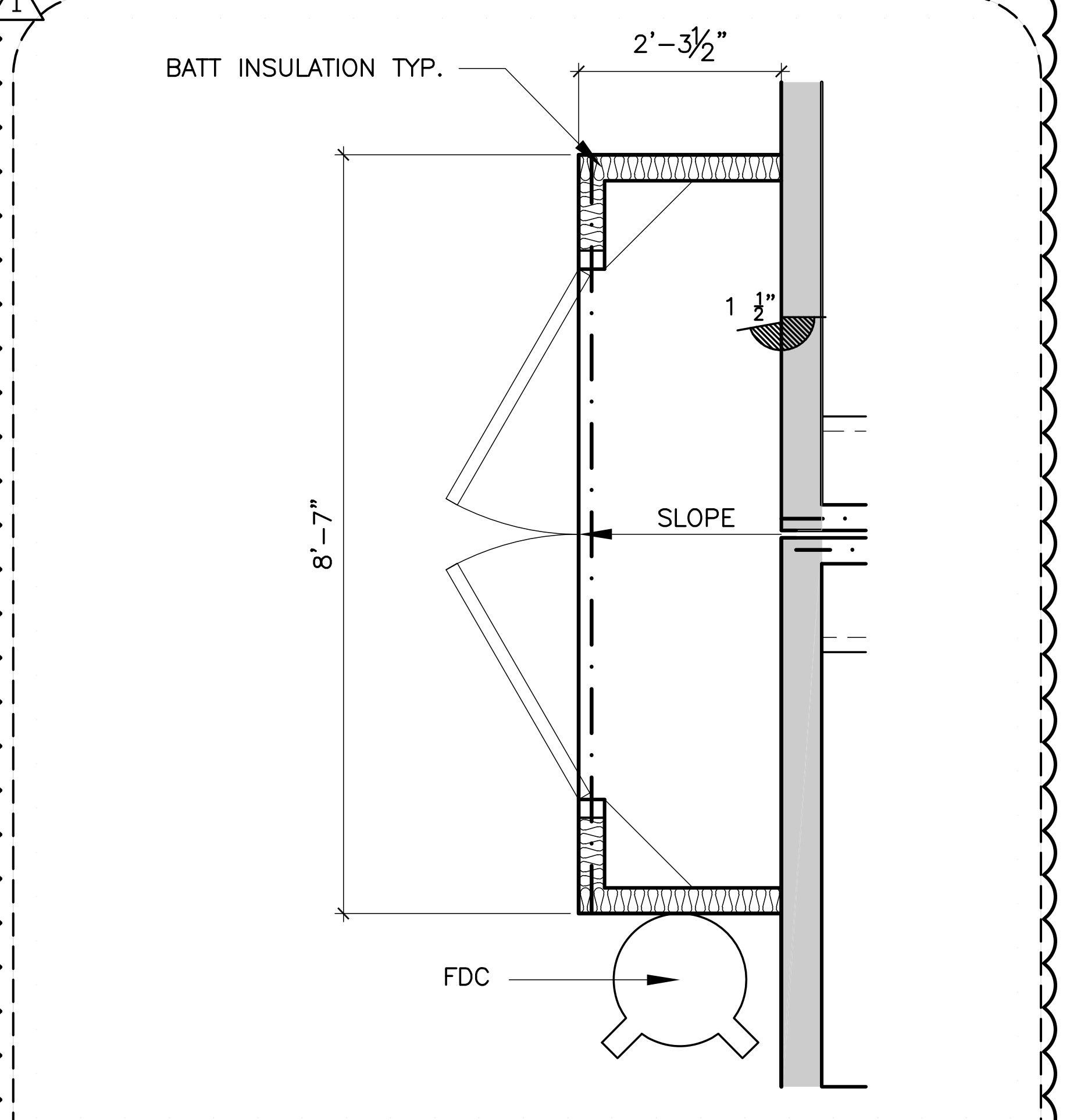
Scale: 1/8" = 1'-0"

NOTES:

1. ALL BUILDING PLAN DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. ALL CEILING HEIGHTS TO BE 9'-1" UNLESS NOTED OTHERWISE.
3. REFER TO STRUCTURE FOR LOCATION OF LOAD BEARING WALLS AND PARTY WALLS.
4. CONTROL JOINTS TO BE 30' O.C. MAX UNLESS NOTED OTHERWISE. REFER TO PLANS FOR LOCATIONS AND DETAILS
5. 1-HR RATED WALLS TO BE PROVIDED AT TENANT TO TENANT WALLS, TENANT/CORRIDOR SEPARATIONS, EXTERIOR WALLS AND AT OTHER LOCATIONS REQ'D. BY BUILDING CODE;
6. ALL RESIDENTIAL BUILDING TO BE PROTECTED WITH NFPA 13R SPRINKLER SYSTEM; AMENITY SPACES FULL 13 SPRINKLER SYSTEM.

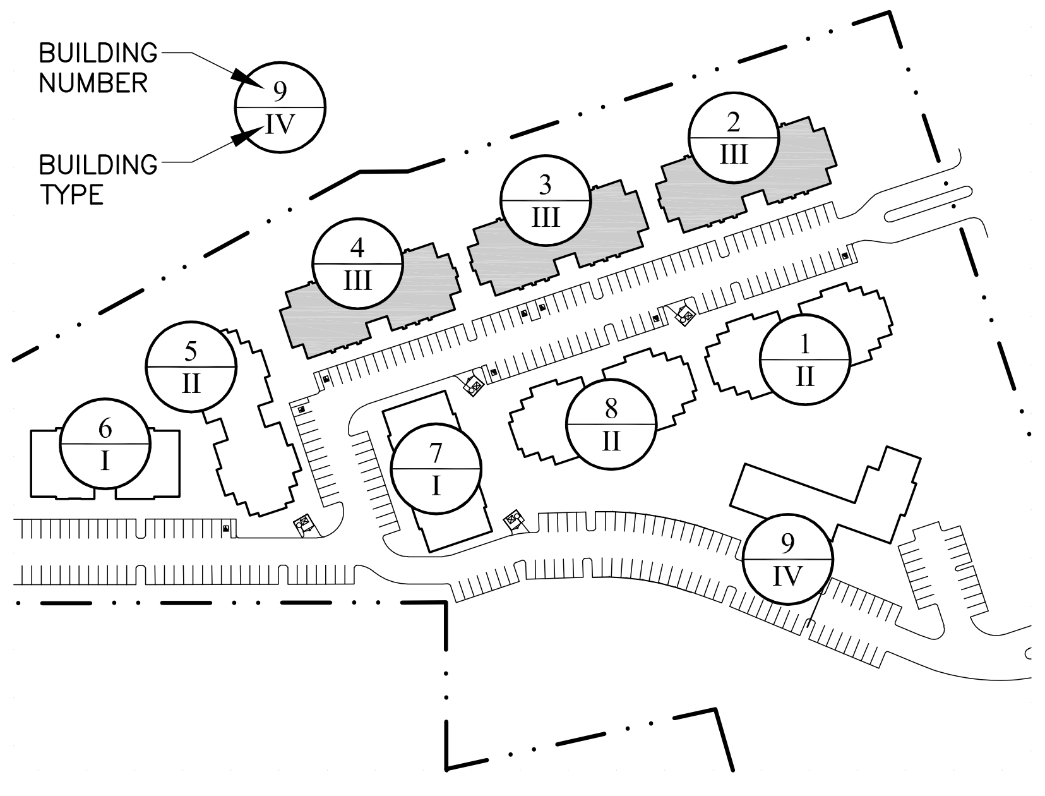
▨	INDICATES TYPE 'A' HANDICAP UNIT
░	INDICATES CEILING HEIGHT @ 11' AFF
▧	INDICATES BRICK VENEER ON 5 1/2" BRICK LEDGE
═	SHADED WALLS DENOTES 2x6 PLUMBING WALL AND/OR FURR-OUT WALLS RE: PLAN
— · —	INDICATES 1 HOUR WALL
COND. X	INDICATES EXTERIOR UNIT CONDITIONS; RE: UNIT PLANS
(XX)	INDICATES DOOR TYPE
XXX	INDICATES STOREFRONT TYPE
○ DS	INDICATES DOWN SPOUT
○ FD	INDICATES FLOOR DRAIN
CJ	INDICATES CONTROL JOINT LOCATION AT WALL & CEILING DOES NOT OCCUR AT GYPCRETE FLOOR
FE	INDICATES RECESSED FIRE EXTINGUISHER CABINET AT @ EVERY 75'. IF SURFACE MOUNTED ARE PROVIDED ALONG ACCESSIBLE ROUTES, BOTTOM OF EXTINGUISHER MUST BE WITHIN MAX. 27" A.F.F

10 Building Plan Legend



15 Sprinkler Riser Room

Scale: 1/2" = 1'-0"



20 Key Plan

N.T.S.

JHP

JHP Architecture / Urban Design
8340 Meadow Road Suite 150
Dallas, Texas 75231
Telephone: 214-363-5687
Fax: 214-363-9563

JOHN M. SCHRADER
17828

05.26.2017

Standard at Boswell Marketplace
Fort Worth, Texas

OjalaHoldings

Project Number: 2015088.00
Drawn By: SM
Issue For:
PERMIT 03.03.2017

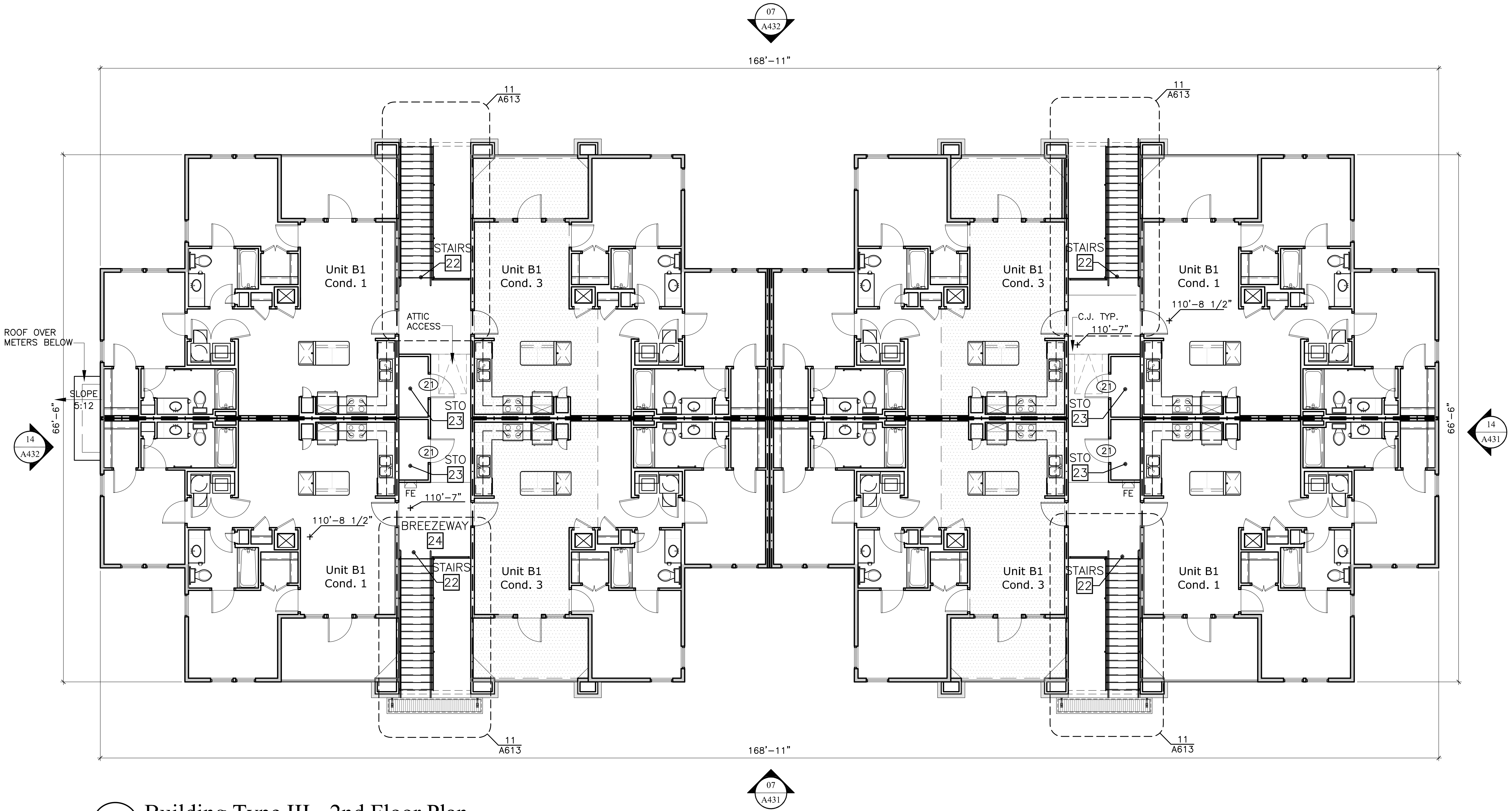
Revision	Date
1 CONSTRUCTION SET	05.26.2017

Sheet:
A331

NOTES:
1. ALL BUILDING PLAN DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. ALL CEILING HEIGHTS TO BE 9'–1" UNLESS NOTED OTHERWISE.
3. REFER TO STRUCTURE FOR LOCATION OF LOAD BEARING WALLS AND PARTY WALLS.
4. CONTROL JOINTS TO BE 30' O.C. MAX UNLESS NOTED OTHERWISE. REFER TO PLANS FOR LOCATIONS AND DETAILS
5. 1–HR RATED WALLS TO BE PROVIDED AT TENANT TO TENANT WALLS, TENANT/CORRIDOR SEPARATIONS, EXTERIOR WALLS AND AT OTHER LOCATIONS REQ'D. BY BUILDING CODE;
6. ALL RESIDENTIAL BUILDING TO BE PROTECTED WITH NFPA 13R SPRINKLER SYSTEM; AMENITY SPACES FULL 13 SPRINKLER SYSTEM.

▨	INDICATES TYPE 'A' HANDICAP UNIT
░	INDICATES CEILING HEIGHT @ 11' AFF
▧	INDICATES BRICK VENEER ON 5 1/2" BRICK LEDGE
▬	SHADED WALLS DENOTES 2x6 PLUMBING WALL AND/OR FURR–OUT WALLS RE: PLAN
— · —	INDICATES 1 HOUR WALL
COND. X	INDICATES EXTERIOR UNIT CONDITIONS; RE: UNIT PLANS
XX	INDICATES DOOR TYPE
XXX	INDICATES STOREFRONT TYPE
○ DS	INDICATES DOWN SPOUT
○ FD	INDICATES FLOOR DRAIN
CJ	INDICATES CONTROL JOINT LOCATION AT WALL & CEILING DOES NOT OCCUR AT GYPCRETE FLOOR
FE	INDICATES RECESSED FIRE EXTINGUISHER CABINET AT @ EVERY 75'. IF SURFACE MOUNTED ARE PROVIDED ALONG ACCESSIBLE ROUTES, BOTTOM OF EXTINGUISHER MUST BE WITHIN MAX. 27" A.F.F

10 Building Plan Legend



16 Building Type III - 2nd Floor Plan

Scale: 1/8" = 1'-0"

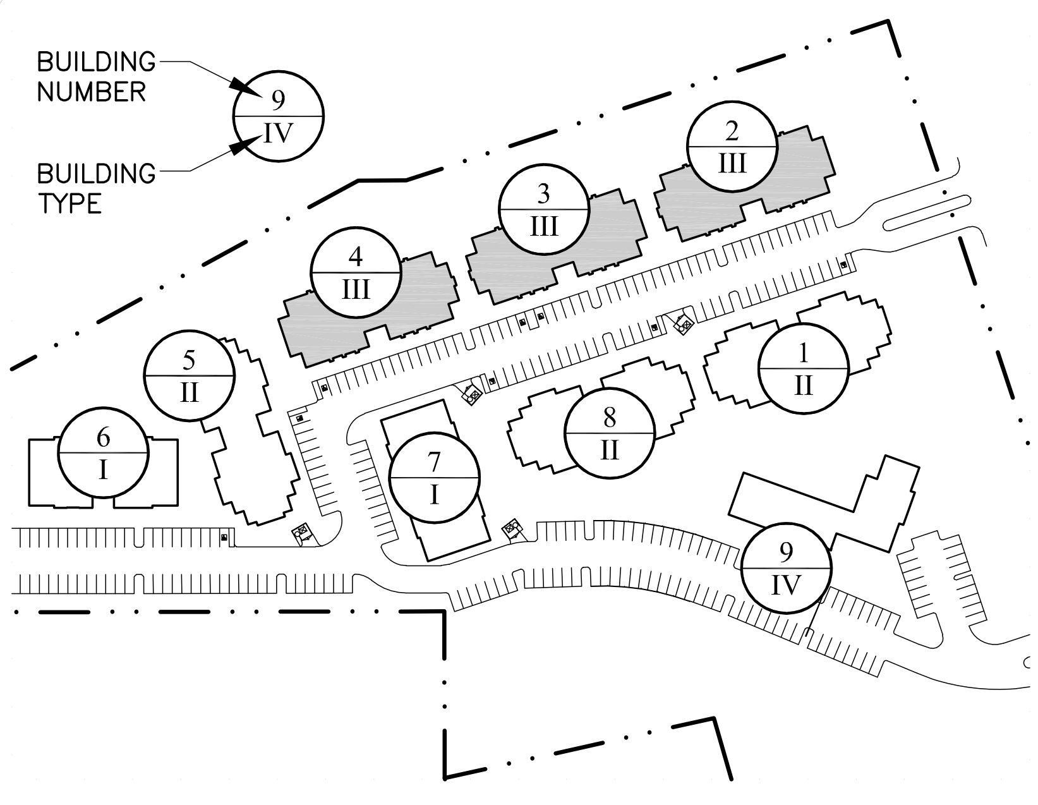
JHP

JHP Architecture / Urban Design
8340 Meadow Road Suite 150
Dallas, Texas 75231
Telephone: 214-363-5687
Fax: 214-363-9563

JOHN M. SCHRADER 17828
05.26.2017

Standard at Boswell Marketplace
Fort Worth, Texas

OjalaHoldings



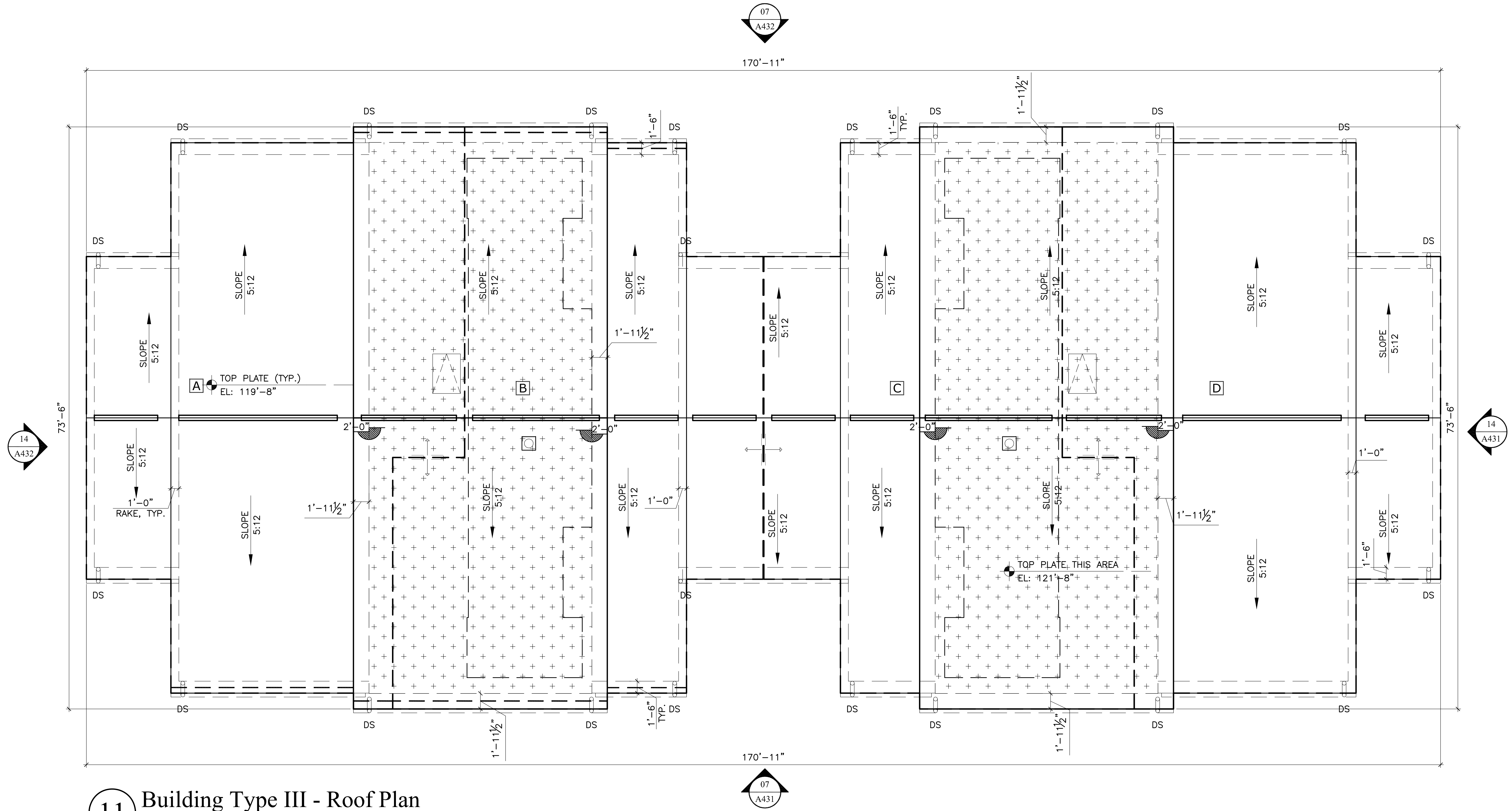
20 Key Plan

N.T.S.

Project Number:	2015088.00
Drawn By:	SM
Issue For:	
PERMIT	03.03.2017

Revision	Date
CONSTRUCTION SET	05.26.2017

Sheet:
A332



11 Building Type III - Roof Plan

Scale: 1/8" = 1'-0"

NOTES:

1. PREFINISHED ALUM. GUTTERS AND D.S. TYP. GUTTER CONTRACTOR TO VERIFY NUMBER OF DOWNSPOUTS. ALL COMPOSITION ROOF EAVES TO BE FULLY GUTTERED.
2. PROVIDE 1 HR. RATED ATTIC ACCESS HATCH INTO CONCEALED ATTIC SPACE. REFER TO TOP FLOOR PLANS AND ROOF PLANS FOR ACCESS LOCATIONS. TYP. COORDINATE LOCATIONS W/ ROOF FRAMING PLANS. PROVIDE 30" MIN. CLEAR HEADROOM TYP. AT ACCESS.
3. THE MINIMUM REQUIRED NET FREE VENTILATION AREA SHALL BE 1/300 OF THAT AREA VENTILATED WITH BOTH UPPER AND LOWER VENTILATION TYP.
4. PLACE ROOF VENTS WHERE NOTED ON ROOF PLANS.
5. DRAFTSTOP CONSTRUCTION MAY CONSIST OF ONE LAYER OF ½" GYP. BD. OR ONE LAYER OSB ANCHORED TO WD. ROOF TRUSSES, AND INSTALLED WHERE SHOWN ON ROOF PLANS. TYP. DRAFTSTOP AREA NOT TO EXCEED 3000 SF OR 2 UNITS (MAY INCLUDE CORRIDOR)
6. ALL ATTIC VENTS/LOUVERS SHALL BE COVERED WITH CORROSION RESISTANT MESH NOT LESS THAN ¼" OR MORE THAN 2" IN ANY DIRECTION TYP.
7. DIMENSIONS FOR ROOF VENTS NOT PROVIDED. SPACE EQUALLY.
8. ALL LOW SLOPE ROOFING SLOPED 1/2" PER FOOT TYP. U.N.O.
9. GUTTER CONTRACTOR TO VERIFY NUMBER OF DOWNSPOUTS. ALL ROOF EAVES TO BE FULLY GUTTERED.
10. ROOFING DETAILS BASED ON NRCA. WATERPROOFING & FLASHING DETAILS BASED ON SMACNA LATEST ADDITION

→	INDICATES ROOF SLOPE DIRECTION
▭	ATTIC ACCESS PANEL 22x36– 1 HR RATED (U.N.O.)
○ DS	DOWNSPOUT LOCATIONS
— —	DRAFTSTOP BOUNDARIES
‖	INDICATES DRAFTSTOP ACCESS
A	AREA DESIGNATION
▢	SIGNIFIES ROOF VENT WITH NET FREE AREA OF 150 SQ. IN.
— —	SIGNIFIES SOFFIT VENT WITH NET FREE AREA OF 12.7 SQ. IN. PER FOOT.
▨	INDICATES HIGHER TOP PLATE LOCATIONS.
▯	PS – PRIMARY SCUPPER OS – OVERFLOW SCUPPER (2" ABOVE PRIMARY)

10 Roof Plan Legend

A

UPPER (ROOF) 667.2 SQ. INCHES MINIMUM TYP.
LOWER (SOFFIT) 667.2 SQ. INCHES MINIMUM TYP.

40 L.F. RIDGE VENTS PROVIDED @18 SQ. IN. PER FT = 720 SQ. IN.

65 L.F. SOFFIT VENTS PROVIDED @12.7 SQ. IN. PER FT = 826 SQ. IN.

B

UPPER (ROOF) 648.0 SQ. INCHES MINIMUM TYP.
LOWER (SOFFIT) 648.0 SQ. INCHES MINIMUM TYP.

32 L.F. RIDGE VENTS PROVIDED @18 SQ. IN. PER FT = 576 SQ. IN.
1 ROOF VENTS PROVIDED @150 SQ. IN. = 150 SQ. IN.
150 SQ. IN. + 576 SQ. IN. = 726 SQ. IN.

65 L.F. SOFFIT VENTS PROVIDED @12.7 SQ. IN. PER FT = 826 SQ. IN.

C

UPPER (ROOF) 648.0 SQ. INCHES MINIMUM TYP.
LOWER (SOFFIT) 648.0 SQ. INCHES MINIMUM TYP.

32 L.F. RIDGE VENTS PROVIDED @18 SQ. IN. PER FT = 576 SQ. IN.
1 ROOF VENTS PROVIDED @150 SQ. IN. = 150 SQ. IN.
150 SQ. IN. + 576 SQ. IN. = 726 SQ. IN.

65 L.F. SOFFIT VENTS PROVIDED @12.7 SQ. IN. PER FT = 826 SQ. IN.

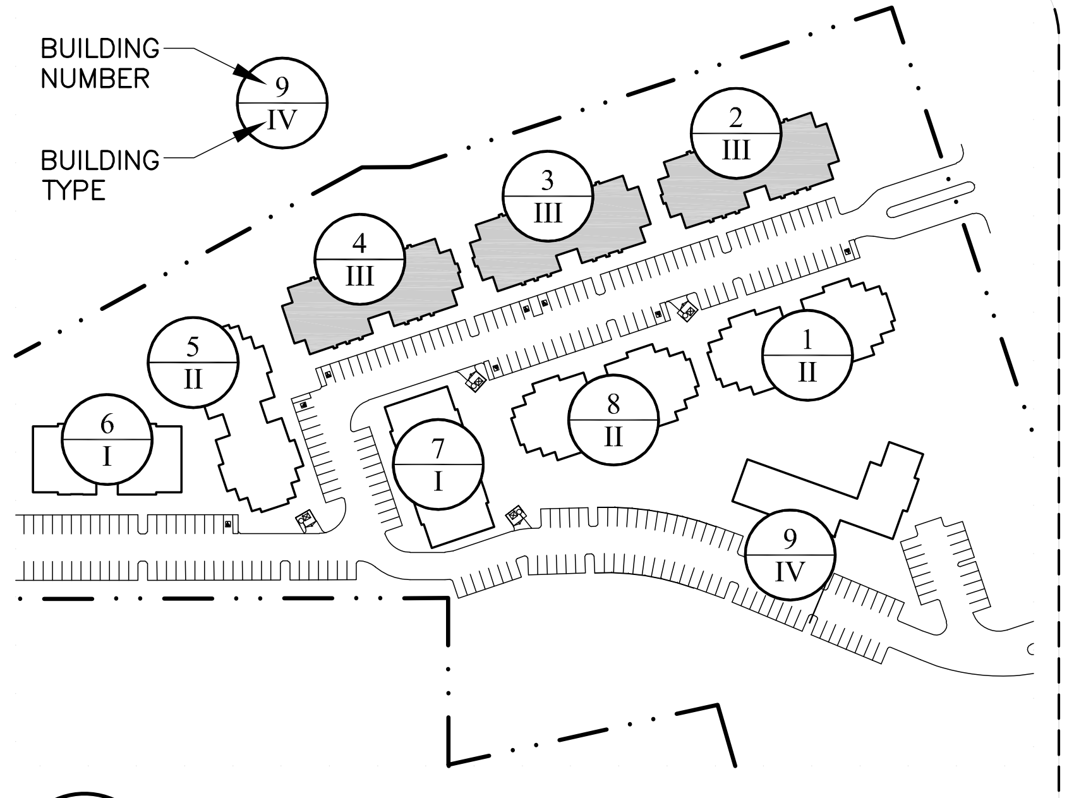
D

UPPER (ROOF) 667.2 SQ. INCHES MINIMUM TYP.
LOWER (SOFFIT) 667.2 SQ. INCHES MINIMUM TYP.

40 L.F. RIDGE VENTS PROVIDED @18 SQ. IN. PER FT = 720 SQ. IN.

65 L.F. SOFFIT VENTS PROVIDED @12.7 SQ. IN. PER FT = 826 SQ. IN.

18 Roof Vent Calculations



20 Key Plan

N.T.S.

JHP

JHP Architecture / Urban Design
8340 Meadow Road Suite 150
Dallas, Texas 75231
Telephone: 214-363-5687
Fax: 214-363-9563

JOHN M. SCHRADER
17828

05.26.2017

Standard at Boswell Marketplace

Fort Worth, Texas

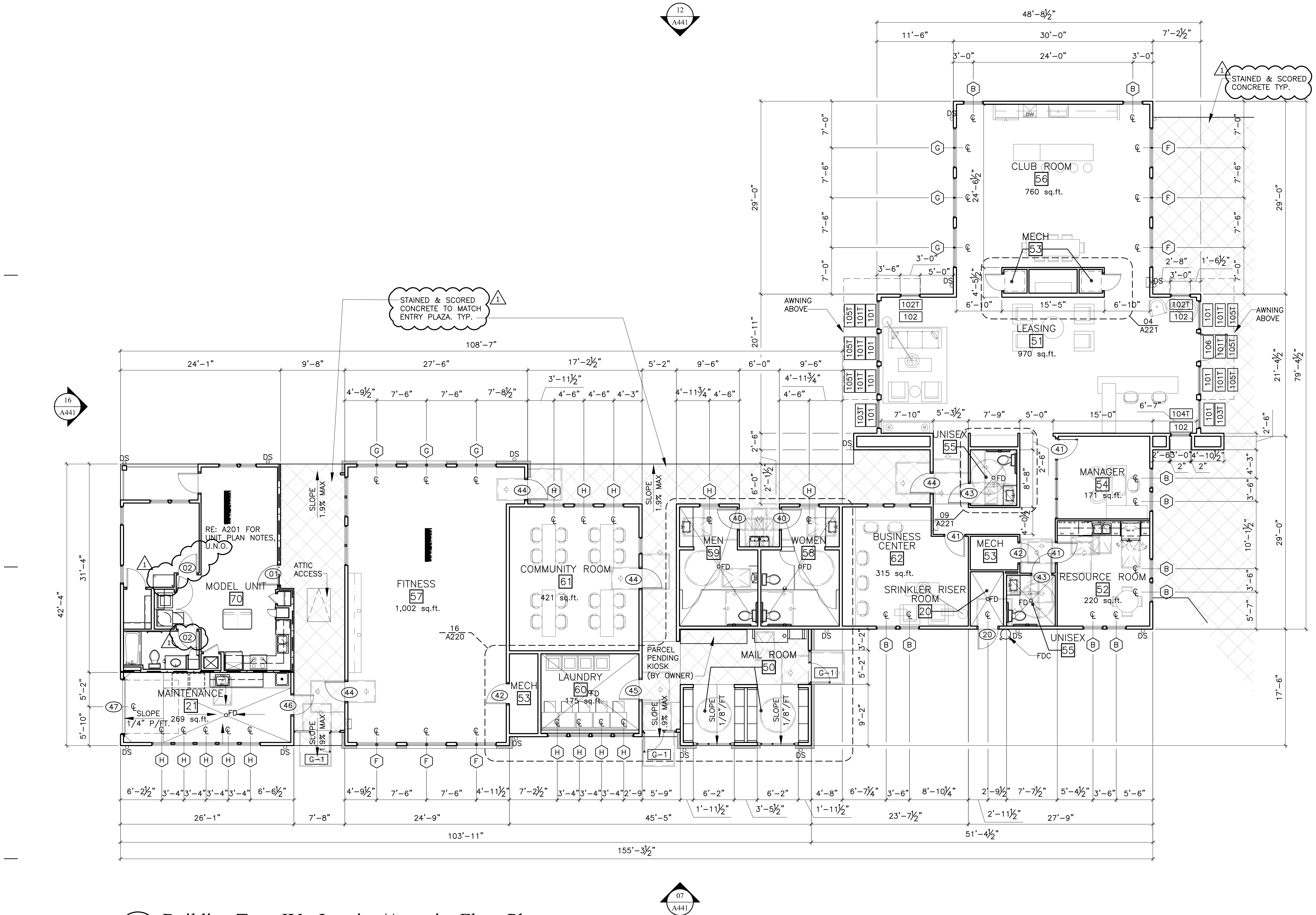
OjalaHoldings

Project Number: 2015088.00
Drawn By: SM
Issue For:
PERMIT 03.03.2017

Revision		Date
△	CONSTRUCTION SET	05.26.2017
△		
△		
△		
△		
△		

Sheet:

A333



16 Building Type IV - Leasing/Amenity Floor Plan

Scale: 1/8" = 1'-0"

NOTES:

1. ALL BUILDING PLAN DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. ALL CEILING HEIGHTS TO BE 9'-1" UNLESS NOTED OTHERWISE.
3. REFER TO STRUCTURE FOR LOCATION OF LOAD BEARING WALLS AND PARTY WALLS.
4. CONTROL JOINTS TO BE 30' O.C. MAX UNLESS NOTED OTHERWISE. REFER TO PLANS FOR LOCATIONS AND DETAILS
5. 1-HR RATED WALLS TO BE PROVIDED AT TENANT TO TENANT WALLS, TENANT/CORRIDOR SEPARATIONS, EXTERIOR WALLS AND AT OTHER LOCATIONS REQ'D. BY BUILDING CODE;
6. ALL RESIDENTIAL BUILDING TO BE PROTECTED WITH NFPA 13R SPRINKLER SYSTEM; AMENITY SPACES FULL 13 SPRINKLER SYSTEM.

▨	INDICATES TYPE 'A' HANDICAP UNIT
▨	INDICATES CEILING HEIGHT @ 11' AFF
▨	INDICATES BRICK VENEER ON 5 1/2" BRICK LEDGE
▬	SHADED WALLS DENOTES 2x6 PLUMBING WALL AND/OR FURR-OUT WALLS RE: PLAN
— · —	INDICATES 1 HOUR WALL
COND. X	INDICATES EXTERIOR UNIT CONDITIONS; RE: UNIT PLANS
XX	INDICATES DOOR TYPE
XXX	INDICATES STOREFRONT TYPE
DS	INDICATES DOWN SPOUT
FD	INDICATES FLOOR DRAIN
CJ	INDICATES CONTROL JOINT LOCATION AT WALL & CEILING DOES NOT OCCUR AT GYPCRETE FLOOR
FE	INDICATES RECESSED FIRE EXTINGUISHER CABINET AT @ EVERY 75'. IF SURFACE MOUNTED ARE PROVIDED ALONG ACCESSIBLE ROUTES, BOTTOM OF EXTINGUISHER MUST BE WITHIN MAX. 27" A.F.F

10 Building Plan Legend

JHP

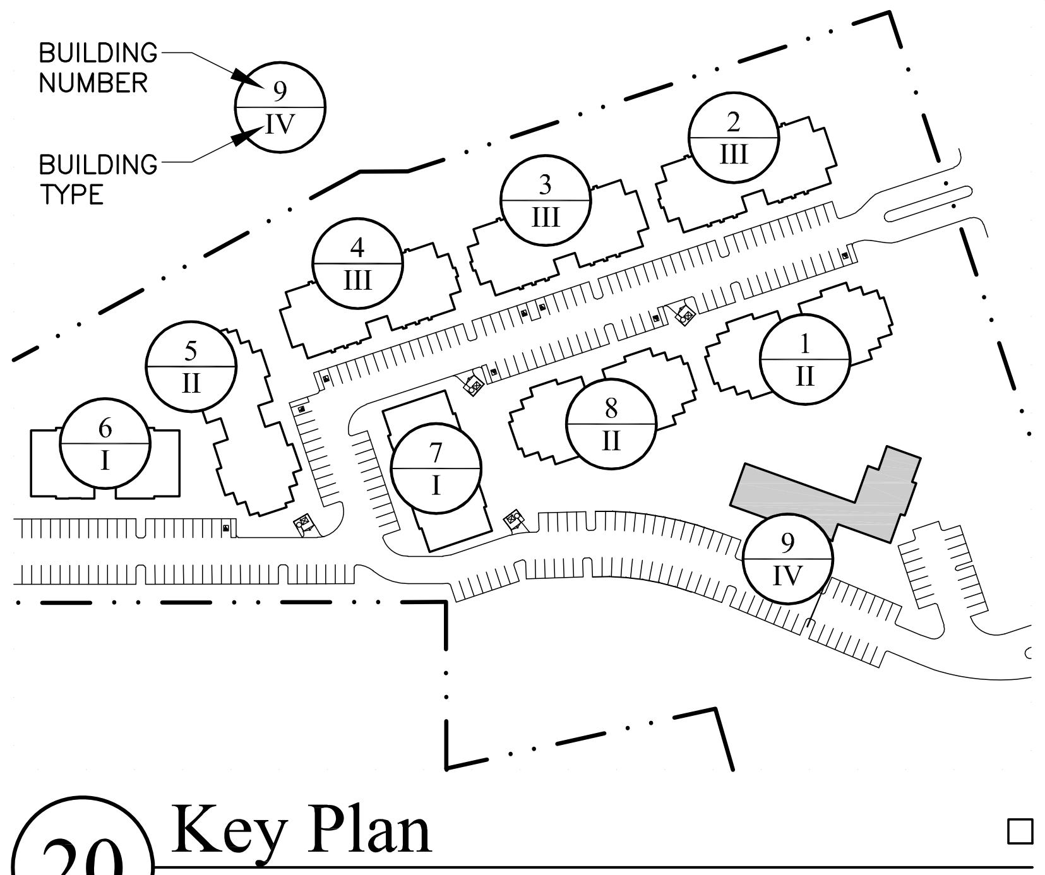
JHP Architecture / Urban Design
8340 Meadow Road Suite 150
Dallas, Texas 75231
Telephone: 214-363-5687
Fax: 214-363-9563

JOHN M. SCHRADER 17828

05.26.2017

Standard at Boswell Marketplace
Fort Worth, Texas

OjalaHoldings



20 Key Plan

N.T.S.

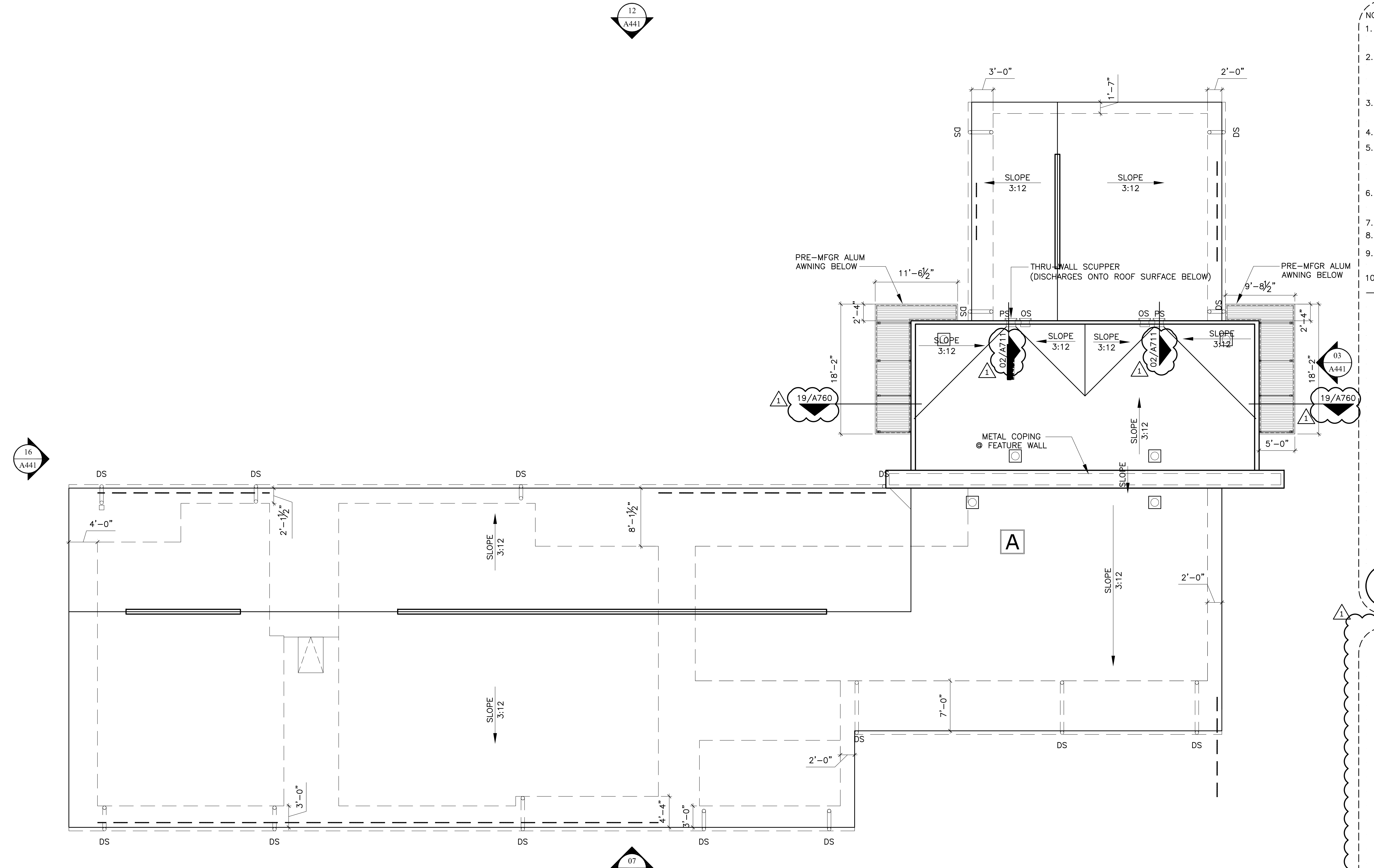
Project Number: 2015088.00
Drawn By: SM
Issue For:
PERMIT 03.03.2017

Revision		Date
1	CONSTRUCTION SET	05.26.2017

Sheet:

A341

BUILDING TYPE IV - LEASING/AMENITY FLOOR PLAN



11 Building Type IV - Leasing/Amenity Roof Plan

Scale: 1/8" = 1'-0"

NOTES:

1. PREFINISHED ALUM. GUTTERS AND D.S. TYP. GUTTER CONTRACTOR TO VERIFY NUMBER OF DOWNSPOUTS. ALL COMPOSITION ROOF EAVES TO BE FULLY GUTTERED.
2. PROVIDE 1 HR. RATED ATTIC ACCESS HATCH INTO CONCEALED ATTIC SPACE. REFER TO TOP FLOOR PLANS AND ROOF PLANS FOR ACCESS LOCATIONS. TYP. COORDINATE LOCATIONS W/ ROOF FRAMING PLANS. PROVIDE 30" MIN. CLEAR HEADROOM TYP. AT ACCESS.
3. THE MINIMUM REQUIRED NET FREE VENTILATION AREA SHALL BE 1/300 OF THAT AREA VENTILATED WITH BOTH UPPER AND LOWER VENTILATION TYP.
4. PLACE ROOF VENTS WHERE NOTED ON ROOF PLANS.
5. DRAFTSTOP CONSTRUCTION MAY CONSIST OF ONE LAYER OF ½" GYP. BD. OR ONE LAYER OSB ANCHORED TO WD. ROOF TRUSSES, AND INSTALLED WHERE SHOWN ON ROOF PLANS. TYP. DRAFTSTOP AREA NOT TO EXCEED 3000 SF OR 2 UNITS (MAY INCLUDE CORRIDOR)
6. ALL ATTIC VENTS/LOUVERS SHALL BE COVERED WITH CORROSION RESISTANT MESH NOT LESS THAN ¼" OR MORE THAN 2" IN ANY DIRECTION TYP.
7. DIMENSIONS FOR ROOF VENTS NOT PROVIDED. SPACE EQUALLY.
8. ALL LOW SLOPE ROOFING SLOPED 1/2" PER FOOT TYP. U.N.O.
9. GUTTER CONTRACTOR TO VERIFY NUMBER OF DOWNSPOUTS. ALL ROOF EAVES TO BE FULLY GUTTERED.
10. ROOFING DETAILS BASED ON NRCA. WATERPROOFING & FLASHING DETAILS BASED ON SMACNA LATEST ADDITION

→	INDICATES ROOF SLOPE DIRECTION
⬚	ATTIC ACCESS PANEL 22x36– 1 HR RATED (U.N.O.)
○ DS	DOWNSPOUT LOCATIONS
— — —	DRAFTSTOP BOUNDARIES
↔	INDICATES DRAFTSTOP ACCESS
A	AREA DESIGNATION
⊡	SIGNIFIES ROOF VENT WITH NET FREE AREA OF 150 SQ. IN.
▬ ▬ ▬	SIGNIFIES SOFFIT VENT WITH NET FREE AREA OF 12.7 SQ. IN. PER FOOT.
▨	INDICATES HIGHER TOP PLATE LOCATIONS.
▯	PS – PRIMARY SCUPPER OS – OVERFLOW SCUPPER (2" ABOVE PRIMARY)

10 Roof Plan Legend

A

UPPER (ROOF) 2205.6 SQ. INCHES MINIMUM TYP.
LOWER (SOFFIT) 2205.6 SQ. INCHES MINIMUM TYP.

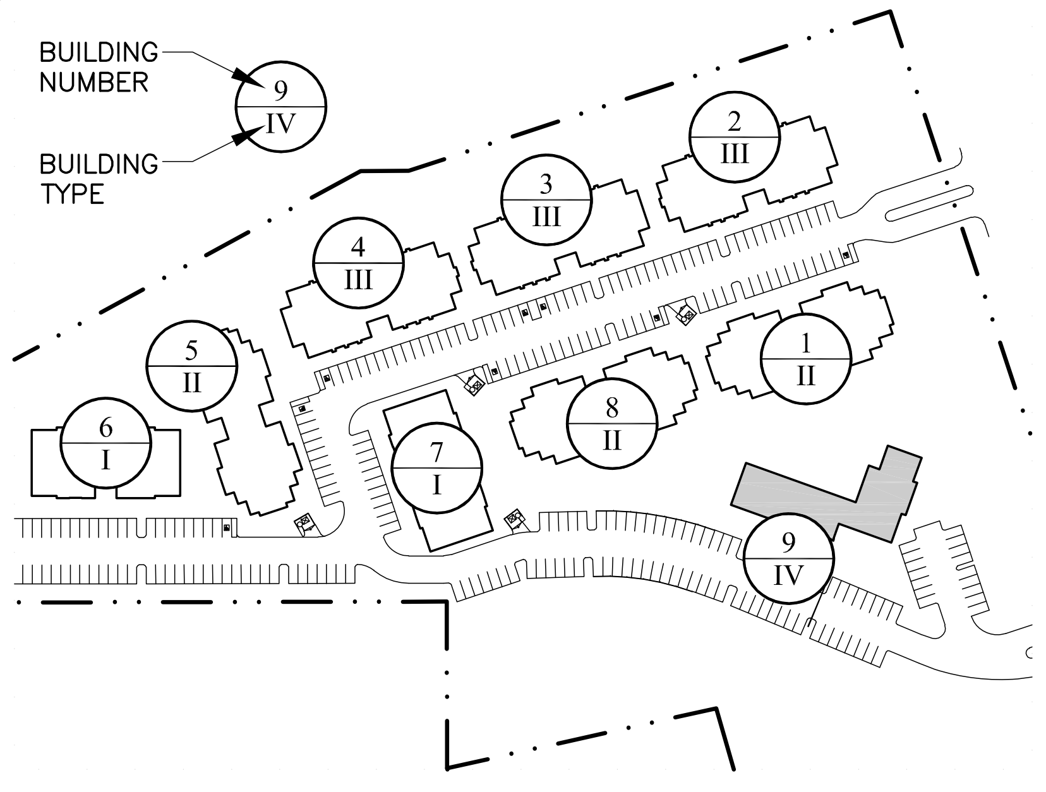
92 L.F. RIDGE VENTS PROVIDED @18 SQ. IN. PER FT = 1656 SQ. IN.

4 ROOF VENTS PROVIDED @150 SQ. IN. PER FT = 600 SQ. IN.

155 L.F. SOFFIT VENTS PROVIDED @12.7 SQ. IN. PER FT = 1968.5 SQ. IN.

2 ROOF VENTS PROVIDED @150 SQ. IN. PER FT = 300 SQ. IN.

15 Roof Vent Calculations



20 Key Plan

N.T.S.

JHP

JHP Architecture / Urban Design
8340 Meadow Road Suite 150
Dallas, Texas 75231
Telephone: 214-363-5687
Fax: 214-363-9563

JOHN M. SCHRADER 17828
05.26.2017

Standard at Boswell Marketplace

Fort Worth, Texas

OjalaHoldings

Project Number: 2015088.00
Drawn By: SM
Issue For:
PERMIT 03.03.2017

Revision	Date
1 CONSTRUCTION SET	05.26.2017

Sheet:

Development Cost Schedule

Self Score Total: **123**

This Development Cost Schedule must be consistent with the Summary Sources and Uses of Funds Statement. All Applications must complete the total development cost column and the Tax Payer Identification column. Only HTC applications must complete the Eligible Basis columns and the Requested Credit calculation below:

	TOTAL DEVELOPMENT SUMMARY			Scratch Paper/Notes
	Total Cost	Eligible Basis (If Applicable)		
		Acquisition	New/Rehab.	
ACQUISITION				
Site acquisition cost	2,540,000			
Existing building acquisition cost				
Closing costs & acq. legal fees				
Other (specify) - see footnote 1				
Other (specify) - see footnote 1				
Subtotal Acquisition Cost	$2,540,000	$0	$0	
OFF-SITES[2]				
Off-site concrete				
Storm drains & devices				
Water & fire hydrants				
Off-site utilities				
Sewer lateral(s)				
Off-site paving				
Off-site electrical				
Other (specify) - see footnote 1				
Other (specify) - see footnote 1				
Subtotal Off-Sites Cost	$0	$0	$0	
SITE WORK[3]				
Demolition				
Asbestos Abatement (Demolition Only)				
Detention				
Rough grading	410,573		410,573	
Fine grading	362,315		362,315	
On-site concrete	721,596		721,596	
On-site electrical	35,000		35,000	
On-site paving	118,351		118,351	
On-site utilities	402,816		402,816	
Decorative masonry				
Bumper stops, striping & signs				
Termite Treatment	3,681			
Subtotal Site Work Cost	$2,054,332	$0	$2,050,651	
SITE AMENITIES				
Landscaping	281,000		281,000	
Pool and decking	169,450		169,450	
Athletic court(s), playground(s)				
Fencing	51,254		51,254	
Signage				
Subtotal Site Amenities Cost	$501,704	$0	$501,704	

BUILDING COSTS*:						
Concrete		972,259		972,259		
Masonry		288,350		288,350		
Metals				0		
Woods and Plastics		2,304,543		2,304,543		
Thermal and Moisture Protection		148,760		148,760		
Roof Covering		271,481		271,481		
Doors and Windows		439,754		439,754		
BUILDING COSTS (Continued):						
Finishes		1,674,427		1,674,427		
Specialties		123,628		123,628		
Equipment				0		
Furnishings		320,977		320,977		
Special Construction						
Conveying Systems (Elevators)				0		
Mechanical (HVAC; Plumbing)		1,427,970		1,427,970		
Electrical		828,898		828,898		
Individually itemize costs below:						
Detached Community Facilities/Building				0		
Carports and/or Garages						
Lead-Based Paint Abatement						
Asbestos Abatement (Rehabilitation Only)						
Structured Parking						
Commercial Space Costs						
Const Equipment & Job Labor Costs		640,596		640,596		
Subtotal Building Costs		$9,441,642	$0	$9,441,642		
TOTAL BUILDING COSTS & SITE WORK (including site amenities)		$11,997,678	$0	$11,993,997		
Contingency	5.71%	$684,979		684,979		
TOTAL HARD COSTS		$12,682,657	$0	$12,678,976		
OTHER CONSTRUCTION COSTS						
General requirements (<6%)	5.64%	714,708		714,708	5.64%	
Field supervision (within GR limit)						
Contractor overhead (<2%)	1.88%	237,813		237,813	1.88%	
G & A Field (within overhead limit)						
Contractor profit (<6%)	5.63%	714,390		714,390	5.63%	952,203
TOTAL CONTRACTOR FEES		$1,666,910	$0	$1,666,910		
TOTAL CONSTRUCTION CONTRACT		*$14,349,568*	*$0*	*$14,345,887*		

SOFT COSTS[3]				
Architectural - Design fees	353,349		353,349	
Architectural - Supervision fees				
Engineering fees	191,080		191,080	
Real estate attorney/other legal fees	161,156		161,156	
Accounting fees	35,000		35,000	
Impact Fees	764,953		764,953	
Building permits & related costs	75,765		75,765	
Appraisal	10,000		10,000	
Market analysis	5,000		5,000	
Environmental assessment	6,150		6,150	
Soils report	10,183		10,183	
Survey	25,000		25,000	
Marketing	89,000			
Hazard & liability insurance	142,500		142,500	
Real property taxes	20,833		20,833	
Personal property taxes				
Waterproofing Consultant & CMT Testing	91,210		91,210	
Soft Cost Contingency	243,434		243,434	
FF&E	280,000		280,000	
Subtotal Soft Cost	$2,504,613	$0	$2,415,613	
FINANCING:				
CONSTRUCTION LOAN(S)[3]				
Interest	1,111,990		1,111,990	
Loan origination fees	178,944		178,944	
Title & recording fees	83,750		83,750	
Closing costs & legal fees	115,000		115,000	
Inspection fees	34,700		34,700	
Credit Report				
Discount Points				
Construction Management - Fort Worth HA	250,000		250,000	
Other (specify) - see footnote 1				
PERMANENT LOAN(S)				
Loan origination fees	85,800			
Title & recording fees				
Closing costs & legal				
Bond premium				
Credit report				
Discount points				
Credit enhancement fees				
Prepaid MIP				
Permanent Loan Fee - Conversion	10,000			
Fort Worth HA Loan Fee	10,000			
BRIDGE LOAN(S)				
Interest				
Loan origination fees	19,050		19,050	Bridge Loan for Land
Title & recording fees				
Closing costs & legal fees				
FWHA Loan Origination				

OTHER FINANCING COSTS[3]

Tax credit fees		87,130				
Tax and/or bond counsel						
Payment bonds						
Performance bonds		114,124		57,062		
Credit enhancement fees						
Mortgage insurance premiums						
Cost of underwriting & issuance						
Syndication organizational cost		25,000				
Tax opinion						
Subtotal Financing Cost		$2,125,488	$0	$1,850,496		

DEVELOPER FEES[3]

Housing consultant fees[4]		200,000		200,000		
General & administrative						
Profit or fee		2,625,499		2,625,499		
Subtotal Developer Fees	15.18%	$2,825,499	$0	$2,825,499	15.18%	

RESERVES

Rent-up		553,580				
Operating		72,000				
Replacement						
Escrows						
Subtotal Reserves		$625,580	$0	$0		

TOTAL HOUSING DEVELOPMENT COSTS[5]	$24,970,748	$0	$21,437,495
The following calculations are for HTC Applications only.			
Deduct From Basis:			
Federal grants used to finance costs in Eligible Basis			
Non-qualified non-recourse financing			
Non-qualified portion of higher quality units §42(d)(5)			
Historic Credits (residential portion only)			
Total Eligible Basis		$0	$21,437,495
**High Cost Area Adjustment (100% or 130%)			130%
Total Adjusted Basis		$0	$27,868,743
Applicable Fraction			92%
Total Qualified Basis	$25,691,497	$0	$25,691,497
Applicable Percentage[6]			9.00%
Credits Supported by Eligible Basis	$2,312,235	$0	$2,312,235
(May be greater than actual request)			

Name of contact for Cost Estimate: **Brandon Hancock**

Phone Number for Contact: **214.865.7925**

Footnotes:

[1] An itemized description of all "other" costs must be included at the end of this exhibit.

[2] All Off-Site costs must be justified by a Third Party engineer in accordance with the Department's format provided in the Offsite Cost Breakdown form.

[3] (HTC Only) Site Work expenses, indirect construction costs, developer fees, construction loan financing and other financing costs may or may not be included in Eligible Basis. Site Work costs must be justified by a Third Party engineer in accordance with the Department's format provided in the Site Work Cost Breakdown form.

[4] *(HTC Only)* Only fees paid to a consultant for duties which are not ordinarily the responsibility of the developer, can be included in Eligible Basis. Otherwise, consulting fees are included in the calculation of maximum developer fees.

[5] *(HTC Only)* Provide **all** costs & Eligible Basis associated with the Development.

[6] (HTC Only) Use the appropriate Applicable Percentages as defined in §10.3 of the Uniform Mutifamily Rules.

amam - 10/4/2017 12:58pm - RB

STRUCTURE
DEVELOPMENT

October 3, 2017

Mr. Rosalio Banuelos
Asset Manager Region 3
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: The Standard at Boswell Marketplace, TDHCA #16015, Fort Worth, TX

Dear Mr. Banuelos:

This letter is in response to your request for information for the aforementioned project dated September 27, 2017. Please see the following attachments and comments to your request:

1. *Please indicate if the payment for the Amendment Fee has been submitted. If not, please submit it.*

   Yes, the fee has been submitted. See the attached receipt stamped by TDHCA.

2. *Although not included in the amendment request letter, it is my understanding that an additional unit is being proposed to be included as a model unit. Please provide the reasoning for the addition of this unit, and explain how this unit is intended to be used throughout the affordability period.*

   The developer regularly provides a model unit as a part of their leasing/amenity building. Because their properties tend to be 100% occupied is it a way to show to show a unit to a prospective tenant without invading someone's privacy. The ability to show a unit space is positively correlated with the prospective tenant's application to live in the development. Thus, a model unit maintains a high occupancy rate for the property. If the model unit is deemed no longer necessary, it will be converted to office space or a community amenity space.

3. *Please provide a revised Rent Schedule and Annual Operating Expenses for the development.*

   See attached Rent Schedule and Annual Operating Expenses. There have been no changes since the last submittal.

4. *Based on the signature pages of the Amended and Restated Agreement of Limited Partnership included in the initial Construction Status Report, Fort Worth Affordability, Inc. is the sole member of Boswell Marketplace GP, LLC, and Ojala Partners GP, LLC is the general partner of Standard Residential, LLC. However, Fort Worth Affordability, Inc. and Ojala Partners GP, LLC are not reflected in the organization chart for the development owner submitted and approved at application. Please explain.*

   The individual members of both Fort Worth Affordability, Inc. and Ojala Partners GP, LLC are the same as those submitted at application, only the parent entity nomenclature has changed. The applicant's counsel required the name changes. See attached email with explanation.

5. *The revised financing sources include a $1,000,000 loan from the Fort Worth Housing Authority. Please provide the term sheet for this loan. Also, please indicate if this loan is federally funded.*

   See the attached MOU and promissory note. Fort Worth Housing Authority staff has confirmed that these funds come from unrestricted reserves belonging to the Housing Authority and are not federal.

6. *A term sheet from Capital One dated January 19, 2017 was previously submitted. However, the loan amounts and terms identified for the first lien debt in the Financing Narrative and Summary of Sources and Uses do not match the information in that term sheet. Please submit a copy of the updated term sheet or loan document confirming the loan amounts and terms.*

   The Credit Support and Funding Agreement is the loan document governing the Capital One Loan. It was provided with the first construction report. Excerpts of that agreement are included here that show the amount and terms of the loan that are consistent with the Summary of Sources and Uses.

7. *Is Block Builders, LLC, the contractor, a related party to the development owner?*

   No. In no way is Block Builders, LLC, the contractor, related to the development owner.

8. *While the following items do not have an impact on the amendment analysis, they must be pointed out as they could have an impact at cost certification:*

a. *The cost of Construction Equipment is to be considered part of the general requirements for the contractor.*

b. *The Development Cost Schedule reflects a separate cost of $250,000 for Construction Management – Fort Worth HA. This cost is also to be considered part of the general requirements for the contractor.*

   Thank you, the applicant acknowledgements these items.

Please feel free to contact me if you have any additional questions.

Sincerely,

Sallie Burchett
Consultant to the Project
On behalf of The Standard at Boswell Marketplace, L.P.

amam - 10/4/2017 12:58pm - RB

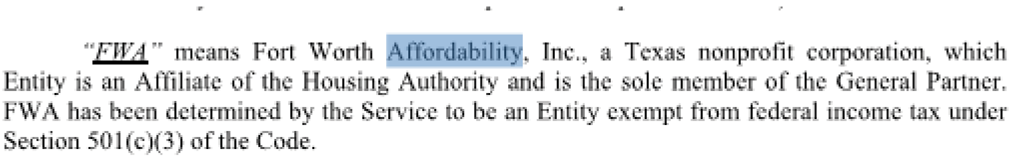
STRUCTURE DEVELOPMENT

Sallie Burchett <sallie@structuretexas.com>

Re: Standard at Boswell Marketplace Construction Reporting

Brandon Hancock <jbh@ojalaholdings.com> Thu, Sep 21, 2017 at 6:07 PM
To: Sarah Andre <sarah@structuretexas.com>, "Burchett, Sallie" <sallie@structuretexas.com>
Cc: Rebecca Broadbent <rebecca@structuretexas.com>

Here is the best explanation I can come up with for why they are signing as FWA instead of FWHA/FHWS, this in the LPA, page 16:



"*FWA*" means Fort Worth Affordability, Inc., a Texas nonprofit corporation, which Entity is an Affiliate of the Housing Authority and is the sole member of the General Partner. FWA has been determined by the Service to be an Entity exempt from federal income tax under Section 501(c)(3) of the Code.

This allows the site to be tax free.

J Brandon Hancock

Office: 214.865.7925

Cell: 214.912.5519

From: Sarah Andre [mailto:sarah@structuretexas.com]
Sent: Thursday, September 21, 2017 5:44 PM
To: Brandon Hancock <jbh@ojalaholdings.com>; Burchett, Sallie <sallie@structuretexas.com>
Cc: Rebecca Broadbent <rebecca@structuretexas.com>

[Quoted text hidden]

[Quoted text hidden]

AMENDED AND RESTATED
MEMORANDUM OF UNDERSTANDING
BETWEEN
FORT WORTH HOUSING AUTHORITY
AND
STANDARD RESIDENTIAL, LLC

(THE STANDARD AT BOSWELL MARKETPLACE)

This Memorandum of Understanding (the "**MOU**") is between the Fort Worth Housing Authority ("**FWHA**"), a Texas municipal housing authority, and Standard Residential, LLC, a limited liability company ("**Developer**"), and is dated effective as of March 1, 2017.

FWHA and Developer previously entered into that certain Memorandum of Understanding dated effective February 5, 2016 (the "**Original MOU**") relating to The Standard at Boswell Marketplace, an affordable multi-family development to be located in Fort Worth, Texas (the "**Project**"); and FWHA and Developer now desire to amend and restate the Original MOU as set forth herein.

AGREEMENTS:

A. **Ownership Structure.**

1. Developer has formed a Texas limited partnership (the "**Partnership**") for the purpose of owning the Project. The sole general partner of the Partnership ("**General Partner**") will be a Texas limited liability company that is wholly owned by an affiliate of FWHA. The General Partner shall have sole responsibility for the management of the Partnership. An affiliate of Developer will serve as the special limited partner of the Partnership and will have certain oversight and approval rights during such time as Developer or its affiliates have guaranty liability related to the Project, including but not limited to the right to:

(a) approve any change in the identity of the property management company;

(b) approve any change in the Partnership Agreement;

(c) approve any change in the financing terms or documents;

(d) receive all reports provided for under the Partnership Agreement; and

(e) approve annual budgets for operations and capital improvements, all uses of reserves, and any non-budgeted expenditures in excess of $5,000.

2. Title to the Land for the Project shall be taken in FWHA (or an affiliate), and FWHA (or its affiliate) shall then enter into a long term ground lease with the Partnership. Funding for the acquisition of the Project site will come from the financing of the Project, and shall be paid to FWHA in the form of an up-front rental lease payment from the Partnership. In addition to the up-front rental payment, the ground lease shall provide for a nominal annual rental. Upon

termination of the ground lease, ownership of the improvements constituting the Project shall revert to FWHA. The terms and provisions of the ground lease will be subject to the approval of Developer, which approval shall not be unreasonably withheld, delayed or conditioned.

3. FWHA (or its designee) will receive a right of first refusal to acquire the Project at the end of the 15th year of the LIHTC compliance period for the statutory minimum price. No approval or consent from Developer or the Investor Limited Partner (as defined hereafter) shall be required for FWHA to exercise its right of first refusal. In addition, FWHA, as ground lessor under the ground lease, will have an option to acquire the Project, with a price during the compliance period at an amount that will repay all capital and indebtedness, required return and tax liability for all applicable parties and a price after the compliance period equal to fair market value. The Partnership shall be structured to minimize or eliminate potential exit taxes at the end of the tax credit compliance period.

4. The ownership structure contemplated herein is expected to generate ad valorem tax exemption for the Project (the "**Exemption**"). Prior to entering into the lease, FWHA, on behalf of the Partnership, shall work with the Tarrant County appraisal district to obtain confirmation of the availability of such Exemption.

B. Financing.

1. Developer shall pay for all pre-development costs incurred by the Developer (to the extent included within the approved budget), shall be reimbursed at closing out of budgeted proceeds. To the extent the pre-development costs approved by FWHA exceed budgeted costs for reimbursement at closing, such costs shall be repaid to Developer with the first available developer fee proceeds.

2. With regard to debt financing for the Property, Developer, on behalf of the Partnership, shall use its best efforts to solicit at least three (3) offers for such debt financing and shall advise the Partnership as to the offers received with a recommendation for the lender to be selected. The decision as to the identity of the Lender (herein so called) shall be made by the Developer, in consultation with FWHA. The final loan documents are subject to approval by FWHA and the Developer in their reasonable discretion.

3. The tax credits will be utilized to obtain equity investment for the construction of the Project. To that end, the Partnership will admit an equity investor (the "**Investor Limited Partner**") as an up to 99.99% limited partner of the Partnership pursuant to an Amended and Restated Agreement of Limited Partnership (the "**Partnership Agreement**"). On behalf of the Partnership and in consultation with FWHA, Developer shall use its best efforts to solicit at least three (3) offers for such equity financing. The decision as to the identity of the Investor Limited Partner shall be made by Developer, in consultation with FWHA. The Developer and FWHA shall be jointly responsible for negotiating the terms and conditions of the Partnership Agreement with the Investor Limited Partner. The Partnership Agreement must be approved by FWHA and the Developer in their reasonable discretion.

4. Developer shall provide any guarantees of financing and operating expenses that may be required (i) by the construction and permanent Lenders, and (ii) by the Investor Limited Partner. Developer will provide guaranties from affiliates or principals of the Developer if required by the Investor Limited Partner.

5. Developer shall prepare construction and operating budgets for the Project, subject to approval by FWHA, which approval shall not be unreasonably withheld, delayed or conditioned. The Developer shall not be subject to competitive bidding requirements in its procurement of goods or services to carry out the development of the Project referenced herein.

6. Developer shall be responsible for the development of the Project. The scope of development services to be performed by the parties will be memorialized under a development agreement and related documents to be approved by Developer and FWHA (as such approval shall not be unreasonably withheld) and entered into among the Partnership and Developer. The form of the development agreement must be acceptable to the Investor Limited Partner, and will follow this MOU as an essential guide.

7. FWHA shall commit to provide up to $1 million in financing for the Project (the "**FWHA Loan**"). FWHA shall reflect this loan commitment in a commitment letter providing for a 40-year loan with interest accruing at the three percent rate, and payable from cash flow of the Partnership. The FWHA Loan will be secured with a subordinate deed of trust lien upon the leasehold estate and the improvements constituting the Project. The loan will be payable from cash flow as further described in Section E.2 below.

C. **<u>Design and Construction.</u>**

1. Developer shall be responsible for obtaining the services of design professionals for the design of the site plan and the proposed improvements for the Project. The design of the Project shall be subject to FWHA's review, comment and approval, which approval shall not be unreasonably withheld or delayed. FWHA shall additionally have the right to review and comment upon the final plans and specifications for the Project, and such plans must be approved by FWHA prior to the Partnership entering into a construction contract. Such approval shall not be unreasonably withheld or delayed.

2. Developer shall be responsible for negotiating one or more construction contracts for the construction of the site improvements for the Project. Such construction contracts may be between Developer and its affiliate. FWHA may require an independent cost review to confirm the construction costs are reasonable. FWHA shall have the right to review and approve in writing any construction contract relating to the Project prior to the execution thereof, which approval shall not be unreasonably withheld or delayed. In order to secure an exemption from state sales tax for the acquisition of building materials, FWHA (or a FWHA affiliate) may serve as the general contractor and enter into a master subcontract. An affiliate of Developer may serve as the master subcontractor. Any third party master subcontractor shall be selected by the Developer, subject to approval by FWHA, which shall not be unreasonably withheld or delayed.

3. Developer shall be responsible for the development of the Project, including

obtaining all governmental approvals and permits needed in order to construct and operate the Project.

4. Developer shall guarantee to the Partnership, the Investor Limited Partner and any parties required under the financing documentation, as required, delivery of the Project on time and within the approved budget. FWHA shall have the right to review and approve any change orders or any changes in the scope of work or plans and specifications, which approval shall not be unreasonably withheld or delayed.

5. FWHA will apply for approval from HUD for approval to provide RAD assistance to between 10% and 20% of the Project housing units, as such number is decided by FWHA in its discretion. Developer agrees to cooperate with FWHA to deliver such diligence and/or take any other actions reasonably requested by FWHA to timely consummate the RAD approval from HUD.

6. The Project shall be constructed so as to comply with applicable ADA and section 504 requirements.

D. Management and Operation.

Developer (or its affiliate) shall be designated as the primary property manager, and shall have the right to continue with management so long as the Project is not in default nor out of material compliance with HUD, Lender, Investor Limited Partner or Texas Department of Housing and Community Affairs (**"TDHCA"**) requirements. Developer (or its affiliate) may engage a reputable third party management company as a sub-contractor, subject to approval of Lender, Investor Limited Partner and FWHA. Additionally, Developer shall be entitled to an annual Asset Management Fee in an amount to be negotiated between the Developer and FWHA. Such amount, should it not be able to be paid current, shall accrue in accordance to an agreed upon priority waterfall as defined by the agreement with Investor Limited Partner.

E. Fees and Expenses.

1. For its development of the Project, Developer shall be entitled to receive a developer's fee of 15% of the Project's actual total development cost as calculated pursuant to TDHCA guidelines. The developer's fee shall include Developer's direct overhead expenses that cannot be included in the project's budget in an amount not to exceed $400,000 (the "**Developer Expense**"). After subtraction of the Developer Expense to be paid to the Developer, the remainder of the developer's fee shall be split between the Developer and FWHA, 50/50, on a pro rata basis. Budgetary overruns resulting from FWHA-required change orders or such other change orders required to comply with the requirements of governmental agencies having jurisdiction over the Project, after FWHA has approved the final permitted plans and specifications, shall be deducted from the Developer's 50% of the developer's fee if they cannot be otherwise accommodated within the approved development budget or approved fee deferral.

2. After payment of any other priority net cash flow payments established in the Partnership Agreement, cash flow or proceeds from sale or refinance of the Project available to the non-investor partners shall be paid in the following order of priority:

(ii) 50% to FWHA or its affiliate and 50% to Developer or its affiliate, until all deferred developer fee is paid in full;

(ii) 90% to FWHA or its affiliate and 10% to Developer or its affiliate until the FWHA Loan is repaid in full; and

(iii) Thereafter 50% to FWHA or its affiliate and 50% to Developer or its affiliate.

3. Neither party shall enter into any contractual relationship or agreement relating to the Project that would cause either financial or legal liability to the other, without the other party's prior written consent. The parties acknowledge and agree that Developer has no authority to execute documentation on behalf of the FWHA.

4. All reasonable legal fees and expenses incurred by FWHA for the Project in reliance upon this MOU shall be paid out of the Project budget at the construction loan closing.

F. **Representation.**

Developer acknowledges that the Coats | Rose law firm represents FWHA on this transaction. Developer acknowledges that Coats | Rose only represents the interests of FWHA, and not Developer's interests, in connection with this MOU and that Developer is represented by separate counsel. FWHA's attorneys shall also serve as Partnership counsel.

G. **Termination.**

This MOU shall continue until terminated upon the occurrence of one of the following conditions:

(i) FWHA and Developer sign a mutual consent to terminate this MOU;

(ii) Either party breaches its obligations under this MOU, the non-breaching party provides the breaching party notice of such fact and a 30-day opportunity to cure, and the breaching party fails to do so;

(iii) Either party files for bankruptcy protection, makes an assignment for the benefit of creditors, has a receiver appointed as to its assets, or generally becomes insolvent; or

(iv) FWHA fails to approve the development budget, sources and uses of funds or any additional matter set forth herein requiring FWHA approval.

H. Social Services.

The Developer shall be responsible for coordinating, providing and monitoring social services for the residents of the Project during the LIHTC compliance period within the budget available in the operating budget for the Project. The Developer will provide FWHA with reporting on social services activities from time to time.

I. Miscellaneous.

1. The venue of any disputes between the parties shall be in Fort Worth, Tarrant County, Texas.

2. This MOU reflects the entire understanding between the parties and may only be amended in writing, signed by both parties. This MOU shall be binding upon and inure to the benefit of each party hereto and is not merely an "agreement to agree."

3 The parties hereto are each prohibited from assigning any of its interests, benefits or responsibilities hereunder to any third party or related third party, without the prior written consent of the other party, such consent not to be unreasonably withheld.

4. This MOU may be executed in counterparts and all such counterparts shall constitute one single MOU, notwithstanding that the parties have not signed the same counterpart.

5. The parties agree to execute such documents and do other such reasonable things as may be necessary or appropriate to facilitate the development of the Project and the consummation of their agreement herein.

6. In case any one or more of the provisions contained in this MOU for any reason are held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability will not affect any other provision hereof, and this MOU will be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

7. Should any party employ an attorney or attorneys to enforce any of the provisions hereof, to protect its interest in any manner arising under this MOU, or to recover damages for the breach of this MOU, the non-prevailing party in any action pursued in courts of competent jurisdiction (the finality of which is not legally contested) agrees to pay to the prevailing party all reasonable costs, damages and expenses, including specifically, but without implied limitation, attorneys' fees, expended or incurred by the prevailing party in connection therewith.

[*Remainder of page intentionally left blank for signature*]

EXECUTED to be effective as of the date above shown.

FORT WORTH HOUSING AUTHORITY

By: Mary-Margaret Lemons
Name: Mary-Margaret Lemons
Title: Interim President

STANDARD RESIDENTIAL, LLC

By:
Name: Clay likover
Title: president

This is the PFC of Fort Worth
Housing Authority

amam - 10/4/2017 12:58pm - RB

SUBORDINATE PROMISSORY NOTE

$1,000,000.00 **As of June 1, 2017**

FOR VALUE RECEIVED, The Standard at Boswell Marketplace, LP, a Texas limited partnership ("**Borrower**"), promises to pay to the order of Trinity River Public Facility Corporation, a Texas nonprofit corporation ("**Lender**"), located at 1201 East 13th Street in the City of Fort Worth, Tarrant County, Texas 76102, or such other place as the holder of this Note may from time to time designate in writing, the principal sum of One Million and No/100 Dollars ($1,000,000.00), or so much thereof as may be advanced in lawful money of the United States, with interest accruing as provided herein.

1. Interest Accrual. Interest on this Note shall accrue at three percent (3.00%) per annum, compounding annually. Beginning on the Maturity Date, matured unpaid principal and interest shall, at Lender's option, bear interest from the Maturity Date until paid at the lower of the highest lawful rate permitted by Applicable Law (the "**Highest Lawful Rate**"), or eight percent (8.0%) per annum (the "**Default Rate**").

2. Maturity. This Note shall mature (i.e., all outstanding principal, together with all accrued interest which has not been paid, shall be due and payable in full) on the first day of June, 2057 (the "**Maturity Date**").

2057-2017 = 40 years

3. Payment. Required payments under this Note prior to the Maturity Date shall consist of annual payments of Cash Flow as set forth in Section 10.1 of the Borrower's amended and restated agreement of limited partnership, as may be amended from time to time (the "**Partnership Agreement**"). To the extent that available Cash Flow is insufficient to make any installment payment owing hereunder, the unpaid portion of the installment payment shall be deferred and shall be paid out of Borrower's available Cash Flow in subsequent fiscal years; provided, however, all payments made on this Note shall be applied first to accrued but unpaid interest, then towards principal. Notwithstanding anything to the contrary contained herein, all unpaid principal and all accrued and unpaid interest remaining outstanding under this Note as of the Maturity Date shall be due and payable on the Maturity Date.

4. Advances. Advances to be made under this Note shall be used by Borrower in connection with the development, construction and equipping of The Standard at Boswell Marketplace. Upon written request by Borrower, and as accompanied by such reasonable documentation as Lender may require, Lender shall, in its reasonable discretion, disburse advances under this Note.

5. Prepayment. The Borrower shall be permitted to voluntarily prepay this Note in whole or in part at any time without premium or penalty.

6. Events of Default and Remedies. The occurrence at any time of any one or more of the following shall constitute a default hereunder (herein referred to as an "**Event of Default**"):

(I) Borrower shall fail to pay the principal of or interest on this Note as and when the same becomes due and payable in accordance with the terms hereof, and such failure shall continue for a period of thirty (30) days after receipt of written notice to Borrower and all of Borrower's limited partners (collectively, the "**Limited Partner**") from Lender specifying such failure and all of Borrower's limited partners shall have an independent right (but not an obligation) to cure such failure. Any cure made or tendered by the Limited Partner shall be accepted and/or rejected on the same basis as if made by Borrower;

(II) Borrower shall fail to perform any other material covenant, condition, obligation or agreement set forth in this Note or any other document evidencing, governing or securing the loan evidenced by this Note (collectively, the "**Loan Documents**"), and such failure shall continue for thirty (30) days following Lender's delivery of written notice thereof to Borrower and the Limited Partner, and Borrower's limited partners shall have an independent right (but not an obligation) to cure such failure. Any cure made or tendered by the Limited Partner shall be accepted and/or rejected on the same basis as if made by Borrower;

(III) The occurrence and continuance of an event of default under a Senior Lien (as defined in the Deed of Trust securing this Note).

If an Event of Default shall occur and be uncured after the expiration of any applicable cure period, Lender may exercise any or all of the following rights and remedies, in addition to any other remedy which Lender may have under any of the other Loan Documents: (a) declare the entire balance of this Note, principal and interest, immediately due and payable; (b) exercise any rights contained in any other Loan Document; and (c) exercise any other remedy provided by law or equity; provided, that Borrower's limited partners shall have an independent right to cure such failure within the notice and cure periods set forth in Sections 6(I) and 6(II) above. No remedy referred to herein is intended to be exclusive, but each shall be cumulative, and the exercise or beginning of exercise by Lender of any one or more of such remedies should not preclude the simultaneous or later exercise of any or all of such remedies. Any failure of Lender to exercise any rights or remedies available to Lender if an Event of Default should occur shall not constitute a waiver of Lender's right to exercise such rights or remedies in the event of any subsequent Event of Default.

Notwithstanding the foregoing or anything to the contrary in the Loan Documents, neither Borrower nor any partner of Borrower shall have any personal liability for the payment or performance of all or any part of Borrower's obligation under this Note and the other Loan Documents and the Lender's only recourse for the satisfaction of such debt and the performance of such obligations shall be Lender's exercise of its rights and remedies with respect to the Property (as defined in the Deed of Trust securing this Note).

The Lender and the Borrower acknowledge to one another that the Lender and/or an affiliate thereof is acting in multiple capacities with respect to the Project, including as the general partner of the Borrower and ground lessor of the Land. Accordingly, each agrees that nothing in this instrument or under any of the documents associated with the financing, construction, completion, operations and/or maintenance of the Project to which the Borrower or the Lender is a party is intended, nor shall it be construed, to abrogate or diminish any obligations of the Lender or its affiliate in its capacity as the general partner of the Borrower or ground lessor of the Land. Notwithstanding anything to the contrary herein, during any time that the Borrower's general partner or the ground lessor of the Land is controlled by the Lender (or an affiliate thereof), the occurrence of any Event of Default under this Note, the Deed of Trust or any other Loan Document which is caused by any action or inaction of the Lender or the Borrower's general partner or the ground lessor of the Land shall not be considered a Event of Default by the Borrower hereunder.

7. Controlling Agreement. All agreements between Borrower and Lender, whether now existing or hereafter arising and whether written or oral, are hereby limited so that in no contingency or event whatsoever, whether by reason of demand or acceleration of the maturity hereof or otherwise, shall the interest contracted for, charged, received, paid or agreed to be paid to Lender exceed interest computed at the Maximum Rate (as defined below). If, from any circumstance whatsoever, interest would otherwise be payable to Lender in excess of interest computed at the Maximum Rate, the interest payable to Lender shall be reduced to interest computed at the Maximum Rate; and if from any circumstance Lender shall ever receive anything of value deemed interest by applicable law in excess of interest computed at the Maximum Rate, an amount equal to any excessive interest shall be applied to the reduction of the principal hereof and not to the payment of interest, or if such excessive interest exceeds the unpaid balance of principal hereof, such excess shall be refunded to the Borrower. All interest paid or agreed to be paid to Lender shall, to the extent permitted by applicable law, be amortized, prorated, allocated, and spread throughout the full period until payment in full of the principal (including the period of any renewal or extension hereof) so that the interest hereon for such full period shall not exceed interest computed at the Maximum Rate. This section shall control all agreements between Borrower and Lender. The term "**Maximum Rate**" shall mean the highest lawful rate of interest applicable to the loan transaction evidenced by this Note taking into account whichever of applicable federal law or Texas law permits the higher rate of interest, and after also taking into consideration all compensation deemed interest under applicable law.

8. Waiver. Except as expressly otherwise provided for herein or in any of the other Loan Documents, and only to the extent permitted by applicable law, Borrower and all other parties now or hereafter liable or responsible for the payment of this Note, whether as endorser, guarantor, surety or otherwise, severally waive demand, presentment, presentment for payment, notice of intent to demand, notice of nonpayment, notice of dishonor, diligence in collecting, grace, notice (including notice of intent to accelerate and notice of acceleration) and protest and consent to all renewals and extensions that from time to time may be granted by the holder of this Note and to all partial payments herein, whether before or after maturity. Borrower hereby further agrees that no act or omission of Lender with reference to any property securing or intended to secure this Note, including but not limited to failure to file or perfect any lien or security interest, shall release the absolute obligation of Borrower and each such endorser, guarantor or surety to pay this Note as and when due.

9. Cumulative Rights. No delay on the part of Lender or other holder of this Note in the exercise of any power or right under this Note or under any other Loan Document, shall operate as a waiver thereof, nor shall a single or partial exercise of any power or right preclude other or further exercise thereof or exercise of any other power or right. Enforcement by Lender or other holder of this Note of any security for the payment hereof shall not constitute any election by it

of remedies so as to preclude the exercise of any other remedy available to it.

10. Attorneys' Fees and Costs. If this Note or any installment or part hereof is not paid when due and the same is placed in the hands of an attorney for collection, or if this Note is collected by suit or through bankruptcy, probate or other proceedings, Borrower agrees to pay the reasonable attorneys' fees of the holder of this Note, together with all actual and reasonable expenses of collection and litigation and costs of court incurred by the holder of this Note.

11. Notices. All notices and other communications to be made or permitted to be made hereunder shall be in writing and shall be delivered to the addresses shown below or to such other addresses that the parties may provide to one another in accordance herewith. Such notices and other communications shall be given by any of the following means: (a) personal service; (b) certified mail, return receipt requested; or (c) national express air courier. Any notice or other communication given by the means described in subsection (a) or (c) above shall be deemed effective upon the date of receipt or the date of refusal to accept delivery by the party to whom such notice or other communication has been sent and any notice given by the means described in subsection (b) above shall be deemed effective three (3) business days after deposit in the US Mail.

If to Borrower:
c/o Housing Authority of the City of Fort Worth
1201 E. 13th Street
Fort Worth, Texas 76102
Attention: President

With copies to:
Standard Residential, LLC
6440 N. Central Expressway, Suite 900
Dallas, Texas 75206
Attention:

If to Lender:
c/o Housing Authority of the City of Fort Worth
1201 E. 13th Street
Fort Worth, Texas 76102
Attention: President and CEO

If to Limited Partner:
Boston Financial Premier Tax Credit Fund 2011, Limited Partnership
c/o Boston Financial Investment Management, LP
101 Arch Street
Boston, Massachusetts 02110
Attention: Asset Management – Boswell Marketplace

With a copy to:
Holland & Knight LLP
10 St. James Avenue
Boston, Massachusetts 02116
Attention: James E. McDermott, Esq.

The addresses or addresses set forth in this Note may be changed by any party by giving notice of such change to the other party in the manner provided herein for giving notice.

12. Severability. In case any of the provisions of this Note shall for any reason be held to be invalid, illegal or unenforceable, such invalidity, illegality or unenforceability shall not affect any other provision hereof and this Note shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

13. GOVERNING LAW. THIS NOTE SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE LAWS OF THE UNITED STATES APPLICABLE TO TRANSACTIONS IN TEXAS.

14. JURISDICTION AND VENUE. ALL ACTS CONTEMPLATED BY THIS NOTE SHALL BE PERFORMABLE IN TARRANT COUNTY, TEXAS, AND ALL SUMS PAYABLE UNDER THIS NOTE SHALL BE PAYABLE IN TARRANT COUNTY, TEXAS. LENDER AND BORROWER HEREBY CONFIRM AND AGREE THAT ALL LEGAL ACTIONS INVOLVING THE VALIDITY OR ENFORCEMENT OF THIS NOTE SHALL HAVE EXCLUSIVE JURISDICTION AND VENUE IN TARRANT COUNTY, TEXAS.

15. Headings. The headings of the paragraphs of this Note are inserted for convenience only and shall not be deemed to constitute a part hereof.

16. Successors and Assigns. This Note and all of the covenants, promises and agreements contained herein shall be binding upon and shall inure to the benefit of Borrower and Lender and their respective executors, administrators, successors and assigns.

17. FINAL AGREEMENT. THIS NOTE AND THE OTHER LOAN DOCUMENTS EXECUTED IN CONNECTION WITH THE DISBURSEMENT OF FUNDS EVIDENCED BY THIS NOTE, REPRESENT THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES. THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.

18. Rights and Remedies of Lender are Subordinate to Senior Lien Holders. Lender expressly acknowledges and agrees that the rights and remedies of Lender under this Note, the Deed of Trust or any of the other Loan Documents are expressly subordinate to any senior lien holder(s), and notwithstanding anything to the contrary contained herein or in any other document, instrument or agreement evidencing the Loan, Lender shall only exercise its rights and remedies in strict conformance with the terms of any subordination or forbearance agreements entered into between Lender and such senior lien holder(s).

[*Remainder of page intentionally left blank for signature*]

Executed to be effective as of the date set forth above.

The Standard at Boswell Marketplace, LP,
a Texas limited partnership

By: Boswell Marketplace GP, LLC,
a Texas limited liability company,
its General Partner

By: Fort Worth Affordability, Inc.,
a Texas non-profit corporation,
its sole member

By: Mary-Margaret Lemons
Mary-Margaret Lemons,
Secretary/Treasurer

CREDIT SUPPORT AND FUNDING AGREEMENT
(CONSTRUCTION TO PERMANENT)

BY

AND

BETWEEN

THE STANDARD AT BOSWELL MARKETPLACE, LP
as *"Borrower"*

AND

CAPITAL ONE, NATIONAL ASSOCIATION
as *"Bank"*

DATED JUNE 23, 2017

TABLE OF CONTENTS

EXHIBITS

CREDIT SUPPORT AND FUNDING AGREEMENT

This Credit Support and Funding Agreement (this "**Agreement**") is dated as of June 23, 2017, by and between THE STANDARD AT BOSWELL MARKETPLACE, LP, a Texas limited partnership ("**Borrower**"), having its address at 1201 East 13th Street, Fort Worth, Texas 76102, and CAPITAL ONE, NATIONAL ASSOCIATION, a national banking association ("**Bank**"), and having its address at 299 Park Avenue, 14th Floor, New York, New York 10171, Attention: Edward J. Santos.

In consideration of the mutual covenants and agreements contained herein, and intending to be legally bound hereby, Bank and Borrower agree as follows:

I.
DEFINITIONS

1.1 **Definitions and Reference Terms**. In addition to any other terms defined herein, the following terms shall have the meanings set forth with respect thereto:

Act: United States Housing Act of 1937, as amended from time to time, and any successor legislation.

Adjusted Expenses: For the applicable period, the greater of (1) actual cash operating expenses of the Premises (excluding non-cash expenses such as depreciation), calculated for the applicable period of time, adjusted to include appropriate monthly accruals (including, without limitation, for property taxes, insurance, asset management fees, and partnership expenses such as tax returns), and seasonal expenses (as reflected in the Determination of Debt Service Coverage Ratio provided for in Attachment B to the Partnership Agreement), or (2) Bank pro forma expenses (Bank pro forma expenses may be adjusted based on actual results at the reasonable discretion of Bank). Adjusted Expenses shall not include payments made on the Loan.

Adjusted Income: The income expected to recur on a monthly basis based on the lower of actual rent levels or the maximum Low-Income Housing Tax Credit rent levels permitted by the Credit Agency, actually received from the normal operation of the Premises (taking into account the greater of actual vacancy or an assumed 7.0% vacancy rate) which shall include, but not be limited to, income from any parking, laundry facilities, cable television or phone usage (after adjusting for any concessions) but excluding non-recurring sources of income.

Affiliate: With respect to a specified Person, another Person that directly, or indirectly through one or more intermediaries, Controls, or is Controlled by, or is under common Control with the Person specified.

Agent to Request Disbursements: Any of the individuals authorized pursuant to the Certificate of Authorized Representatives to be

Conversion Date: The date of the Conversion Certificate delivered to Borrower as provided for in this Agreement (indicating the Loan has converted to the permanent phase of the Loan as of the date of the Conversion Certificate), which in any event shall not be later than the Conversion Deadline. It is anticipated the Conversion Date (and delivery of the Conversion Certificate) likely will happen simultaneously with the funding of the third installment of the Capital Contribution described in Exhibit "H".

Conversion Deadline: Twenty-four 24 months after the Closing Date, unless extended in accordance with the terms of Section 2.12.

Credit Agency: Texas Department of Housing and Community Affairs, together with its successors and assigns in such capacity.

Debt: (a) All items of indebtedness or liability (other than the debt of an Affiliate, capital, surplus, deferred credits and reserves, as such) which in accordance with GAAP would be included in determining total liabilities as shown on the liability side of a balance sheet as of the date as of which indebtedness is to be determined, (b) indebtedness or other liabilities secured by any mortgage, security agreement, pledge, or lien existing on or encumbering property owned by Borrower, whether or not the indebtedness or other liabilities secured thereby shall have been assumed by Borrower, and (c) all indebtedness of any Person (i) which Borrower has directly or indirectly guaranteed, endorsed (otherwise than for collection or deposit in the ordinary course of business), discounted with recourse, agreed (contingently or otherwise) to purchase or repurchase or otherwise acquire, (ii) in respect of which Borrower has agreed to supply or advance funds (whether by way of loan, purchase of securities or capital contribution, through a commitment to pay for property or services regardless of the nondelivery of such property or the nonfurnishing of such services or otherwise), or (iii) in respect of which Borrower has otherwise become directly or indirectly liable, contingently or otherwise, whether now existing or hereafter arising.

Debt Service: For the applicable period, all principal and interest on the Loan (based upon a thirty (30) year amortization period and an assumed rate of 5.15% per annum).

Debt Service Coverage Ratio: For each of the three (3) months preceding the date of calculation, computed on a cash basis, the numerator of which is the NOI for that particular month and the denominator of which is all Debt Service, mortgage insurance premium and/or other cash requirements imposed by the Loan Documents for that month. The items in the numerator and the denominator shall be properly allocable to the particular period on an annualized basis.

in any manner could reasonably be expected to materially and adversely affect the validity or enforceability of any Loan Document.

Maturity Date: Fifteen (15) years after the Conversion Date.

Maximum Rate: On any day, the maximum nonusurious rate of interest permitted for that day by whichever of applicable federal or Texas law permits the higher interest rate, stated as a rate per annum. On each day, if any, that the Texas Finance Code, as it may from time to time be amended establishes the Maximum Rate, the Maximum Rate shall be the "weekly rate ceiling", as defined and referenced in Section 303.002 of the Texas Finance Code, after application of Section 303.009 of the Texas Finance Code, for that day. Provided, however, that to the extent permitted by applicable law, Bank reserves the right to change, from time to time by further notice and disclosure to Borrower, the ceiling on which the Maximum Rate is based under the Texas Finance Code; and, provided further, that the "highest non-usurious rate of interest permitted by applicable law" for purposes of this Agreement shall not be limited to the applicable rate ceiling under the Texas Finance Code if federal laws or other state laws now or hereafter in effect and applicable to this Agreement (and the interest contracted for, charged and collected thereunder) shall permit a higher rate of interest.

Mortgage: The Amended and Restated Multifamily Leasehold Construction and Permanent Deed of Trust, Assignment of Rents, and Security Agreement and Fixture Filing, of even date herewith, from Borrower to Nathan Russell, Trustee, covering, among other things, the Land and the Improvements, and all amendments, supplements, restatements, renewals, and extensions thereof.

NOI: For a designated period Adjusted Income, minus Adjusted Expenses.

Note: The Promissory Note, of even date herewith, in the maximum amount of the Construction Loan Commitment, executed by Borrower and made payable to the order of Bank, and all renewals, extensions, modifications, increases, restatements, replacements, and rearrangements thereof.

Obligations: All indebtedness, obligations, and liabilities of Borrower to Bank, of every nature and description, now or hereafter existing or arising with respect to the development of the Premises or otherwise as provided in this Agreement or any other Loan Document (whether or not budgeted), whether such indebtedness is direct or indirect, primary or secondary, fixed or contingent, or arises out of or is evidenced by a promissory note, deed of trust, security agreement, open account, overdraft, endorsement, surety agreement, guaranty, letter of credit reimbursement obligations, letter of credit application, or otherwise, including, without limitation, all such obligations, liabilities, and indebtedness of Borrower to Bank under or in connection with the Loan Documents and any and all obligations, contingent or otherwise, whether now existing or hereafter arising of Borrower to Bank, or any of their subsidiaries or affiliates or successors arising under or in connection with Rate Management Transactions. Obligations shall include all renewals, extensions, and rearrangements of any of the above described obligations and indebtedness.

Operating Reserve and Security Agreement: The Operating Reserve and Security Agreement of even date herewith between Borrower and Bank.

Partnership Agreement: The Amended and Restated Agreement of Limited Partnership of Borrower among Boswell Marketplace GP, LLC, as general partner (the "General Partner"), the Investor Limited Partner, as the investor limited partner, Standard Residential, LLC, as the Class B limited partner, and the Special Limited Partner, as the special limited partner, as it may be amended from time to time.

Payment and Performance Bond: A payment and performance bond providing that the Contractor is bonded for payment and performance, in an aggregate amount at least equal to the applicable Construction Contract for the Contractor, by a surety, having an AM Best rating of at least A or where an AM Best rating is unavailable, an S&P rating of at least AA (the bond shall contain a dual obligee rider naming Bank, ISAOA). Each Payment and Performance Bond is subject to counterparty approval by Bank.

Permanent Mortgage Loan Commitment Amount: (a) if the RAD Conditions are not met, up to $8,088,000.00, and (b) if the RAD Conditions are met, up to $8,580,000.00.

Permitted Exceptions: Shall have the meaning assigned to such term in the Construction Mortgage, but for purposes of this Agreement, will include the RAD Use Agreement, the Section 811 Use Agreement, and the LURA.

Person: Any individual, corporation, partnership, joint venture, association, joint stock company, trust, unincorporated organization, government or any agency or political subdivision thereof, or any other form of entity.

Placed in Service: Shall have the meaning attributed by the Credit Agency for purposes of qualifying for the Low-Income Housing Tax Credit.

amam - 10/27/2017 4:46pm - RB

Rent Schedule

Self Score Total:	123

ivate Activity Bond Priority (For Tax-Exempt Bond Developments ONLY):

Unit types must be entered from smallest to largest based on "# of Bedrooms" and "Unit Size", then within the same "# of Bedrooms" and "Unit Size" from lowest to highest "Rent Collected/Unit".

Rent Designations (select from Drop down menu)													
HTC Units	MF Direct Loan Units (HOME Rent/Inc)	HTF Units	MRB Units	Other/ Subsidy	# of Units	# of Bed-rooms	# of Baths	Unit Size (Net Rentable Sq. Ft.)	Total Net Rentable Sq. Ft.	Program Rent Limit	Tenant Paid Utility Allow.	Rent Collected /Unit	Total Monthly Rent
					(A)			(B)	(A) x (B)			(E)	(A) x (E)
TC 30%				RAD	4	1	1.0	717	2,868	603	67	536	2,144
TC 50%					7	1	1.0	717	5,019	670	67	603	4,221
									0				-
MR					5	1	1.0	717	3,585		0	784	3,920
									0				-
									0				-
TC 30%				RAD	6	2	2.0	978	5,868	781	81	700	4,200
TC 50%					30	2	2.0	978	29,340	803	81	722	21,660
TC 60%					47	2	2.0	978	45,966	964	81	883	41,501
MR					5	2	2.0	978	4,890		0	953	4,765
									0				-
									0				-
TC 30%				RAD	2	3	2.0	1139	2,278	1,033	99	934	1,868
TC 50%					10	3	2.0	1139	11,390	928	99	829	8,290
TC 60%					12	3	2.0	1139	13,668	1,114	99	1,015	12,180
MR					0	3	2.0	1139	0		0	1,093	-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-

TOTAL	128		124,872	104,749
Non Rental Income	$12.00	per unit/month for:	***Late Fees***	1,536
Non Rental Income	8.00	per unit/month for:	***Pet Fees***	1,024
Non Rental Income	0.00	per unit/month for:		
+ TOTAL NONRENTAL INCOMI	**$20.00**	per unit/month		2,560
= POTENTIAL GROSS MONTHLY INCOME				107,309
- Provision for Vacancy & Collection Loss		% of Potential Gross Income:	7.50%	(8,048)
- Rental Concessions ***(enter as a negative number)***			**Enter as a negative value**	
= EFFECTIVE GROSS MONTHLY INCOME				99,261
x 12 = EFFECTIVE GROSS ANNUAL INCOME				1,191,130

amam - 10/27/2017 4:46pm - RB

Rent Schedule (Continued)

		% of LI	% of Total	
HOUSING TAX CREDITS	**TC30%**	10.2%	9%	12
	TC40%			0
	TC50%	39.8%	37%	47
	TC60%	50%	46%	59
	HTC LI Total			118
	EO			0
	MR			10
	MR Total			10
	Total Units			128
MORTGAGE REVENUE BOND				
	MRB30%			0
	MRB40%			0
	MRB50%			0
	MRB60%			0
	MRB LI Total			0
	MRBMR			0
	MRBMR Total			0
	MRB Total			0

		% of LI	% of Total	
HOUSING TRUST FUND	**HTF30%**			0
	HTF40%			0
	HTF50%			0
	HTF60%			0
	HTF80%			0
	HTF LI Total			0
	MR			0
	MR Total			0
	HTF Total			0
HOME	**30%**			0
	LH/50%			0
	HH/60%			0
	HH/80%			0
	HOME LI Total			0
	EO			0
	MR			0
	MR Total			0
	HOME Total			0
OTHER	**Total OT Units**			12

BEDROOMS	**0**			0
	1			16
	2			88
	3			24
	4			0
	5			0

ACQUISITION + HARD		
Cost Per Sq Ft	$ 114.91	
HARD		
Cost Per Sq Ft	$ 114.91	
BUILDING		**Total Points claimed:**
Cost Per Sq Ft	$ 75.61	12

Applicants are advised to ensure that figure is not rounding down to the maximum dollar figure to support the elected points.

Utility Allowances [§10.614]

Applicant must attach to this form documentation from the source of the "Utility Allowance" estimate used in completing the Rent Schedule provided in the Application Packet. Where the Applicant uses any method that requires Department review, such review must have been requested prior to submission of the Application. This exhibit must clearly indicate which utility costs are included in the estimate.

Note: If more than one entity (Sec. 8 administrator, public housing authority) is responsible for setting the utility allowance(s) in the area of the development location, then the selected utility allowance must be the one which most closely reflects the actual expenses.

If an independent utility cost evaluation is conducted it must include confirming documentation from all the relevant utility providers.

If other reductions to the tenant rent is required such as the cost of flood insurance for the tenant's contents, documentation for these reductions to gross rent should also be attached.

Utility	Who Pays	*Energy Source*	0BR	1BR	2BR	3BR	4BR	Source of Utility Allowance & Effective Date
Heating	Tenant	Electric		$ 11	$ 13	$ 15		FWHS 01-02-17
Cooking	Tenant	Electric		$ 3	$ 4	$ 4		FWHS 01-02-17
Other Electric	Tenant			$ 10	$ 12	$ 14		FWHS 01-02-17
Air Conditioning	Tenant	Electric		$ 16	$ 18	$ 21		FWHS 01-02-17
Water Heater	Tenant	Electric		$ 11	$ 12	$ 15		FWHS 01-02-17
Water	Tenant			$ 16	$ 22	$ 30		FWHS 01-02-17
Sewer	Landlord			$ 16	$ 26	$ 36		FWHS 01-02-17
Trash	Landlord			$ 18	$ 18	$ 18		FWHS 01-02-17
Flat Fee								
Other								
Total Paid by Tenant			$ -	$ 67	$ 81	$ 99	$ -	

Other (Describe)

amam - 10/27/2017 4:46pm - RB

Allowances for Tenant-Furnished Utilities and Other Services

Effective 1/2/2017

Locality	Unit Type	Recert Effective Date
Fort Worth Housing Solutions	**MULTI-FAMILY**	

Utility or Service			Monthly Dollar Allowances						
			0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Heating	a.	Natural Gas	5	6	8	9	11	13	
	b.	Bottle Gas							
	c.	Oil / Electric	9	11	13	15	18	20	
	d.	Coal / Other							
Cooking	a.	Natural Gas	2	3	3	4	4	5	
	b.	Bottle Gas							
	c.	Oil / Electric	2	3	4	4	5	6	
	d.	Coal / Other							
Other Electric			8	10	12	14	16	20	
Air Conditioning:			13	16	18	21	24	28	
Water Heating	a.	Natural Gas	4	5	6	8	9	11	
	b.	Bottle Gas							
	c.	Oil / Electric	9	11	12	15	18	21	
	d.	Coal / Other							
Water			13	16	22	30	38	47	
Sewer			11	16	26	36	46	55	
Trash Collection			18	18	18	18	18	18	
Range/Microwave			10	10	10	10	10	10	
Refrigerator			10	10	10	10	10	10	
Other - specify		Monthly Elect	0	0	0	0	0	0	
		Monthly Gas	19	19	19	19	19	19	

Actual Family Allowances To be used by the family to compute allowance.

Name of Family

Address of Unit

City, State, Zip

Number of Bedrooms

Utility or Service	per month cost
Heating	$
Cooking	$
Other Electric	$
Air Conditioning	$
Water Heating	$
Water	$
Sewer	$
Trash Collectiion	$
Range/Microwave	$
Refrigerator	$
Other	$
Total	$

Printed by: ______________________________

FWHS Representative

amam - 10/27/2017 4:46pm - RB

ANNUAL OPERATING EXPENSES

General & Administrative Expenses					
Accounting		$	12,500		
Advertising		$	9,560		
Legal fees		$	7,500		
Leased equipment		$	2,000		
Postage & office supplies		$	3,500		
Telephone		$	3,500		
Other	***Training & Travel***	$	4,419		
Other	***Subscriptions & Computer Services***	$	7,500		
Total General & Administrative Expenses:				$	50,479
Management Fee:	Percent of Effective Gross Income:		5.00%	$	59,556
Payroll, Payroll Tax & Employee Benefits					
Management		$	74,335		
Maintenance		$	49,920		
Other	***Payroll Taxes, Insurance, Benefits***	$	37,276		
Other					
Total Payroll, Payroll Tax & Employee Benefits:				$	161,531
Repairs & Maintenance					
Elevator		$			
Exterminating		$	10,000		
Grounds		$	19,861		
Make-ready		$	21,000		
Repairs		$	25,000		
Pool		$	15,000		
Other	***Supplies***	$	3,366		
Other	***describe***	$			
Total Repairs & Maintenance:				$	94,227
Utilities (Enter Only Property Paid Expense)					
Electric	***Estimate Based on Similar Properties***	$	28,922		
Natural gas		$			
Trash	***Estimate based on 7 dumpsters***	$	16,800		
Water/Sewer	***FW Utility Allowance***	$	66,004		
Other		$			
Other	***describe***	$			
Total Utilities:				$	111,726
Annual Property Insurance:	Rate per net rentable square foot:	$	0.31	$	38,364
Property Taxes:					
Published Capitalization Rate:	Source:		tax exempt		
Annual Property Taxes		$			
Payments in Lieu of Taxes		$			
Total Property Taxes:				$	-
Reserve for Replacements:	Annual reserves per unit:	$	$ 250	$	32,000
Other Expenses					
Cable TV		$	668		
Supportive Services (Staffing/Contracted Services)		$			
TDHCA Compliance fees		$	4,720		
TDHCA Bond Administration Fees (TDHCA as Bond Issuer Only)		$			
Security		$			
Other	***describe***	$			
Other	***Franchise Taxes***	$	4,417		
Total Other Expenses:				$	9,805
TOTAL ANNUAL EXPENSES	Expense per unit:	$	4357	$	557,688
	Expense to Income Ratio:		**46.82%**		
NET OPERATING INCOME (before debt service)				$	633,442
Annual Debt Service					
Perm Loan		$	529,951		
		$			
		$			
		$			
TOTAL ANNUAL DEBT SERVICE	Debt Coverage Ratio:		1.20	$	529,951
NET CASH FLOW				$	103,491

amam - 10/27/2017 4:46pm - RB

15 Year Rental Housing Operating Pro Forma

All Programs Must Complete the following:

The pro forma should be based on the operating income and expense information for the base year (first year of stabilized occupancy using today's best estimates of market rents, restricted rents, rental income and expenses), and principal and interest debt service. The Department uses an annual growth rate of 2% for income and 3% for expenses. Written explanation for any deviations from these growth rates or for assumptions other than straight-line growth made during the proforma period should be attached to this exhibit.

INCOME	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15
POTENTIAL GROSS ANNUAL RENTAL INCOME	$1,256,988	$1,282,128	$1,307,770	$1,333,926	$1,360,604	$1,502,217	$1,658,569
Secondary Income	$ 30,720	$ 31,334	$ 31,961	$ 32,600	$ 33,252	$ 36,713	$ 40,534
POTENTIAL GROSS ANNUAL INCOME	$1,287,708	$1,313,462	$1,339,731	$1,366,526	$1,393,857	$1,538,930	$1,699,103
Provision for Vacancy & Collection Loss	($96,578)	($98,510)	($100,480)	($102,489)	($104,539)	($115,420)	($127,433)
Rental Concessions	$0						
EFFECTIVE GROSS ANNUAL INCOME	$1,191,130	$1,214,952	$1,239,252	$1,264,037	$1,289,317	$1,423,510	$1,571,671
EXPENSES							
General & Administrative Expenses	$50,479	$51,993	$53,553	$55,160	$56,815	$65,864	$76,354
Management Fee	$ 59,556	$ 60,748	$ 61,963	$ 63,202	$ 64,466	$ 71,176	$ 78,584
Payroll, Payroll Tax & Employee Benefits	$ 161,531	$ 166,376	$ 171,368	$ 176,509	$ 181,804	$ 210,761	$ 244,329
Repairs & Maintenance	$ 94,227	$ 97,054	$ 99,965	$ 102,964	$ 106,053	$ 122,945	$ 142,527
Electric & Gas Utilities	$ 28,922	$ 29,790	$ 30,683	$ 31,604	$ 32,552	$ 37,737	$ 43,747
Water, Sewer & Trash Utilities	$ 82,804	$ 85,288	$ 87,847	$ 90,482	$ 93,197	$ 108,040	$ 125,248
Annual Property Insurance Premiums	$ 38,364	$ 39,515	$ 40,700	$ 41,921	$ 43,179	$ 50,056	$ 58,029
Property Tax	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Reserve for Replacements	$ 32,000	$ 32,960	$ 33,949	$ 34,967	$ 36,016	$ 41,753	$ 48,403
Other Expenses	$ 9,805	$ 10,099	$ 10,402	$ 10,714	$ 11,036	$ 12,793	$ 14,831
TOTAL ANNUAL EXPENSES	$557,688	$573,823	$590,430	$607,524	$625,117	$721,124	$832,052
NET OPERATING INCOME	$633,442	$641,129	$648,821	$656,513	$664,200	$702,386	$739,618
DEBT SERVICE							
First Deed of Trust Annual Loan Payment	$529,951	$529,951	$529,951	$529,951	$529,951	$529,951	$529,951
Second Deed of Trust Annual Loan Payment							
Third Deed of Trust Annual Loan Payment							
Other Annual Required Payment							
Other Annual Required Payment							
ANNUAL NET CASH FLOW	$103,491	$111,178	$118,870	$126,562	$134,249	$172,435	$209,667
CUMULATIVE NET CASH FLOW	$103,491	$214,669	$333,540	$460,102	$594,351	$1,361,062	$2,316,319
Debt Coverage Ratio	1.20	1.21	1.22	1.24	1.25	1.33	1.40
Other (Describe)							
Other (Describe)							

By signing below I (we) are certifying that the above 15 Year pro forma, is consisstent with the unit rental rate assumptions, total operating expenses, net operating income, and debt service coverage based on the bank's current underwriting parameters and consistent with the loan terms indicated in the term sheet and preliminarily considered feasible pending further diligence review. The debt service for each year maintains no less than a 1.15 debt coverage ratio. (Signature only required if using this pro forma for points under §11.9(e)(1) relating to Financial Feasibility)

Phone:

Email:

Signature, Authorized Representative, Construction or Permanent Lender

Printed Name

Date

Financing Narrative and Summary of Sources and Uses

Describe all sources of funds. Information must be consistent with the information provided throughout the Application (i.e. Financing Narrative, Term Sheets and Development Cost Schedule).

Financing Participants	**Funding Description**	**Construction Period**		**Lien Position**	**Permanent Period**					**Lien Position**
		Loan/Equity Amount	Interest Rate (%)		Loan/Equity Amount	Interest Rate (%)	Amort - ization	Term (Yrs)	Syndication Rate	
Debt										
TDHCA	Multifamily Direct Loan (Repayable)	$0	0.00%		$ -	0.00%	30	0		
TDHCA	Multifamily Direct Loan (Deferred Forgivable)	$0	0.00%		$ -	0.00%	0	0		
TDHCA	Mortgage Revenue Bond	$0	0.00%		$ -	0.00%	0	0		
CONA		$17,984,353	5.15%	1						
CONA					$ 8,088,000	5.15%	30	15		1
Third Party Equity										
Boston Financial	HTC $ 1,500,000	$ 3,674,633			$ 14,997,000				0.98	
Grant										
Deferred Developer Fee										
					$ 885,748					3
Other										
Fort Worth Housing Authority Loan		$ 1,000,000			$ 1,000,000	3.00%		40		2
	Total Sources of Funds	$ 22,658,986			$ 24,970,748					
	Total Uses of Funds				$ 24,970,748					

Briefly describe the complete financing plan for the Development, including a discussion of the sources of funds. The information must be consistent with all other documentation in this section. Provide sufficient detail so that the reader can understand all terms related to each source that are not readily apparent above or in the term sheets.

BOARD ACTION REQUEST
ASSET MANAGEMENT DIVISION
DECEMBER 14, 2017

Presentation, discussion, and possible action regarding a material amendment to the Housing Tax Credit ("HTC") Application for Secretariat Apartments (HTC #17012)

RECOMMENDED ACTION

WHEREAS, Secretariat Apartments (the "Development") received a 9% HTC award in 2017 for the new construction of 74 multifamily units in Arlington, Tarrant County;

WHEREAS, a representative for Secretariat Apartments Ltd. (the "Applicant") has submitted a request for approval for, among other changes, a reduction in the common area from a total of 8,112 square feet to 5,330 square feet (a decrease of 34.3%);

WHEREAS, Board approval is required for a reduction of three percent or more in the square footage of the units or common area under Tex. Gov't Code §2306.6712 and 10 TAC §10.405(a)(4)(D);

WHEREAS, the Development Owner has complied with the amendment requirements in 10 TAC §10.405(a); and

WHEREAS, the changes do not negatively affect the Development or impact the viability of the transaction;

NOW, therefore, it is hereby

RESOLVED, that the material application amendments for Secretariat Apartments are approved, except for the elimination of all covered parking spaces. Staff recommends that the Applicant provide at least one covered parking space per unit as presented to this meeting, and the Executive Director and his designees are each authorized, empowered, and directed to take all necessary action to effectuate the foregoing.

BACKGROUND

Secretariat Apartments was submitted and approved for a 9% HTC award in 2017 to construct 74 units in Arlington, Tarrant County. Construction of the Development has not yet begun, and the documentation for the carryover allocation is currently under review by the Department. NRP, acting as representative for the Applicant, Secretariat Apartments Ltd., has submitted a request for approval for several changes to the Development. According to the Applicant, the City of Arlington imposed some specific requirements and relaxed others during the rezoning process, resulting in several changes to the design of the Development. The amendments include changes to the site plan, a reduction to the common area, a slight change to the unit mix, and a change to the distribution of the materials to be used in exterior cladding.

In order to improve traffic flow, the City of Arlington requested that the entrance to the site be rotated 90 degrees clockwise to be located on Loretta Day Drive instead of on Collins Street. This results in a slightly different site plan. This change is a Notification Item under 10 TAC §10.405(a)(2)(B). The acreage, number of units, and unit sizes remain the same. A table comparing the Development as presented and approved at Application to the current amendment request is provided on page 5 below.

At application, the community center was proposed to have an area of 7,624 square feet in two stories and there would be two additional separate laundry areas of 244 square feet, all within the wrap-style building, for a total of 8,112 square feet of common areas. The Applicant is now requesting approval to reduce the size of the common areas to 5,330 square feet (a 34.3% reduction). According to the Applicant, the originally proposed area of the community center was based on the standard City requirements of 100 square feet of community space per unit. The Applicant believed this to be extremely large for an independent senior living development. During the rezoning process, the design team discussed this requirement with City officials, and it was obvious that the intent of such a high area is for senior assisting living facilities and not targeted for independent senior living developments such as this one. City officials agreed to the reduction of the required area of the community center. Based on the revised floor plans, two separate laundry areas of 243 square feet each will be provided, and the area of the first floor of the community center decreased from 4,906 square feet to 4,844 square feet. The design of the first floor of the community center did not change. However, the second floor of the community center will be eliminated. This level included a fitness center, a wellness room, a yoga/massage area, a TV room, an activity room, and a restroom. The Applicant did not propose to replace these amenities but stated that they expect to exceed the point requirement for common amenities. Board approval is required for a reduction of three percent or more in the square footage of the units or common area under Tex. Gov't Code §2306.6712 and 10 TAC §10.405(a)(4)(D).

The reduced area of the common space allowed for one of the two-bedroom units to be upgraded from a two-bedroom/one bathroom to the larger two-bedroom/two-bathroom unit style. The result is an increase in the Net Rentable Area from 62,790 square feet to 62,860 square feet (an increase of 0.1%) and a reconfiguration of the second and third floors of the building. It is worth noting that even though the overall square footage of the building decreased, the projected building costs increased slightly.

The proposed number of parking spaces was reduced as a consequence of the reduction to the community space. According to the Applicant, one parking space is required per unit, and an additional parking space is required for every 100 square feet of community spaces not including leasing areas. At Application, the total parking spaces committed to was 153, of which 85 would be covered parking (garages and carports) and the remaining 68 spaces would be open surface parking. The Development consists of a total of 74 units, 65 of those restricted to low income tenants and nine units at market rate. At Application, the Applicant proposed to provide at least one covered parking space for each unit. In the amendment request, the Applicant is requesting approval for a reduction to the number of parking spaces from 153 to 119. The amendment request reflects that the number of parking spaces would decrease from 85 to 60, and the remaining 59 spaces would be open surface parking. The number of garage parking spaces would decrease from 36 to 24 and the number of carports decrease from 49 to 36. The Applicant intends to offer the covered parking free of charge to the tenants; however, staff is concerned about how the covered parking spaces will be allocated between the units given that there will be fewer covered parking spaces than units. When questioned about this, the Applicant stated that the covered parking would be provided on a first come first served basis. According to the revised development cost schedule submitted by the Applicant, the proposed reduction in the number of garages and carports would result in cost savings of $110,000. Based on staff's re-evaluation, staff believes that at least one covered parking space per unit could still be provided to have comparable amenities offered to each unit, and this cost increase would not affect significantly the feasibility of the Development.

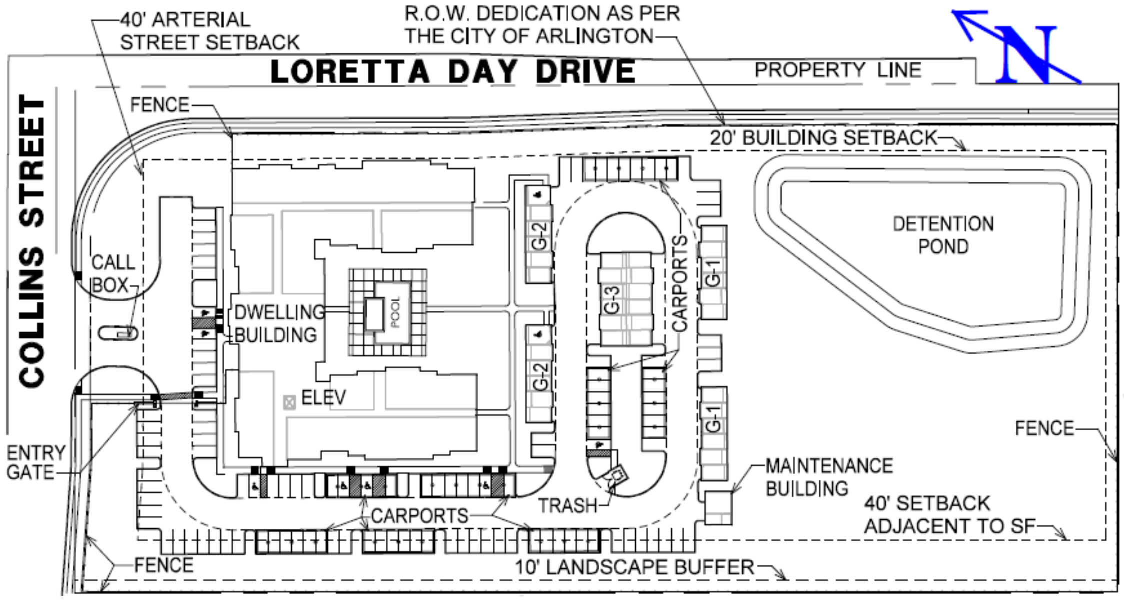
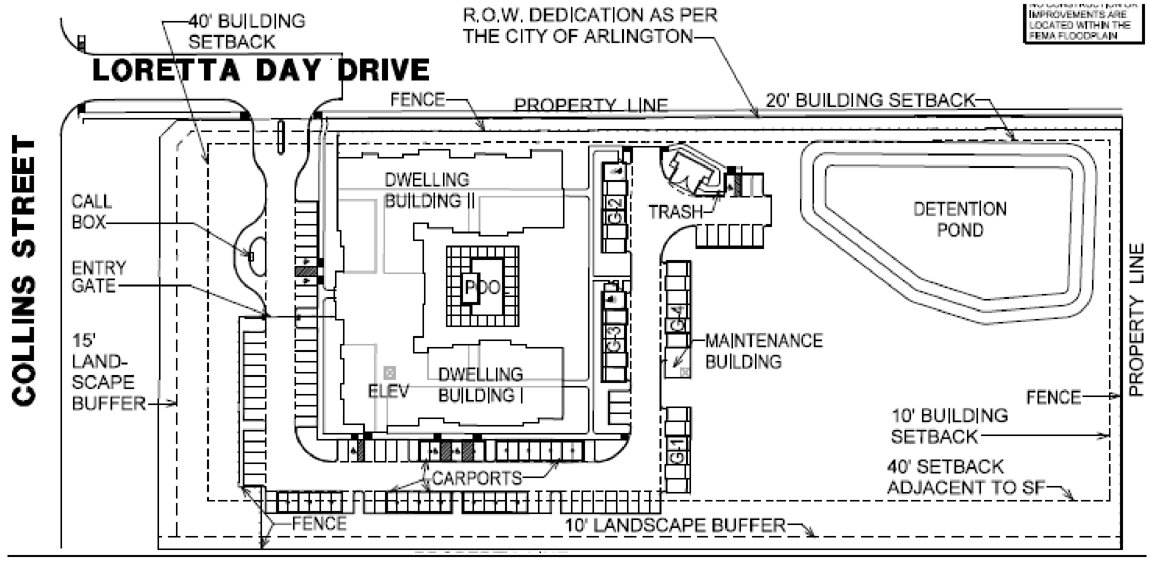
Although the material percentages between masonry and siding did not change, the distribution of the exterior elevation materials was adjusted per a City request. At application, the breakdown was 15% stone, 35% stucco and 50% cementious siding. After zoning, the breakdown is 19% stone, 34 % stucco and 47% cementious siding.

The Applicant indicated that the good cause for approval of this amendment and the reason why this change was not foreseeable or preventable is that the City controls the zoning process and provides feedback on what it will and will not allow. While a developer may negotiate some finer points with a city, the purpose of the process is to obtain a re-zoning designation that will allow the project to move forward and city needs and desires must be met. Prior to the zoning process and a fully developed site plan, City of Arlington planners were only available to answer questions generally, and the designers had to follow what was available in published city codes and ordinances. Although a thorough feasibility report was developed prior to the zoning change, predicting what a city will or will not accept is not possible until a site plan is fully developed and submitted to a city reviewer for formal feedback. Designers made their best guess at what would be allowed but had to follow a strict interpretation of published code. Once the review and negotiation process began, City planners were able to provide relief to the design team on some aspects of the proposed project. Staff believes that while this is a valid point, the fact that the changes such as the reduction in the area of the community center and in the number of parking spaces are allowed by the City, the Applicant is not required to make these changes. However, there are other factors to be considered.

Although not mentioned in the Applicant's amendment request, other changes have occurred to the development costs and financing structure. At application, a $700,000 loan from the Development Corporation of Tarrant County was anticipated. The carryover documentation for the Development indicates that the application for the $700,000 loan was submitted, but the application was rejected. A letter dated November 15, 2017, from the Development Corporation of Tarrant County states that the application was reviewed and considered, but it was determined that the Development Corporation of Tarrant County would not be able to grant the funding at this time. In order to fill the gap, the Applicant negotiated a land price reduction for $375,000 with the seller, and there was a reduction of $166,830 to the offsite work. According to the Applicant, the reduction to the offsite work is due to the relocation of the entrance to the Development from Collins Street to Loretta Day Drive. However, based on the site plans submitted, it is not clear why the cost would be reduced as a result of this change. Overall, the projected total development costs decreased $501,967 from the Applicant's estimate at application. The previous underwriting analysis recommended a $340K reduction in the amount of the senior debt in order to achieve the minimum 1.15 Debt Coverage Ratio (DCR), but with the elimination of the loan from the Development Corporation of Tarrant County, the projected DCR increased to 1.21 without the need for an adjustment to the proposed debt amount. The recommended amount of deferred developer fee decreased from $551,910 (34% deferred) to $409,943 (26% deferred) and continues to be repayable in 10 years. However, considering that even after the reductions to the square footage of the building, the Applicant's projected building costs increased slightly, it is unclear if the Development as originally proposed would be feasible now that the $700K loan has been eliminated. All else held equal, if it were not for the proposed cost reductions, the required amount of deferred developer fee would not be repaid by year-15, which would characterize the Development as infeasible. However, staff's analysis also concludes that an additional $222K in costs can be absorbed without negatively impacting the feasibility of the Development. Staff points this out because it would appear that the Applicant could provide enough covered parking spaces for each unit (74 total) as opposed to the current proposal which would provide covered parking for only 60 of the units. This would maintain at least one of the several amenities represented to be provided to the tenants of this Development at application and for which the Applicant is now requesting approval to remove from the Development. Staff has reviewed the original application and underwriting report and concluded that the changes related to the Application would not have changed the scoring of the Application and do not negatively impact the tax credit allocation awarded. However, despite the fact that the changes described herein, including elimination of several common amenities previously proposed to be located within the second floor of the community building, would not have changed the scoring of the Application because the Applicant originally exceeded the point requirement, staff believes that elimination of all amenities including covered parking for each unit is a negative impact to the tenants of the proposed Development. Staff has re-evaluated the transaction pursuant to Tex. Gov't Code 2306.6712(b) and has concluded that the Development remains feasible. Staff's re-evaluation also concludes that while the Development has realized cost savings as a result of the proposed changes and latest financing structure, it could be feasible for the Applicant to provide one covered parking space per unit and still remain feasible.

Therefore, staff recommends approval of the material application amendments presented for Secretariat Apartments, except for elimination of all covered parking spaces. Staff further recommends that the Applicant provide at least one covered parking space for each of the 74 units, which the Applicant has agreed to do.

17012- Secretariat Apartments
Material Alterations as defined in Tex Gov't Code §2306.6712 and 10 TAC §10.405(a)(4)(D)

Application	Amendment
Site acreage = 6.296 acres net of Right-of-Way Units: 74 Density = 11.8 units/acre 1 Residential Building 62,790 Net Rentable Square Feet 8,112 Common Area Square Feet	Site acreage = 6.296 acres net of Right-of-Way Units: 74 Density = 11.8 units/acre 1 Residential Building 62,860 Net Rentable Square Feet (0.11% increase) 5,330 Common Area Square Feet (34.3% reduction)
	

Real Estate Analysis Division
November 16, 2017

Addendum to Underwriting Report

TDHCA Application #: **17012** Program(s): **9% HTC**

Secretariat Apartments

Address/Location: Approx 1121 Debbie Lane (South of Collins Street and East of York Beach Place)

City: Arlington County: Tarrant Zip: 76002

	APPLICATION HISTORY
Report Date	**PURPOSE**
11/16/17	**Application Amendment - revised site plan**
09/12/17	New Application - Initial Underwriting

ALLOCATION

	Previous Allocation				RECOMMENDATION				
TDHCA Program	**Amount**	**Rate**	**Amort**	**Term**	**Amount**	**Rate**	**Amort**	**Term**	**Lien**
LIHTC (Annual)	$1,243,264				**$1,243,264**				

CONDITIONS STATUS

1 Receipt and acceptance by Carryover:

- Firm commitment from the Development Corporation of Tarrant County for their $700,000 loan, specifying all terms and conditions.

Status: Application for loan from the Development Corporation of Tarranty County was rejected. Resulting financing gap eliminated by adjusting costs as a result of revisions to the design of the Development.

2 Receipt and acceptance by 10% test:

- Documentation that a noise study has been completed, and certification from the Architect that all recommendations from the noise study are incorporated into the development plans.

Status: Pending

3 Documentation at Cost Certification clearing environmental issues identified in the ESA report, specifically:

- Architect certification that all noise assessment recommendations were implemented and the Development is compliant with HUD noise guidelines.

Status: Pending

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

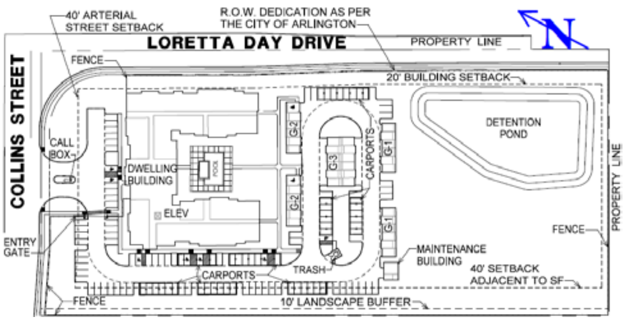
ANALYSIS

Applicant was approved for a $1,243,264 annual tax credit award during the 2017 9% HTC cycle and is currently going through the carryover process. In a letter as of October 16, 2017, Applicant requested approval for the following changes to the design of the Development:

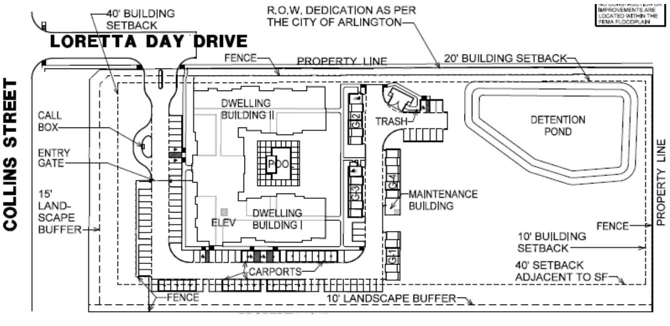
- relocation of the entrance to the site from Collins Street to Loretta Day Drive;
- reduction to the common area square from 8,112 square feet to 5,330 square feet;
- change of one two-bedroom/one-bathroom unit to two-bedroom/two-bathroom unit, increasing NRSF from 62,790 s.f. to 62,860 s.f.;
- reduction to the number of garages from 36 to 24 and reduction to the number of carports from 49 to 36. Uncovered parking spaces decreased from 68 to 59. All parking still anticipated to be provided free of additional charge;
- re-configuration of the distribution of materials to be used in exterior cladding.

SITE PLAN

Original



Revised



Development Cost

Applicant negotiated a reduction of $375,000 on the land price, decreasing the acquisition cost from $2,578,752 to $2,203,752.

Initial design submitted during application indicated the entrance to the development was from Collins Street. During the rezoning process, the City of Arlington required the access to the development to be from Loretta Day Drive. According to Applicant, this change reduced the amount of the required offsite improvements. Applicant provided revised certified estimate of $358,170, consisting of $42,550 for off-site utilities and $315,620 for paving.

At application, the community center was proposed to have an area of 7,624 square feet in two stories, and there would be two additional separate laundry areas of 244 square feet, all within the wrap-style building, for a total of 8,112 square feet of common areas. Applicant is now requesting approval to reduce the size common areas to 5,330 square feet (a 34.3% reduction). According to Applicant, the originally proposed area of the community center was based on the standard City requirements of 100 square feet of community space per unit. Applicant believed this to be extremely large for an independent senior living development. During the rezoning process, the design team discussed this requirement with City officials, and City officials agreed to the reduction of the required area of the community center. Based on the revised floor plans, two separate laundry areas of 243 square feet each will be provided, and the area of the first floor of the community center decreased from 4,906 square feet to 4,844 square feet. The second floor of the community center will be eliminated. Applicant's building cost increased $18K (0.4%) from previous estimate and is more than $267K (5.8%) greater than Underwriter's revised estimate.

The proposed number of parking spaces was reduced as a consequence of the reduction to the community space. According to Applicant, one parking space is required per unit, and an additional parking space is required for every 100 square feet of community spaces not including leasing areas. Applicant is requesting approval for a reduction to the number of parking spaces from 153 to 119. Furthermore, 30% of the parking spaces are to be carports and 20% are to be garages. Therefore, Applicant is proposing to decrease the number of garages from 36 to 24 and decrease the number of carports from 49 to 36. Applicant intends to offer the covered parking free of charge to the tenants on a first come first served basis, given that there are fewer covered parking spaces than units. According to the revised development cost schedule submitted by Applicant, the proposed reduction in the number of garages and carports would result in cost savings of $110,000.

Eligible developer fee is overstated by $3,953.

Applicant's revised total development cost is within 3% of Underwriter's estimate; therefore, the recommended capital structure is based on Applicant's cost schedule. Applicant's total development costs decreased $551K from previous estimate.

Sources of Funds

The application for the $700,000 loan from the Development Corporation of Tarrant County was submitted, but the application was rejected. A letter dated November 15, 2017 from the Development Corporation of Tarrant County states that the application was reviewed and considered, but it was determined that the Development Corporation of Tarrant County would not be able to grant the funding at this time.

The previous underwriting analysis recommended a $340K reduction in the amount of the senior debt in order to achieve the minimum 1.15 Debt Coverage Ratio (DCR), but with the elimination of the loan from the Development Corporation of Tarrant County, the projected DCR increased to 1.21 without the need for an adjustment to the proposed debt amount. The recommended amount of deferred developer fee decreased from $552K (34% deferred) to $410K (26% deferred) and continues to be repayable in 10 years. All else held equal, an additional $222K in costs can be absorbed by deferring additional developer fee without negatively impacting the feasibility of the Development.

Conclusion

The current analysis continues to support the original annual credit allocation of $1,243,264. No change in the approved credit allocation is being recommended at this time.

Underwriter:	*Rosalio Banuelos*
Manager of Real Estate Analysis:	*Thomas Cavanagh*
Director of Real Estate Analysis:	*Brent Stewart*

UNIT MIX/RENT SCHEDULE

Secretariat Apartments, Arlington, 9% HTC/MDL #17012

LOCATION DATA	
CITY:	Arlington
COUNTY:	Tarrant
Area Median Income	$69,400
PROGRAM REGION:	3

UNIT DISTRIBUTION						
# Beds	**# Units**	**% Total**	**Assisted**	**Income**	**# Units**	**% Total**
Eff	-	0.0%	0	30%	7	9.5%
1	30	40.5%	0	40%	-	0.0%
2	44	59.5%	0	50%	26	35.1%
3	-	0.0%	0	60%	32	43.2%
4	-	0.0%	0	MR	9	12.2%
TOTAL	**74**	**100.0%**	**-**	**TOTAL**	**74**	**100.0%**

Applicable Programs
9% Housing Tax Credits

Pro Forma ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	87.78%
APP % Acquisition	3.39%
APP % Construction	9.00%
Average Unit Size	849 sf

UNIT MIX / MONTHLY RENT SCHEDULE

HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS		
Type	**Gross Rent**	**# Units**	**# Beds**	**# Baths**	**NRA**	**Gross Rent**	**Utility Allow**	**Max Net Program Rent**	**Delta to Max**	**Rent psf**	**Net Rent per Unit**	**Total Monthly Rent**	**Total Monthly Rent**	**Rent per Unit**	**Rent psf**	**Delta to Max**	**Underwritten**		**Mkt Analyst**
TC 30%	$390	3	1	1	771	$390	$87	$304	($1)	$0.39	$303	**$909**	**$911**	$304	$0.39	$0	$744	$0.96	$925
TC 50%	$651	3	1	1	771	$651	$87	$565	($1)	$0.73	$564	**$1,692**	**$1,694**	$565	$0.73	$0	$744	$0.96	$925
TC 50%	$651	8	1	1	771	$651	$87	$565	($1)	$0.73	$564	**$4,512**	**$4,516**	$565	$0.73	$0	$744	$0.96	$925
TC 60%	$781	6	1	1	771	$781	$87	$695	($1)	$0.90	$694	**$4,164**	**$4,167**	$695	$0.90	$0	$744	$0.96	$925
TC 60%	$781	7	1	1	771	$781	$87	$695	($1)	$0.90	$694	**$4,858**	**$4,862**	$695	$0.90	$0	$744	$0.96	$925
MR		3	1	1	771	$0	$87		NA	$0.96	$744	**$2,232**	**$2,232**	$744	$0.96	NA	$744	$0.96	$925
TC 30%	$468	3	2	1	895	$468	$125	$343	($0)	$0.38	$343	**$1,029**	**$1,030**	$343	$0.38	$0	$862	$0.96	$1,225
TC 50%	$781	14	2	1	895	$781	$125	$656	($0)	$0.73	$656	**$9,184**	**$9,187**	$656	$0.73	$0	$862	$0.96	$1,225
TC 60%	$937	11	2	1	895	$937	$125	$812	($0)	$0.91	$812	**$8,932**	**$8,935**	$812	$0.91	$0	$862	$0.96	$1,225
TC 60%	$937	5	2	1	895	$937	$125	$812	($0)	$0.91	$812	**$4,060**	**$4,061**	$812	$0.91	$0	$862	$0.96	$1,225
MR		6	2	1	895	$0	$125		NA	$0.96	$862	**$5,172**	**$5,172**	$862	$0.96	NA	$862	$0.96	$1,225
TC 30%	$468	1	2	2	965	$468	$125	$343	($0)	$0.36	$343	**$343**	**$343**	$343	$0.36	$0	$1,325	$1.37	$1,325
TC 50%	$781	1	2	2	965	$781	$125	$656	($0)	$0.68	$656	**$656**	**$656**	$656	$0.68	$0	$1,325	$1.37	$1,325
TC 60%	$937	3	2	2	965	$937	$125	$812	($0)	$0.84	$812	**$2,436**	**$2,437**	$812	$0.84	$0	$1,325	$1.37	$1,325
TOTALS/AVERAGES:		**74**			**62,860**				**($0)**	**$0.80**	**$678**	**$50,179**	**$50,202**	**$678**	**$0.80**	**$0**	**$845**	**$1.00**	**$1,110**
ANNUAL POTENTIAL GROSS RENT:												**$602,148**	**$602,419**						

STABILIZED PRO FORMA

Secretariat Apartments, Arlington, 9% HTC/MDL #17012

	STABILIZED FIRST YEAR PRO FORMA													
	COMPARABLES				APPLICANT				TDHCA				VARIANCE	
	Database		Tarrant County		% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	$
POTENTIAL GROSS RENT						$0.80	$678	$602,148	$602,419	$678	$0.80		0.0%	($271)
pet deposits, late fees and laundry							$20.00	$17,760						
Total Secondary Income							$20.00		$17,760	$20.00			0.0%	$0
POTENTIAL GROSS INCOME								$619,908	$620,179				0.0%	($271)
Vacancy & Collection Loss							7.5% PGI	(46,493)	(46,513)	7.5% PGI			0.0%	20
EFFECTIVE GROSS INCOME								$573,415	$573,666				0.0%	($251)
General & Administrative	$32,033	$433/Unit	$29,361	$397	5.16%	$0.47	$400	$29,600	$32,033	$433	$0.51	5.58%	-7.6%	(2,433)
Management	$35,457	6.6% EGI	$28,486	$385	5.00%	$0.46	$387	$28,671	$28,683	$388	$0.46	5.00%	0.0%	(12)
Payroll & Payroll Tax	$75,021	$1,014/Unit	$90,623	$1,225	15.81%	$1.44	$1,225	$90,650	$90,623	$1,225	$1.44	15.80%	0.0%	27
Repairs & Maintenance	$49,065	$663/Unit	$45,191	$611	8.39%	$0.77	$650	$48,100	$44,400	$600	$0.71	7.74%	8.3%	3,700
Electric/Gas	$11,950	$161/Unit	$15,214	$206	1.74%	$0.16	$135	$10,000	$11,950	$161	$0.19	2.08%	-16.3%	(1,950)
Water, Sewer, & Trash **Tenant Pays: WS**	$43,948	$594/Unit	$40,788	$551	3.74%	$0.34	$290	$21,450	$16,683	$225	$0.27	2.91%	28.6%	4,767
Property Insurance	$26,034	$0.41 /sf	$16,805	$227	3.23%	$0.29	$250	$18,500	$26,034	$352	$0.41	4.54%	-28.9%	(7,534)
Property Tax (@ 100%) 2.7814	$38,957	$526/Unit	$66,325	$896	12.65%	$1.15	$980	$72,520	$70,799	$957	$1.13	12.34%	2.4%	1,721
Reserve for Replacements	$22,197	$300/Unit	$19,240	$260	3.23%	$0.29	$250	$18,500	$18,500	$250	$0.29	3.22%	0.0%	-
Supportive Services			$6,232	$84	2.62%	$0.24	$203	$15,000	$15,000	$203	$0.24	2.61%	0.0%	-
TDHCA LIHTC/HOME Compliance Fees			$2,517	$34	0.45%	$0.04	$35	$2,600	$2,600	$35	$0.04	0.45%	0.0%	-
TOTAL EXPENSES					**62.01%**	**$5.66**	**$4,805**	**$355,591**	**$ 357,305**	**$4,828**	**$5.68**	**62.28%**	**-0.5%**	**$ (1,714)**
NET OPERATING INCOME ("NOI")					**37.99%**	**$3.47**	**$2,944**	**$217,824**	**$216,361**	**$2,924**	**$3.44**	**37.72%**	**0.7%**	**$ 1,463**

CONTROLLABLE EXPENSES	$2,700/Unit		$2,644/Unit	

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

Secretariat Apartments, Arlington, 9% HTC/MDL #17012

DEBT / GRANT SOURCES

		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE									AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
		Cumulative DCR							Prior Underwriting							Cumulative	
DEBT (Must Pay)	**Fee**	**UW**	**App**	**Pmt**	**Rate**	**Amort**	**Term**	**Principal**	**Applicant**	**TDHCA**	**Principal**	**Term**	**Amort**	**Rate**	**Pmt**	**DCR**	**LTC**
Lancaster Pollard - FHA 221(d)(4)	0.35%	1.22	1.23	$177,757	4.15%	40	40	$3,295,000	$3,295,000	$3,295,000	$3,295,000	40	40	4.15%	$180,493	1.21	20.7%
Adjustment to Debt Per §10.302(c)(2)	0.35%	1.22	1.23		0.00%	0	0	$0	$0	($340,000)	$0	40	40	4.15%		1.21	0.0%
CASH FLOW DEBT / GRANTS																	
Tarrant County		1.22	1.23						$700,000	$700,000						1.21	0.0%
City of Arlington		1.22	1.23						$1	$1						1.21	0.0%
				$177,757	**TOTAL DEBT / GRANT SOURCES**			**$3,295,000**	**$3,995,001**	**$3,655,001**	**$3,295,000**	**TOTAL DEBT SERVICE**			**$180,493**	1.21	20.7%
NET CASH FLOW		$38,604	$40,067								**APPLICANT**	**NET OPERATING INCOME**		**$217,824**	**$37,331**	**NET CASH FLOW**	

EQUITY SOURCES

	APPLICANT'S PROPOSED EQUITY STRUCTURE							AS UNDERWRITTEN EQUITY STRUCTURE					
						Prior Underwriting							
EQUITY / DEFERRED FEES	**DESCRIPTION**	**% Cost**	**Annual Credit**	**Credit Price**	**Amount**	**Applicant**	**TDHCA**	**Amount**	**Credit Price**	**Annual Credit**	**% Cost**	**Annual Credits per Unit**	**Allocation Method**
Navistone	LIHTC Equity	76.7%	$1,243,264	0.98	$12,215,072	$12,215,072	$12,215,072	$12,215,072	$0.98	$1,243,264	76.7%	$16,801	Previous Allocation
NRP/Pavlik	Deferred Developer Fees	2.6%	(26% Deferred)		$409,943	$211,910	$551,910	$409,944	(26% Deferred)		2.6%	**Total Developer Fee:**	**$1,602,000**
Additional (Excess) Funds Req'd		0.0%					$0	$0			0.0%		
TOTAL EQUITY SOURCES		79.3%			$12,625,015	$12,426,982	$12,766,982	$12,625,016			79.3%		
TOTAL CAPITALIZATION					**$15,920,015**	**$16,421,983**	**$16,421,983**	**$15,920,016**				**15-Yr Cash Flow after Deferred Fee:**	**$222,789**

DEVELOPMENT COST / ITEMIZED BASIS

	APPLICANT COST / BASIS ITEMS							TDHCA COST / BASIS ITEMS					COST VARIANCE	
	Eligible Basis					Prior Underwriting					Eligible Basis			
	Acquisition	**New Const. Rehab**			**Total Costs**	**Applicant**	**TDHCA**	**Total Costs**			**New Const. Rehab**	**Acquisition**	**%**	**$**
Land Acquisition				$29,780 / Unit	$2,203,752	$2,578,752	$2,578,752	$2,203,752	$29,780 / Unit				0.0%	$0
Building Acquisition	$0			$ / Unit	$0	$0	$0	$0	$ / Unit			$0	0.0%	$0
Off-Sites		$0		$4,840 / Unit	$358,170	$525,000	$525,000	$358,170	$4,840 / Unit		$0		0.0%	$0
Site Work		$1,519,869		$21,152 / Unit	$1,565,250	$1,565,250	$1,565,250	$1,565,250	$21,152 / Unit		$1,519,869		0.0%	$0
Site Amenities		$675,000		$9,122 / Unit	$675,000	$675,000	$675,000	$675,000	$9,122 / Unit		$675,000		0.0%	$0
Building Cost		$4,901,687	$77.98 /sf	$66,239/Unit	$4,901,687	$4,883,489	$4,907,218	$4,634,088	$62,623/Unit	$73.72 /sf	$4,634,088		5.8%	$267,599
Contingency		$472,437	6.66%	7.00%	$525,005	$532,437	$532,437	$506,276	7.00%	6.92%	$472,437		3.7%	$18,729
Contractor Fees		$997,323	13.18%	13.71%	$1,099,920	$1,070,823	$1,070,823	$1,083,430	14.00%	13.66%	$997,323		1.5%	$16,490
Soft Costs	0	$1,522,901		$21,360 / Unit	$1,580,651	$1,580,651	$1,580,651	$1,580,651	$21,360 / Unit		$1,522,901	$0	0.0%	$0
Financing	0	$564,430		$14,272 / Unit	$1,056,143	$1,056,143	$1,056,143	$1,056,143	$14,272 / Unit		$564,430	$0	0.0%	$0
Developer Fee	$0	$1,602,000	15.04%	14.42%	$1,602,000	$1,602,000	$1,602,000	$1,602,000	14.80%	15.00%	$1,557,907	$0	0.0%	$0
Reserves				$4,763 / Unit	$352,438	$352,438	$273,087	$268,899	$3,634 / Unit				31.1%	$83,539
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)	**$0**	**$12,255,647**		$215,135 / Unit	**$15,920,016**	**$16,421,983**	**$16,366,360**	**$15,533,658**	$209,914 / Unit		**$11,943,955**	**$0**	**2.5%**	**$386,358**
Acquisition Cost	$0				$0									
Contingency		$0			$0									
Contractor's Fee		$0												
Interim Interest		$0												
Developer Fee	$0	($3,953)			$0									
Reserves					$0									
ADJUSTED BASIS / COST	**$0**	**$12,251,694**		$215,135/unit	**$15,920,016**	**$16,421,983**	**$16,366,360**	**$15,533,658**	$209,914/unit		**$11,943,955**	**$0**	**2.5%**	**$386,358**

TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate): **$15,920,016**

CAPITALIZATION / DEVELOPMENT COST BUDGET / ITEMIZED BASIS ITEMS

Secretariat Apartments, Arlington, 9% HTC/MDL #17012

CREDIT CALCULATION ON QUALIFIED BASIS

	Applicant		TDHCA	
	Acquisition	**Construction Rehabilitation**	**Acquisition**	**Construction Rehabilitation**
ADJUSTED BASIS	$0	$12,251,694	$0	$11,943,955
Deduction of Federal Grants	$0	$0	$0	$0
TOTAL ELIGIBLE BASIS	$0	$12,251,694	$0	$11,943,955
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	$0	$15,927,202	$0	$15,527,142
Applicable Fraction	87.78%	87.78%	87.78%	87.78%
TOTAL QUALIFIED BASIS	$0	$13,980,516	$0	$13,629,352
Applicable Percentage	3.39%	9.00%	3.39%	9.00%
ANNUAL CREDIT ON BASIS	$0	$1,258,246	$0	$1,226,642
CREDITS ON QUALIFIED BASIS	$1,258,246		$1,226,642	

	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		**FINAL ANNUAL LIHTC ALLOCATION**		
			Credit Price $0.9825	**Variance to Request**	
Method	Annual Credits	Proceeds	**Credit Allocation**	**Credits**	**Proceeds**
Eligible Basis	$1,258,246	$12,362,275	**----**	----	----
Needed to Fill Gap	$1,284,989	$12,625,016	**----**	----	----
Previous Allocation	$1,243,264	$12,215,072	**$1,243,264**	**$0**	**$0**

BUILDING COST ESTIMATE

CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Wrap Style (3 or 4-story)	62,860 SF	$64.53	4,056,326
Adjustments				
Exterior Wall Finish	1.28%		0.83	$51,921
Elderly	0.00%		0.00	0
9-Ft. Ceilings	3.16%		2.04	128,180
Roof Adjustment(s)			1.18	74,000
Subfloor			(0.15)	(9,639)
Floor Cover			2.56	160,922
Breezeways	$0.00	0	0.00	0
Balconies	$27.87	2,310	1.02	64,368
Plumbing Fixtures	$990	15	0.24	14,850
Rough-ins	$485	148	1.14	71,780
Built-In Appliances	$1,725	74	2.03	127,650
Exterior Stairs	$2,280	3	0.11	6,840
Heating/Cooling			2.14	134,520
Enclosed Corridors	$47.18	8,576	6.44	404,612
Carports	$11.94	7,200	1.37	85,968
Garages	$21.44	5,798	1.98	124,288
Comm &/or Aux Bldgs	$75.60	4,823	5.80	364,625
Elevators	$89,550	1	1.42	89,550
Other: Maint. Bldg.	$79	529	0.66	41,642
Fire Sprinklers	$2.47	76,259	3.00	188,360
SUBTOTAL			**98.33**	**6,180,762**
Current Cost Multiplier	1.01		0.98	61,808
Local Multiplier	0.87		(12.78)	(803,499)
TOTAL BUILDING COSTS			**86.53**	**$5,439,070**
Plans, specs, survey, bldg permits	3.30%		(2.86)	($179,489)
Contractor's OH & Profit	11.50%		(9.95)	(625,493)
NET BUILDING COSTS		$62,623/unit	$73.72/sf	$4,634,088

Long-Term Pro Forma

Secretariat Apartments, Arlington, 9% HTC/MDL #17012

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35	Year 40
EFFECTIVE GROSS INCO	2.00%	$573,415	$584,883	$596,581	$608,512	$620,683	$685,284	$756,609	$835,357	$922,302	$1,018,296	$1,124,281	$1,241,297
TOTAL EXPENSES	3.00%	$355,591	$365,972	$376,659	$387,660	$398,986	$460,821	$532,326	$615,024	$710,676	$821,323	$951,566	$1,103,125
NET OPERATING INCOME ("NOI")		**$217,824**	**$218,911**	**$219,922**	**$220,852**	**$221,697**	**$224,463**	**$224,282**	**$220,333**	**$211,626**	**$196,973**	**$172,715**	**$138,172**
EXPENSE/INCOME RATIO		62.0%	62.6%	63.1%	63.7%	64.3%	67.2%	70.4%	73.6%	77.1%	80.7%	84.6%	88.9%
MUST -PAY DEBT SERVICE													
Community Bank of Texas			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Lancaster Pollard - FHA 221(d)(4)		$180,493	$180,493	$180,493	$180,493	$180,493	$180,493	$180,493	$180,493	$180,493	$180,493	$180,493	$180,493
Adjustment to Debt Per §10.302(c)(													
TOTAL DEBT SERVICE		**$180,493**	**$180,493**	**$180,493**	**$180,493**	**$180,493**	**$180,493**	**$180,493**	**$180,493**	**$180,493**	**$180,493**	**$180,493**	**$180,493**
DEBT COVERAGE RATIO		1.21	1.21	1.22	1.22	1.23	1.24	1.24	1.22	1.17	1.09	0.96	0.77
ANNUAL CASH FLOW		**$37,331**	**$38,418**	**$39,429**	**$40,359**	**$41,204**	**$43,970**	**$43,789**	**$39,840**	**$31,133**	**$16,480**	**($7,778)**	**($42,322)**
Deferred Developer Fee Balance		$372,613	$334,195	$294,766	$254,406	$213,202	$0	$0	$0	$0	$0	$0	$0
CUMULATIVE NET CASH FLOW		$0	$0	$0	$0	$0	$2,149	$222,789	$431,580	$606,783	$721,130	$735,273	$597,076

Secretariat Apartments Ltd.
5309 Transportation Boulevard
Cleveland, OH 44125
Office 216-475-8900 · Fax 216-475-9300

October 16, 2016

Mr. Rosalio Banuelos
Asset Manager
Texas Department of Housing & Community Affairs
221 E. 11th Street
Austin, TX 78701

RE: Secretariat Apartments – TDHCA #17012
Application Amendment

Dear Mr. Banuelos:

Please accept this formal request for an amendment to project 17012, Secretariat Apartments in Arlington, Texas.

Changes Requested
We would like to request that the following changes be accepted by TDHCA:

- Move the entrance to the site from Collins Street to Loretta Day Drive, resulting in a different site plan.
- Reduce the square footage of the community center from 7,900 sf to 4,400 sf and subsequently reduce the number of required parking spaces.
- Change one B1 unit into a B2 unit, adding a larger 2-bedroom unit to the overall rent schedule.
- Re-configure the distribution of the materials to be used in exterior cladding.

Reason the Change is Necessary
During the rezoning process for Secretariat Apartments, the City of Arlington imposed some specific requirements and relaxed others, resulting in several changes to the overall design submitted during the application.

- *Entrance Relocation.* In order to improve traffic flow, the City of Arlington requested the entrance to the site to be rotated 90 degrees north to Loretta Day Drive, from the previously planned entrance on Collins Street. Please refer to the original and current site plans to see this change. Both are attached.

- *Community Center & Parking.* At application, the design team followed City Ordinances that required that the community space, be 7,900 for 74 units. This is extremely large for independent senior living and more appropriate to an

assisted living center that would require more services. During the re-zoning, City staff allowed that space to be reduced to the more appropriate 4,400 sf. As a consequence, the total required parking was reduced from 153 spaces, as shown at application, to 119 with the approved parking design.
After reducing the number of parking space, the number of garages was also reduced from 49 to 36. The maintenance building was attached to one of the garage buildings. The sire plan no longer shows a separate maintenance building or a double-loaded garage. The original and revised site plans, and floor plans show this change.

- *Unit Change.* The reduced area of the common space allowed for one of the two-bedroom units, a B1 to be upgraded to the larger B2 style of two-bedroom unit. The result is a better unit for the future tenants and an increase in the NRA from 62,790 sf to 62,860 sf. This resulted in a reconfiguration of the second and third floors of the building. On the third floor, units were taken off the corners, the second floor was reconfigured more significantly. A new rent schedule and building unit configuration form are attached.

- *Exterior Cladding.* Although the material percentages between masonry and siding did not change, per a City request, the distribution of the exterior elevation materials was adjusted. Both plans maintain 100% masonry exteriors, per TDHCA guidelines. At application the breakdown was 15% Stone, 35% Stucco and 50% Cementious Siding. After zoning, the breakdown is 19% Stone, 34% Stucco and 47% Cementious Siding. Please refer to the chart below and the original and revised elevations that are included herein.

Exterior Material Changes – Residential Building			
	Masonry	Stucco	Siding
At Application	15%	35%	50%
After Re-Zoning	19%	34%	47%
Exterior Material Changes – Garage Buildings			
At Application	15%	35%	50%
After Re-Zoning	0%	52%	48%

It is important to mention that none of the proposed changes affects the number of points received by the application. The acreage, the density, the number of units and the unit sizes remain the same.

Secretariat Apartments Ltd.
5309 Transportation Boulevard
Cleveland, OH 44125
Office 216-475-8900 · Fax 216-475-9300

Good Cause for the Change

In any zoning process, the City controls the process and provides feedback on what it will and will not allow. While a developer may negotiate some finer points with a City, the purpose of the process is to obtain a re-zoning designation that will allow the project to move forward and City needs and desires must be met. This is precisely the case for Secretariat and the Zoning process necessitated all changes. Prior to the zoning process, and a fully developed site plan, City of Arlington planners were only available to answer questions generally and the designers had to follow what was available in published City codes and ordinances.

Explanation of Foreseeable or Preventable Nature

Although a thorough feasibility report was developed prior to the zoning change, predicting what a City will or will not accept is not possible until a site plan is fully developed and submitted to a City reviewer for formal feedback. Designers made their best guess at what would be allowed, but had to follow a strict interpretation of published Code. Once the review and negotiation process began, City planners were able to provide relief to the design team on some aspects of the proposed project.

A $2,500 Amended Fee check has been sent via UPS Overnight, enclosed is a copy of the payment receipt and the check.

Please feel free to contact me should you have any questions or need for additional information.

Regards,

SECRETARIAT APARTMENTS LTD., a Texas limited partnership
By: SECRETARIAT APATMENTS GP LLC, a Texas limited
liability company, its General Partner

By: NRP SECRETARIAT APARTMENTS LLC, a Texas
limited liability company, Member

By: NRP MANAGER LLC, a Florida
limited liability company, Manager

By:____________________
Name: Norma Mayeres
Title: Secretary

Asset Management Division

Amendment Request Form

Completed forms and supporting materials can be emailed to asset.management@tdhca.state.tx.us

TYPE OF AMENDMENT REQUESTED

Date Submitted: 10/16/2016 Amendment Requested: *Application Amendment,*

Has the change been implemented? *Yes* Award Stage: *Commitment (Prior to Carryover)*

***NOTE:** Material Application or LURA Amendment requests must be received **45 days before the Board Meeting**.*

Contact your Asset Manager if you are unsure what type of Amendment to request: https://www.tdhca.state.tx.us/asset-management/contacts.htm

DEVELOPMENT INFORMATION

Dev. Name: Secretariat Apartments File No. / CMTS No.: 17012 /

CONTACT INFORMATION

Request Submitted By: Ana Padilla Phone #/Email: (216) 475-8900 /

SECTION 1: COVER LETTER

A cover letter ***MUST*** be submitted with your request. Review your cover letter to ensure it includes:

☒ The change(s) requested ☒ The reason the change is necessary ☒ The good cause for the change

☒ An explanation of whether the amendment was reasonably foreseeable or preventable at the time of Application

SECTION 2: REQUIRED DOCUMENTATION

Entering an Amendment conveys to the Department that representations in the Application have changed. You ***MUST*** provide information about any and all changes made from the time of Application (or as last approved by the Department) in your request, including any items that will be impacted by the requested change. Failure to represent or properly document all changes may result in delays, denials, or a request for re-submission. The following is attached:

☒ Revised Development Financing Exhibits – if sources, terms, conditions, or amounts of financing will be impacted or changed by your amendment request, revised Application exhibits and term sheets (or executed Loan documents and LPA, if the loan has closed) must be submitted

☐ Signed Statement of No Financial Impact – if no sources, terms, conditions, or amount of financing will be impacted or changed by your amendment request, the Owner must sign and submit a statement to this effect

☒ Revised Application Exhibits/Documents Reflecting or Supporting All Requested Changes – revised site plans, surveys, Building and Unit Configuration exhibit, etc.

☒ Material Amendment fee of $2,500 (Applicable to Non-Material Amendments only if changes have been implemented prior to Amendment approval) *– N/A for Developments only funded by a Direct Loan program (HOME, NSP, HTF)*

SECTION 3A: MATERIAL APPLICATION AMENDMENT ITEMS

Check all items that have been modified from the original application (see ***Subchapter E, §10.405(a)(3)***):

☒ Site plan
☐ Number of units*
☐ Bedroom mix
☒ Architectural design
☐ Scope of tenant services
☐ Reduction of 3%+ in unit sq ft
☐ Reduction of 3%+ common are
☐ Residential density (5%+ change)
☐ Exclusion of reqs in Subchapters B & C
☐ Cost increases/changes affecting direct loans
☐ Cost increases/changes affecting credits
☐ Other

If "Number of units" is selected above and the total LI units or LI units at any rent or income level will be reduced, also:

☐ Written confirmation from the lender *and* syndicator that the development is infeasible without the adjustment in units
☐ Evidence supporting the need for the adjustment in units

NOTE: *The approved amendment may carry a penalty in accordance with **§10.405(a)(6)(b).***

SECTION 3B: MATERIAL LURA AMENDMENT ITEMS

Check all items that require a material LURA amendment (see Subchapter E, ***§10.405(b)(2)***):

☐ Reductions in the number of LI units
☐ Changes to income or rent restrictions
☐ Change in ROFR period or other ROFR provisions
☐ Changes in scope of tenant services
☐ Removal of HUB or Non-profit
☐ Change in Target Population
☐ Other

The following additional items are attached for consideration or will be forthcoming:

☐ Draft Notice of Public Hearing*
☐ Evidence of public hearing*

NOTE: **Draft Notice of Public Hearing must be provided 10 business days before the hearing and must be approved by TDHCA. *The Public Hearing must be held at least 7 business days prior to the Board meeting and evidence in the form of attendance sheets and a summary of comments made must be submitted to TDHCA.*

SECTION 4A: NON-MATERIAL APPLICATION AMENDMENT SUMMARY

Identify all non-material changes that have been or will be made (Contact your Asset Manager if you are unsure of whether your request is non-material):

See the attached letter - changes in the exterior cladding are non-material.

☐ Amendment is requesting a change in Developer(s) or Guarantor(s) and Previous Participation forms are attached.

SECTION 4B: NON-MATERIAL LURA AMENDMENT SUMMARY

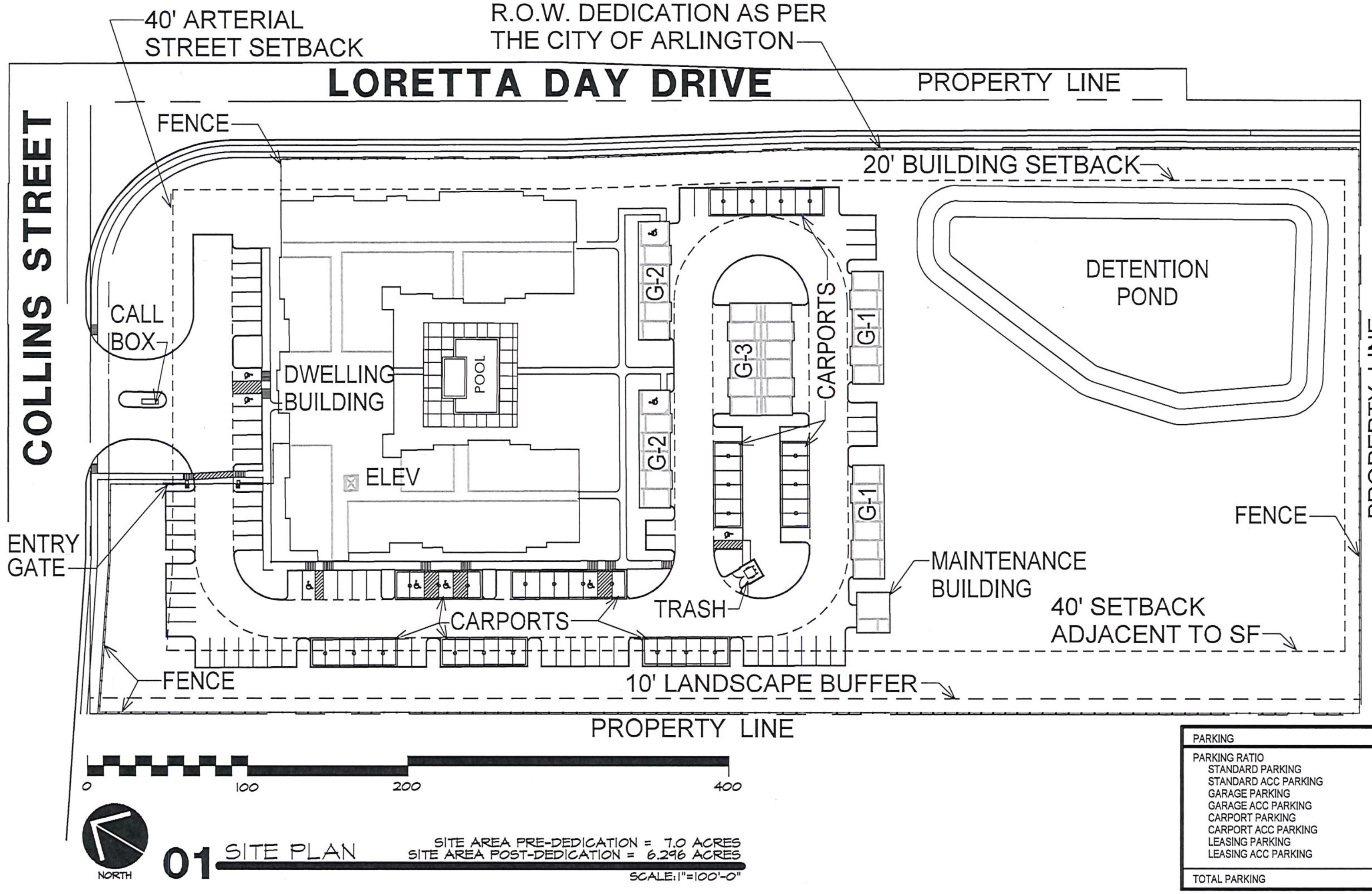
Identify non-material amendments requested to the LURA:

DOES NOT APPLY

Site Plan at Application

PLOT DATE: 2/24/2017 PLOT TIME: 4:07 PM PATH\NAME: H:\17000\17004 NRP Secretariat\TDHCA\17004A0101.dwg

PROJECT SUMMARY					
UNIT	DESCRIPTION	% OF UNITS	NO. OF UNITS	SQ. FT.	TOTAL SQ. FT.
A1	1 BEDROOM / 1 BATH		28	771	21,588
A ACC	1 BEDROOM / 1 BATH (UFAS)		2	771	1,542
	TOTAL TYPE A	40.54%	30		23,130
B1	2 BEDROOM / 1 BATH		38	895	34,010
B ACC	2 BEDROOM / 1 BATH (UFAS)		2	895	1,790
B2	2 BEDROOM / 2 BATH		4	965	3,860
	TOTAL TYPE B	59.46%	44		39,660
	TOTAL UNITS	100%	74		62,790
				Unit Avg. Sq. Ft.	849
MAINTENANCE BUILDING					529
LEASING (CONDITIONED)					638
AMENITIES (CONDITIONED)					7,474
PROJECT TOTAL					8,641
FULLY ACCESSIBLE UNITS REQ = 5% OF TOTAL					4 UNITS
SIGHTS AND HEARING UNITS REQ = 2% OF TOTAL					2 UNITS



01 SITE PLAN

SITE AREA PRE-DEDICATION = 7.0 ACRES
SITE AREA POST-DEDICATION = 6.296 ACRES

SCALE: 1"=100'-0"

PARKING	
PARKING RATIO	2.07 SPACES / UNIT
STANDARD PARKING	54 SPACES
STANDARD ACC PARKING	2 SPACES
GARAGE PARKING	34 SPACES
GARAGE ACC PARKING	2 SPACES
CARPORT PARKING	46 SPACES
CARPORT ACC PARKING	3 SPACES
LEASING PARKING	10 SPACES
LEASING ACC PARKING	2 SPACES
TOTAL PARKING	153 SPACES

Womack+Hampton
ARCHITECTS, L.L.C.
4311 Oak Lawn Ave., Suite 50
Dallas, Texas 75219
Phone: (214) 252-9000
Fax: (214) 252-9080

the NRP group LLC

SECRETARIAT SENIOR LIVING
Arlington, Texas
The NRP Group LLC

Sheet Title:
SITE PLAN & PROGRAM

Date:
02/24/2017

Project Number
17004

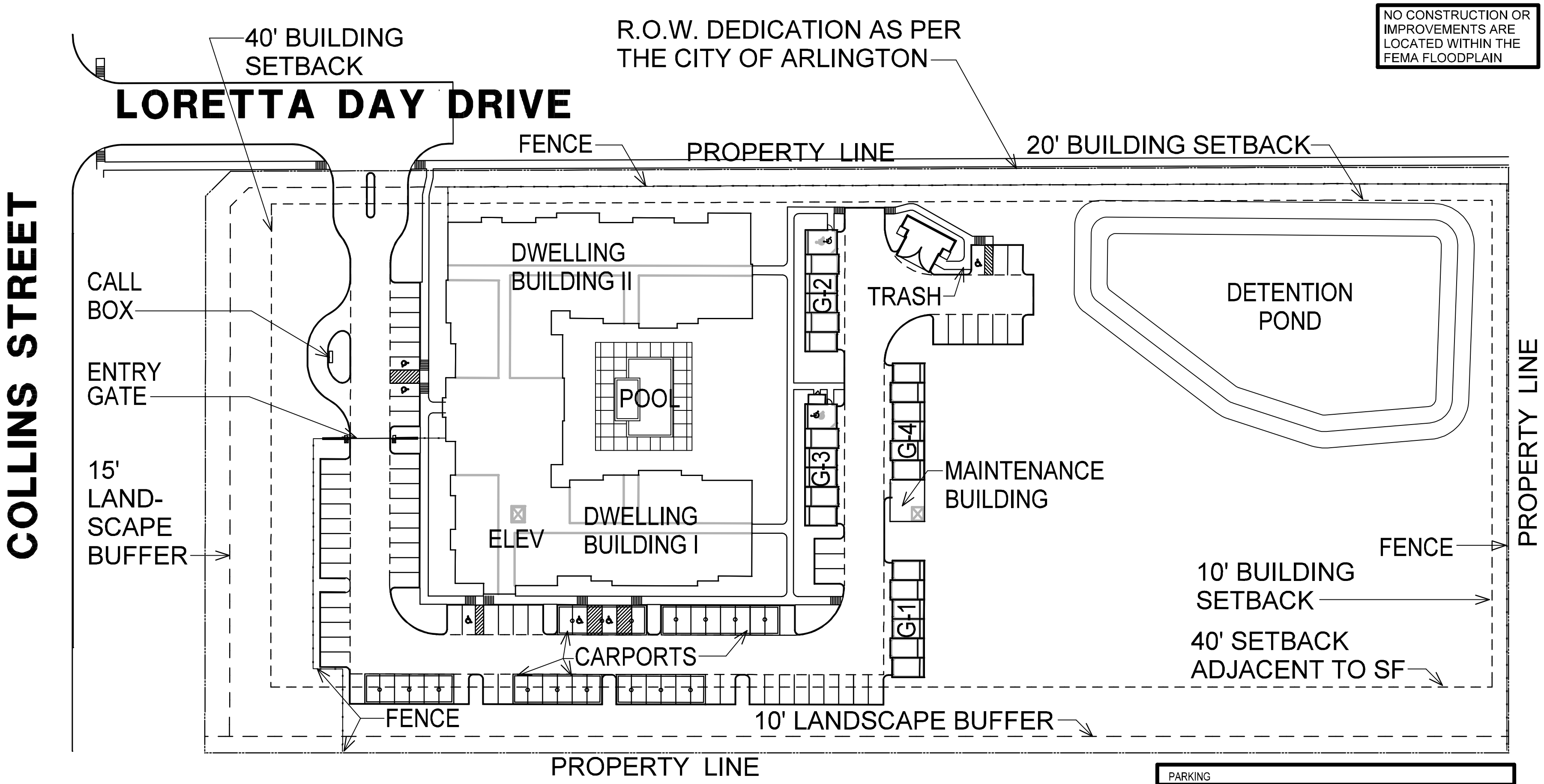
Sheet Number:
A1.1

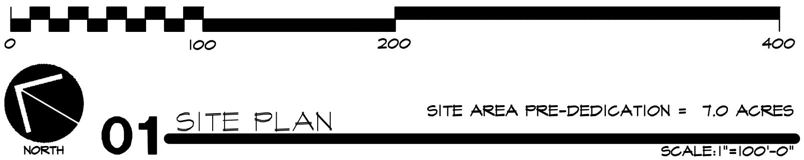
Site Plan after Rezoning

amam - 11/15/2017 4:11pm - RB

PROJECT SUMMARY					
UNIT	DESCRIPTION	% OF UNITS	NO. OF UNITS	SQ. FT.	TOTAL SQ. FT.
A1	1 BEDROOM / 1 BATH		28	771	21,588
A ACC	1 BEDROOM / 1 BATH (UFAS)		2	771	1,542
	TOTAL TYPE A	**40.54%**	**30**		**23,130**
B1	2 BEDROOM / 1 BATH		37	895	33,115
B ACC	2 BEDROOM / 1 BATH (UFAS)		2	895	1,790
B2	2 BEDROOM / 2 BATH		5	965	4,825
	TOTAL TYPE B	**59.46%**	**44**		**39,730**
	TOTAL UNITS	**100%**	**74**		**62,860**
				Unit Avg. Sq. Ft.	**849**
MAINTENANCE BUILDING					**529**
LEASING (CONDITIONED)					**900**
AMENITIES (CONDITIONED)					**4,430**
PROJECT TOTAL					**5,859**
FULLY ACCESSIBLE UNITS REQ = 5% OF TOTAL					**4 UNITS**
SIGHTS AND HEARING UNITS REQ = 2% OF TOTAL					**2 UNITS**

NO CONSTRUCTION OR
IMPROVEMENTS ARE
LOCATED WITHIN THE
FEMA FLOODPLAIN





01 SITE PLAN

SITE AREA PRE-DEDICATION = 7.0 ACRES

SCALE:1"=100'-0"

PARKING	
PARKING RATIO	2.07 SPACES / UNIT
STANDARD PARKING	48 SPACES
STANDARD ACC PARKING	2 SPACES
GARAGE PARKING	22 SPACES
GARAGE ACC PARKING	2 SPACES
CARPORT PARKING	34 SPACES
CARPORT ACC PARKING	2 SPACES
LEASING PARKING	7 SPACES
LEASING ACC PARKING	2 SPACES
TOTAL PARKING	119 SPACES

Womack+Hampton
ARCHITECTS, L.L.C.
4311 Oak Lawn Ave., Suite 50
Dallas, Texas 75219
Phone: (214) 252-9000
Fax: (214) 252-9080

the NRP group LLC

SECRETARIAT SENIOR LIVING
Arlington, Texas
The NRP Group LLC

Sheet Title:
SITE PLAN & PROGRAM

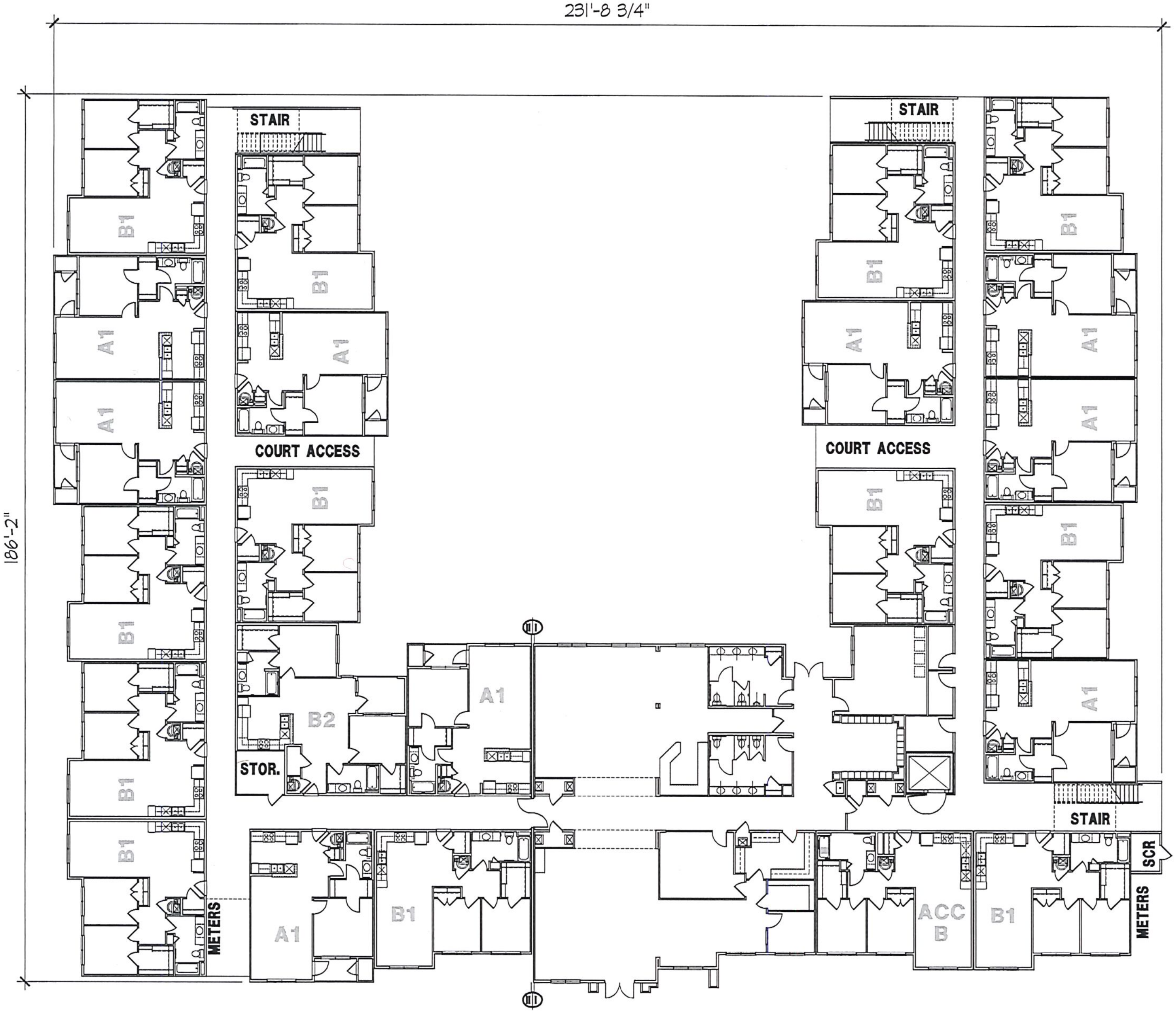
Date:
11/15/2017
Revised

Project Number
17004

Sheet Number:
A1.1

PLOT DATE: 11/15/2017 PLOT TIME: 2:53 PM PATH\NAME: H:\17000\17004 NRP Secretariate\TDHCA\17004A0101.aec

Floor Plans at Application



Description	S.F.	QTY.	Total S.F.
Rentable S.F.			
Unit A1	771	28	21,588
Unit A ACC	771	2	1,542
Unit B1	895	38	34,010
Unit B ACC	895	2	1,790
Unit B2	965	4	3,860
Balcony/Storage S.F.			
Unit A1	60	28	1,680
Unit A ACC	70	2	140
Unit B1	-	38	-
Unit B ACC	-	2	-
Unit B2	80	4	320
Corridors	9,980		9,980
Common Amenities	8,112		8,112
Breezeways/Misc.	2,455		2,455
TOTAL BUILDING (GROSS)			85,477
TOTAL BUILDING (NET-RENTABLE)		74 UNITS	62,790

01 FLOOR PLAN -FIRST FLOOR
BUILDING PLAN
SCALE:1/32"=1'-0"

PLOT DATE: 2/24/2017 PLOT TIME: 11:32 AM PATH\NAME: H:\17000\17004 NRP Secretariate\TDHCA\17004A0201.cse

Womack+Hampton
ARCHITECTS, L.L.C.
4311 Oak Lawn Ave., Suite 50 Phone: (214) 252-9000
Dallas, Texas 75219 Fax: (214) 252-9030

the NRP group LLC

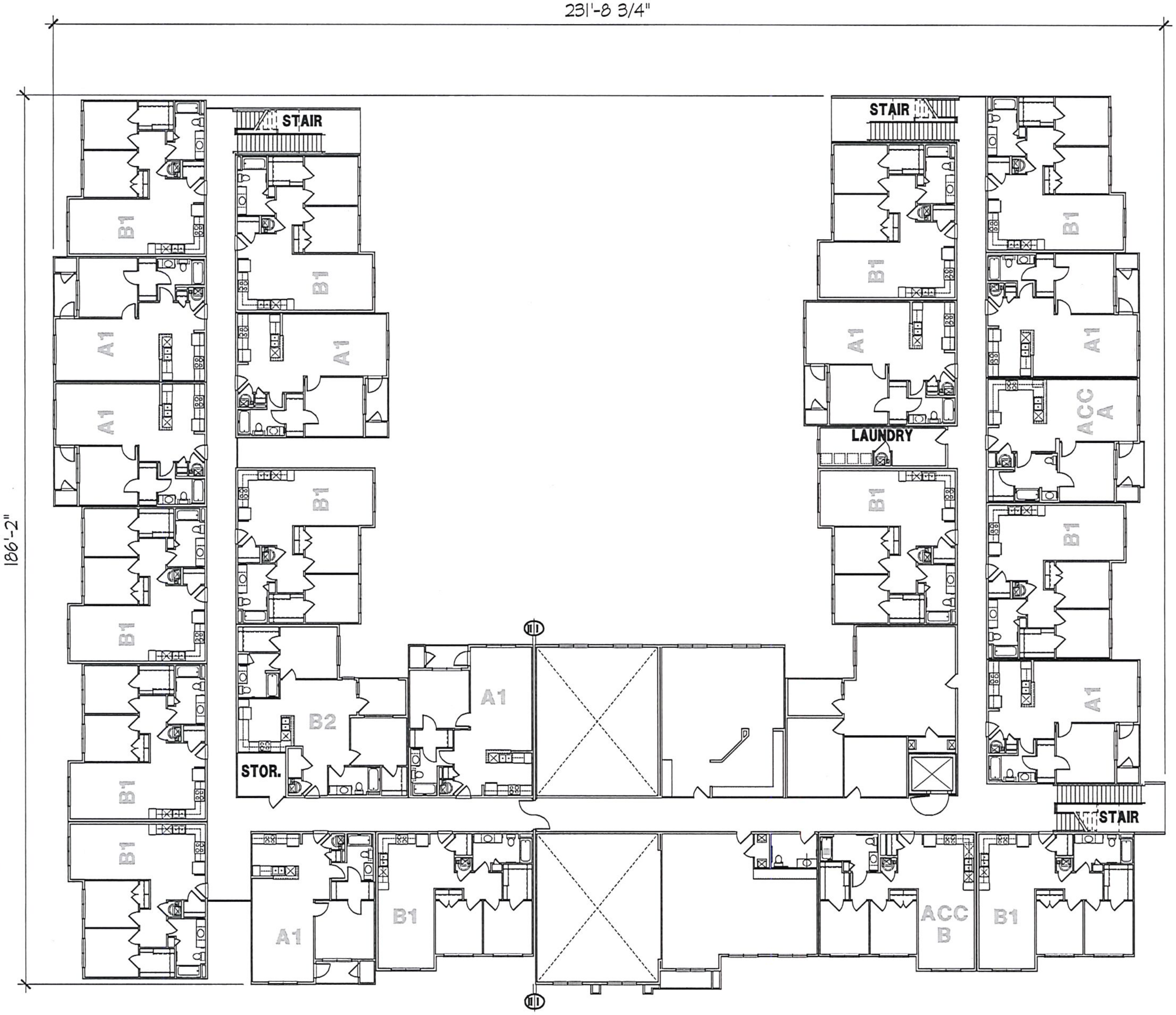
SECRETARIAT
SENIOR LIVING
Arlington, Texas
The NRP Group LLC

Sheet Title:
BUILDING PLAN

Date:
02/24/2017

Project Number
17004

Sheet Number:
A2.1



01 FLOOR PLAN -SECOND FLOOR

BUILDING PLAN

SCALE:1/32"=1'-0"

Description	S.F.	QTY.	Total S.F.
Rentable S.F.			
Unit A1	771	28	21,588
Unit A ACC	771	2	1,542
Unit B1	895	38	34,010
Unit B ACC	895	2	1,790
Unit B2	965	4	3,860
Balcony/Storage S.F.			
Unit A1	60	28	1,680
Unit A ACC	70	2	140
Unit B1	-	38	-
Unit B ACC	-	2	-
Unit B2	80	4	320
Corridors	9,980		9,980
Common Amenities	8,112		8,112
Breezeways/Misc.	2,455		2,455
TOTAL BUILDING (GROSS)			85,477
TOTAL BUILDING (NET-RENTABLE)		74 UNITS	62,790

Womack+Hampton
ARCHITECTS, L.L.C.
4311 Oak Lawn Ave., Suite 50
Dallas, Texas 75219
Phone: (214) 252-9000
Fax: (214) 252-9080

the NRP group LLC

SECRETARIAT SENIOR LIVING
Arlington, Texas
The NRP Group LLC

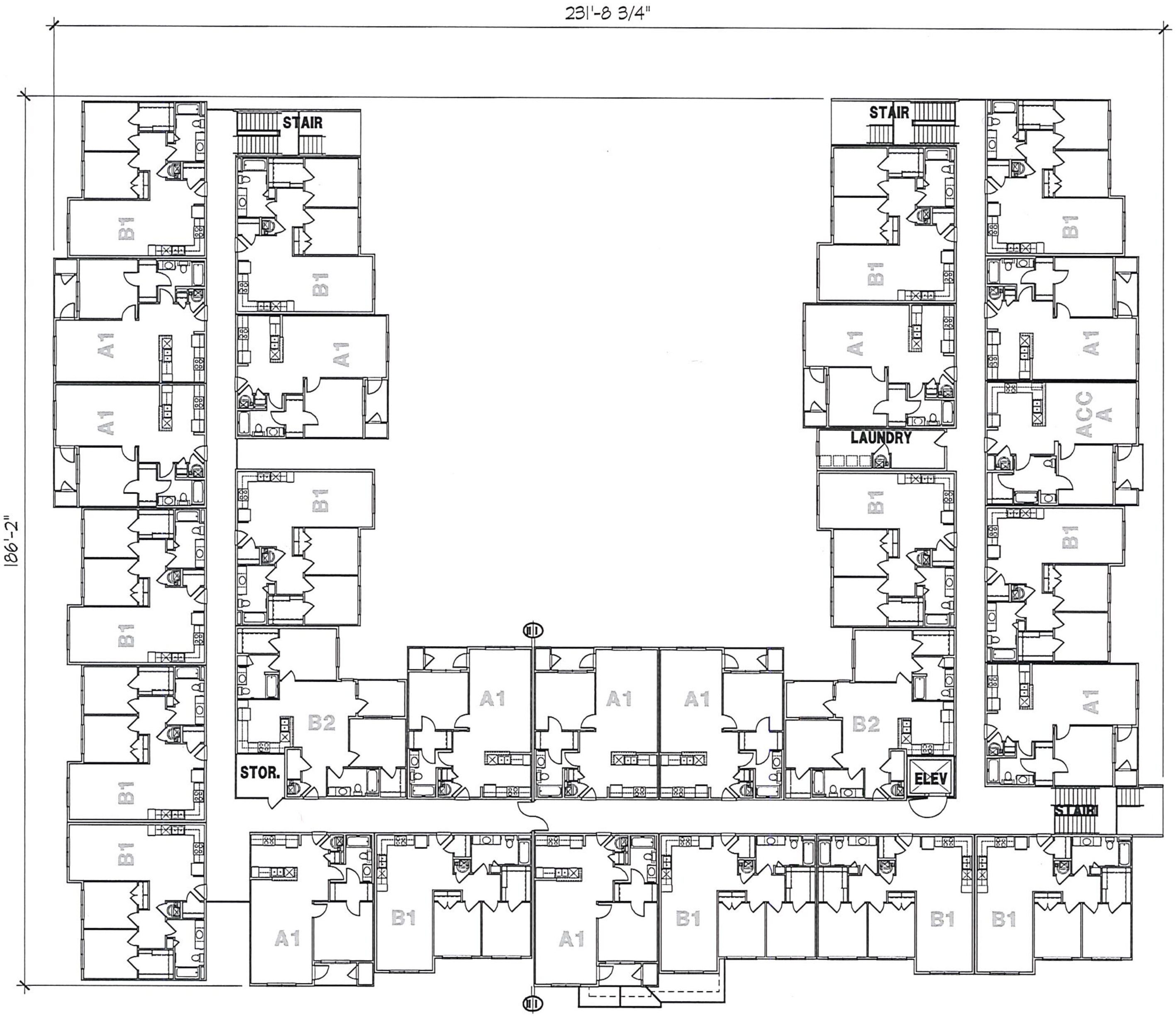
Sheet Title:
BUILDING PLAN

Date:
02/24/2017

Project Number
17004

Sheet Number:
A2.2

PLOT DATE: 2/24/2017 PLOT TIME: 11:32 AM PATH\NAME: H:\17000\17004 NRP Secretariate\TDHCA\17004A0201.dwg



Description	S.F.	QTY.	Total S.F.
Rentable S.F.			
Unit A1	771	28	21,588
Unit A ACC	771	2	1,542
Unit B1	895	38	34,010
Unit B ACC	895	2	1,790
Unit B2	965	4	3,860
Balcony/Storage S.F.			
Unit A1	60	28	1,680
Unit A ACC	70	2	140
Unit B1	-	38	-
Unit B ACC	-	2	-
Unit B2	80	4	320
Corridors	9,980		9,980
Common Amenities	8,112		8,112
Breezeways/Misc.	2,455		2,455
TOTAL BUILDING (GROSS)			85,477
TOTAL BUILDING (NET-RENTABLE)		74 UNITS	62,790

01 FLOOR PLAN -THIRD FLOOR

BUILDING PLAN

SCALE:1/32"=1'-0"

PLOT DATE: 2/24/2017 PLOT TIME: 11:32 AM PATH\NAME: H:\17000\17004 NRP Secretariate\TDHCA\17004A0201.dsc

Womack+Hampton
ARCHITECTS, L.L.C.
4311 Oak Lawn Ave., Suite 50
Dallas, Texas 75219
Phone: (214) 252-9000
Fax: (214) 252-9080

the NRP group LLC

SECRETARIAT SENIOR LIVING
Arlington, Texas
The NRP Group LLC

Sheet Title:
BUILDING PLAN

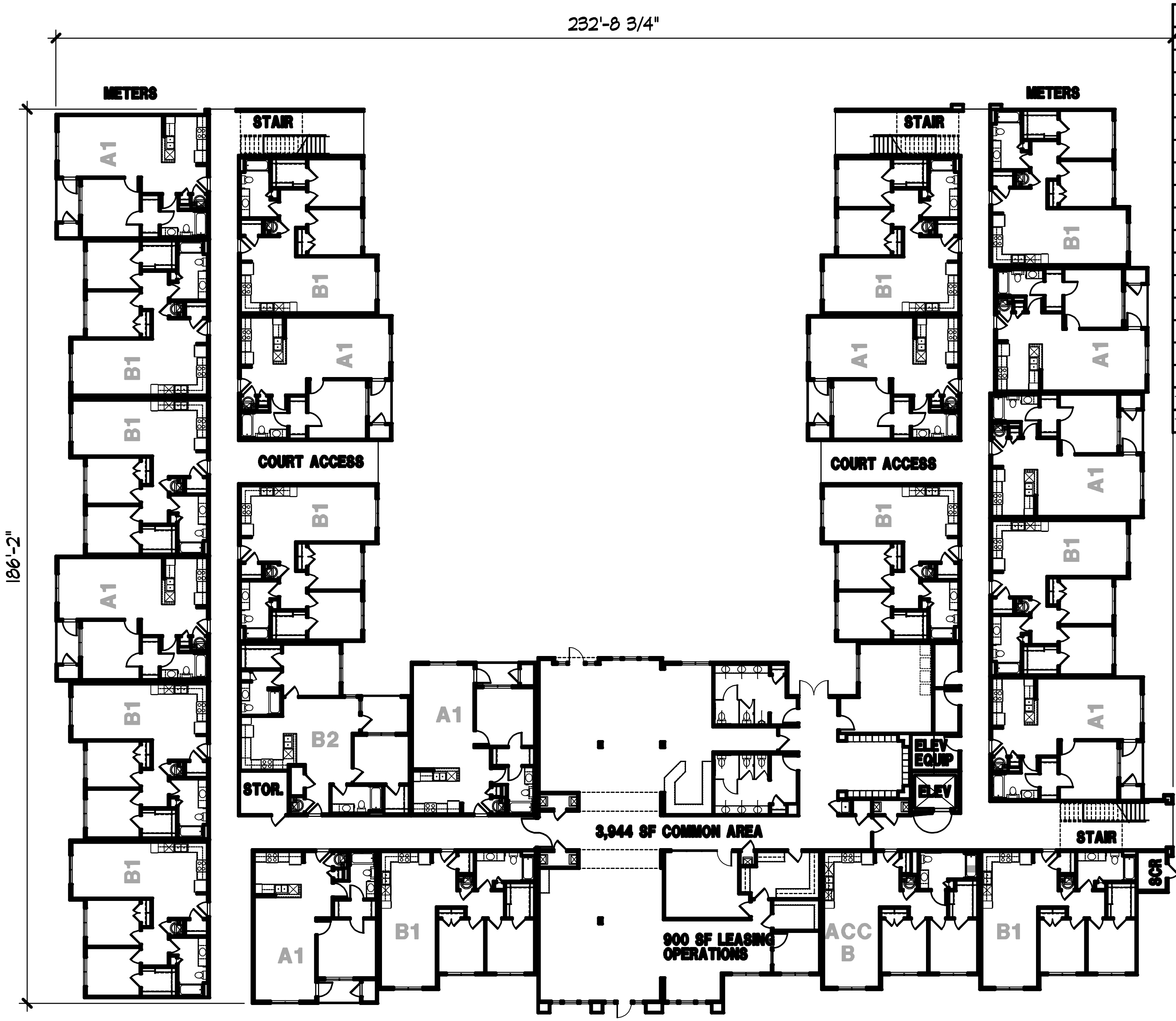
Date:
02/24/2017

Project Number
17004

Sheet Number:
A2.3

Floor Plans after Rezoning and Revised Application Forms

amam - 11/15/2017 4:11pm - RB



01 FLOOR PLAN -FIRST FLOOR

BUILDING PLAN

SCALE:1/32"=1'-0"

Description	S.F.	QTY.	Total S.F.
Rentable S.F.			
Unit A1	771	28	21,588
Unit A ACC	771	2	1,542
Unit B1	895	37	33,115
Unit B ACC	895	2	1,790
Unit B2	965	5	4,825
Balcony/Storage S.F.			
Unit A1	60	28	1,680
Unit A ACC	70	2	140
Unit B1	-	37	-
Unit B ACC	-	2	-
Unit B2	80	5	400
Corridors	9,839		9,839
Common Amenities	4,430		4,430
Leasing Operations	900		900
Stairways/Elev./Misc.	2,456		2,456
TOTAL BUILDING (GROSS)			82,705
TOTAL BUILDING (NET-RENTABLE)		74 UNITS	62,860

Womack+Hampton
ARCHITECTS, L.L.C.
4311 Oak Lawn Ave., Suite 50
Dallas, Texas 75219
Phone: (214) 252-9000
Fax: (214) 252-9080

the NRP group LLC

SECRETARIAT SENIOR LIVING
Arlington, Texas
The NRP Group LLC

Sheet Title:
BUILDING PLAN

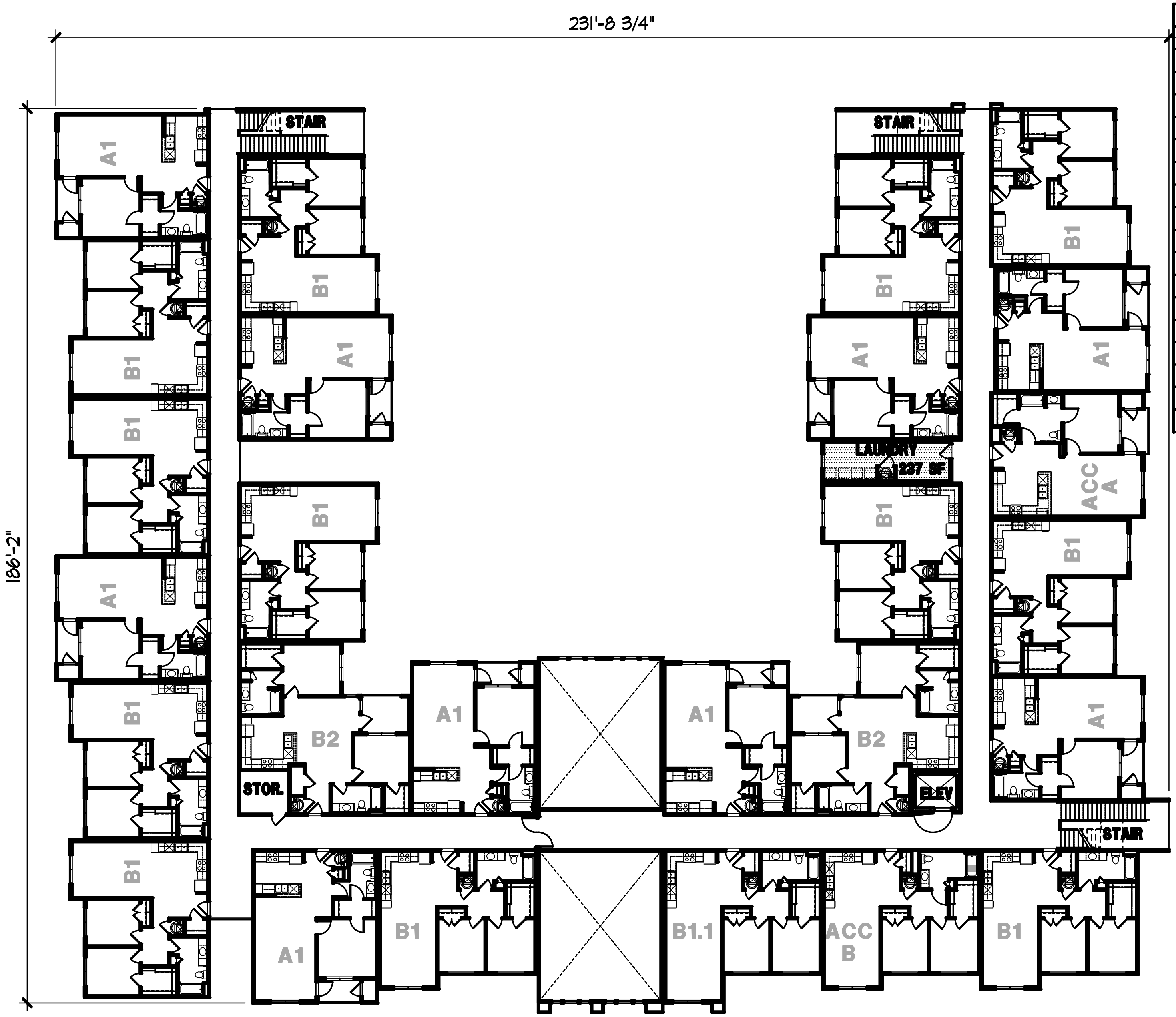
Date:
11/15/2017
Revised

Project Number
17004

Sheet Number:
A2.1

PLOT DATE: 11/15/2017 PLOT TIME: 2:51 PM PATH\NAME: H:\17000\17004 NRP Secretariate\TDHCA\17004A0201.aec

amam - 11/15/2017 4:11pm - RB



Description	S.F.	QTY.	Total S.F.
Rentable S.F.			
Unit A1	771	28	21,588
Unit A ACC	771	2	1,542
Unit B1	895	37	33,115
Unit B ACC	895	2	1,790
Unit B2	965	5	4,825
Balcony/Storage S.F.			
Unit A1	60	28	1,680
Unit A ACC	70	2	140
Unit B1	-	37	-
Unit B ACC	-	2	-
Unit B2	80	5	400
Corridors	9,839		9,839
Common Amenities	4,430		4,430
Leasing Operations	900		900
Stairways/Elev./Misc.	2,456		2,456
TOTAL BUILDING (GROSS)			82,705
TOTAL BUILDING (NET-RENTABLE)		74 UNITS	62,860

01 FLOOR PLAN -SECOND FLOOR

BUILDING PLAN

SCALE:1/32"=1'-0"

Womack+Hampton
ARCHITECTS, L.L.C.
4311 Oak Lawn Ave., Suite 50
Dallas, Texas 75219
Phone: (214) 252-9000
Fax: (214) 252-9080

the NRP group LLC

SECRETARIAT SENIOR LIVING
Arlington, Texas
The NRP Group LLC

Sheet Title:
BUILDING PLAN

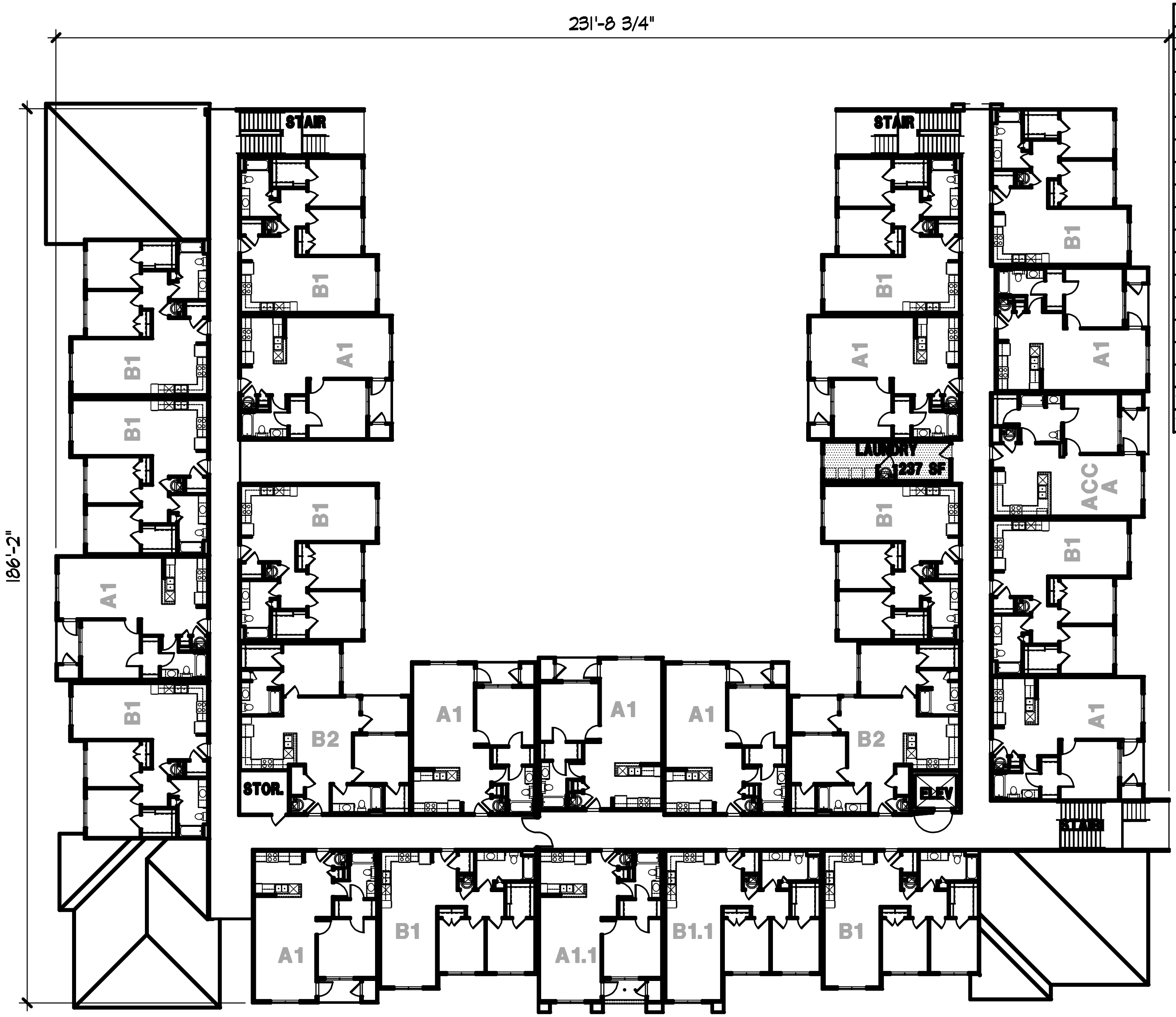
Date:
11/15/2017
Revised

Project Number
17004

Sheet Number:
A2.2

PLOT DATE: 11/15/2017 PLOT TIME: 2:52 PM PATH\NAME: H:\17000\17004 NRP Secretariate\TDHCA\17004A0201.aec

amam - 11/15/2017 4:11pm - RB



Description	S.F.	QTY.	Total S.F.
Rentable S.F.			
Unit A1	771	28	21,588
Unit A ACC	771	2	1,542
Unit B1	895	37	33,115
Unit B ACC	895	2	1,790
Unit B2	965	5	4,825
Balcony/Storage S.F.			
Unit A1	60	28	1,680
Unit A ACC	70	2	140
Unit B1	-	37	-
Unit B ACC	-	2	-
Unit B2	80	5	400
Corridors	9,839		9,839
Common Amenities	4,430		4,430
Leasing Operations	900		900
Stairways/Elev./Misc.	2,456		2,456
TOTAL BUILDING (GROSS)			82,705
TOTAL BUILDING (NET-RENTABLE)		74 UNITS	62,860

01 FLOOR PLAN -THIRD FLOOR

BUILDING PLAN

SCALE:1/32"=1'-0"

Womack+Hampton
ARCHITECTS, L.L.C.
4311 Oak Lawn Ave., Suite 50
Dallas, Texas 75219
Phone: (214) 252-9000
Fax: (214) 252-9080

the
NRP
group LLC

SECRETARIAT SENIOR LIVING

Arlington, Texas
The NRP Group LLC

Sheet Title:
BUILDING PLAN

Date:
11/15/2017
Revised

Project Number
17004

Sheet Number:
A2.3

PLOT DATE: 11/15/2017 PLOT TIME: 2:52 PM PATH\NAME: H:\17000\17004 NRP Secretariate\TDHCA\17004A0201.aec

SPECIFICATIONS AND BUILDING/UNIT TYPE CONFIGURATION

Unit types should be entered from smallest to largest based on "# of Bedrooms" and "Sq. Ft. Per Unit." "Unit Label" should correspond to the unit label or name used on the unit floor plan. "Building Label" should conform to the building label or name on the building floor plan. The total number of units per unit type and totals for "Total # of Units" and "Total Sq Ft. for Unit Type" should match the rent schedule and site plan. If additional building types are needed, they are available by un-hiding columns Q through AA, and rows 51 through 79.

Specifications and Amenities (check all that apply)

Building Configuration (Check all that apply):

☐ Single Family Construction ☐ SRO ☐ Transitional (per §42(i)(3)(B)) ☐ Duplex

☐ Scattered Site ☐ Fourplex ☒ > 4 Units Per Building ☐ Townhome

Development will have: ☒ Fire Sprinklers ☐ Elevators 1 # of Elevators 3500 Wt. Capacity

Number of Parking Spaces(consistent with Architectural Drawings):

Free	Paid		Free	Paid	
49		Shed or Flat Roof Carport Spaces	36		Detached Garage Spaces
		Attached Garage Spaces	68		Uncovered Spaces
		Structured Parking Garage Spaces			

Floor Composition/Wall Height:

100 % Carpet/Vinyl/Resilient Flooring 9 Ceiling Height

% Ceramic Tile Upper Floor(s) Ceiling Height (Townhome Only)

% Other *Describe:*

				Building Label	I	II									Total # of Residential Buildings	
				Number of Stories	3	3										
Unit Type				Number of Buildings	1	1									2	
Unit Label	# of Bed-rooms	# of Baths	Sq. Ft. Per Unit		Number of Units Per Building										Total # of Units	Total Sq Ft for Unit Type
A1	1	1	771		18	10									28	21,588
A-ACC	1	1	771		0	2									2	1,542
B1	2	1	895		15	22									37	33,115
B-ACC	2	1	895		0	2									2	1,790
B2	2	2	965		2	3									5	4,825
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
				Totals	35	39	-	-	-	-	-	-	-	-	74	62,860

Net Rentable Square Footage from Rent Schedule 62,860

Supportive Housing Applicants Only

☐ Enter the total development common area from the architect's plans:

Ensure that this number matches your architectural drawings.

☐ The additional square footage allowed for Supportive Housing per 11.9(e)(2) is: 3,700

☐ The lesser of these two numbers added to NRA:

Use this number to figure points under 11.9(e)(2) 62,860

Rent Schedule

Self Score Total: 124

Private Activity Bond Priority (For Tax-Exempt Bond Developments ONLY):

Unit types must be entered from smallest to largest based on "# of Bedrooms" and "Unit Size", then within the same "# of Bedrooms" and "Unit Size" from lowest to highest "Rent Collected/Unit".

Rent Designations (select from Drop down menu)													
HTC Units	MF Direct Loan Units (HOME Rent/Inc)	State HTF Units	MRB Units	Other/ Subsidy	# of Units	# of Bed-rooms	# of Baths	Unit Size (Net Rentable Sq. Ft.)	Total Net Rentable Sq. Ft.	Program Rent Limit	Tenant Paid Utility Allow.	Rent Collected /Unit	Total Monthly Rent
					(A)			(B)	(A) x (B)			(E)	(A) x (E)
TC 30%					3	1	1.0	771	2,313	390	87	303	909
TC 50%					3	1	1.0	771	2,313	651	87	564	1,692
TC 50%					8	1	1.0	771	6,168	651	87	564	4,512
TC 60%					6	1	1.0	771	4,626	781	87	694	4,164
TC 60%					7	1	1.0	771	5,397	781	87	694	4,858
MR					3	1	1.0	771	2,313			744	2,232
									0				-
TC 30%					3	2	1.0	895	2,685	468	125	343	1,029
TC 50%					14	2	1.0	895	12,530	781	125	656	9,184
TC 60%					11	2	1.0	895	9,845	937	125	812	8,932
TC 60%					5	2	1.0	895	4,475	937	125	812	4,060
MR					6	2	1.0	895	5,370			862	5,172
TC 30%					1	2	2.0	965	965	468	125	343	343
TC 50%					1	2	2.0	965	965	781	125	656	656
TC 60%					3	2	2.0	965	2,895	937	125	812	2,436
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
									0				-
				TOTAL	74				62,860				50,179

Non Rental Income	$20.00	per unit/month for:	*pet deposits, late fees and laundry*	1,480
Non Rental Income	0.00	per unit/month for:		
Non Rental Income	0.00	per unit/month for:		
+ TOTAL NONRENTAL INCOME	$20.00	per unit/month		1,480
= POTENTIAL GROSS MONTHLY INCOME				51,659
- Provision for Vacancy & Collection Loss		% of Potential Gross Income:	7.50%	(3,874)
- Rental Concessions *(enter as a negative number)*			**Enter as a negative value**	

= EFFECTIVE GROSS MONTHLY INCOME	47,785
x 12 = EFFECTIVE GROSS ANNUAL INCOME	573,415

145954.075 10/13/17 9:44 PM

Rent Schedule (Continued)

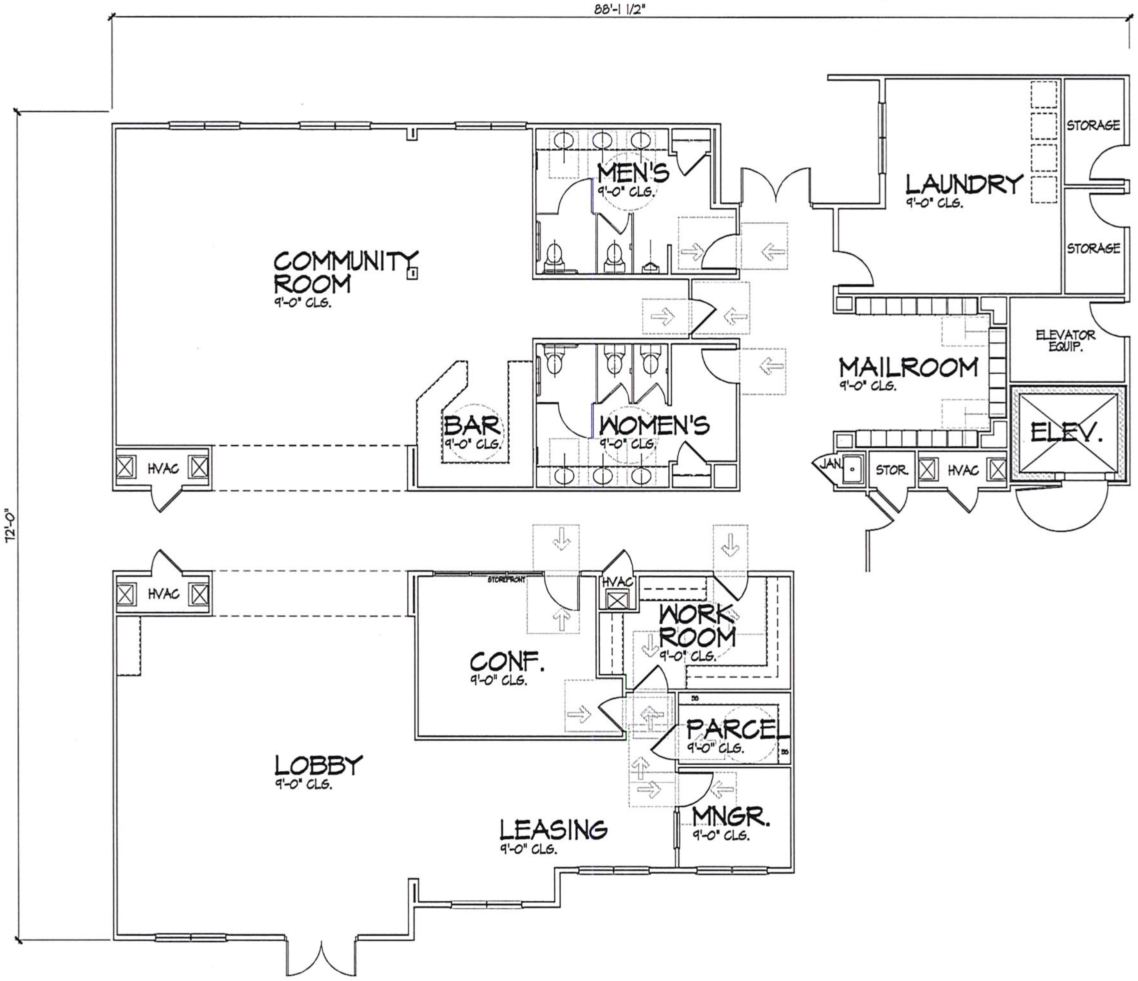
		% of LI	% of Total	
HOUSING TAX CREDITS	TC30%	11%	9%	7
	TC40%			0
	TC50%	40%	35%	26
	TC60%	49%	43%	32
	HTC LI Total			65
	EO			0
	MR			9
	MR Total			9
	Total Units			74
MORTGAGE REVENUE BOND	MRB30%			0
	MRB40%			0
	MRB50%			0
	MRB60%			0
	MRB LI Total			0
	MRBMR			0
	MRBMR Total			0
	MRB Total			0

		% of LI	% of Total	
HOUSING TRUST FUND	HTF30%			0
	HTF40%			0
	HTF50%			0
	HTF60%			0
	HTF80%			0
	HTF LI Total			0
	MR			0
	MR Total			0
	HTF Total			0
DIRECT LOAN	30%			0
	LH/50%			0
	HH/60%			0
	HH/80%			0
	Direct Loan LI Total			0
	EO			0
	MR			0
	MR Total			0
	Direct Loan Total			0
OTHER	Total OT Units			0

BEDROOMS	0			0
	1			30
	2			44
	3			0
	4			0
	5			0

ACQUISITION + HARD Cost Per Sq Ft	$ 134.14	DO NOT USE THIS CALCULATION TO SCORE POINTS UNDER 11.9(e)(2). At the end of the Development Cost Schedule, you will have the ability to adjust your eligible costs to qualify. Points will be entered there.
HARD Cost Per Sq Ft	$ 134.14	
BUILDING Cost Per Sq Ft	$ 77.69	

Community Center at Application



01 FLOOR PLAN

FIRST FLOOR LEASING

1ST FLOOR HVAC AREA = 4,906 SF
2ND FLOOR HVAC AREA = 2,718 SF
TOTAL HVAC AREA = 7,624 SF

SCALE:1/16"=1'-0"

Womack+Hampton
ARCHITECTS, L.L.C.
4311 Oak Lawn Ave., Suite 50
Dallas, Texas 75219
Phone: (214) 252-9000
Fax: (214) 252-9080

the NRP group LLC

SECRETARIAT SENIOR LIVING
Arlington, Texas
The NRP Group LLC

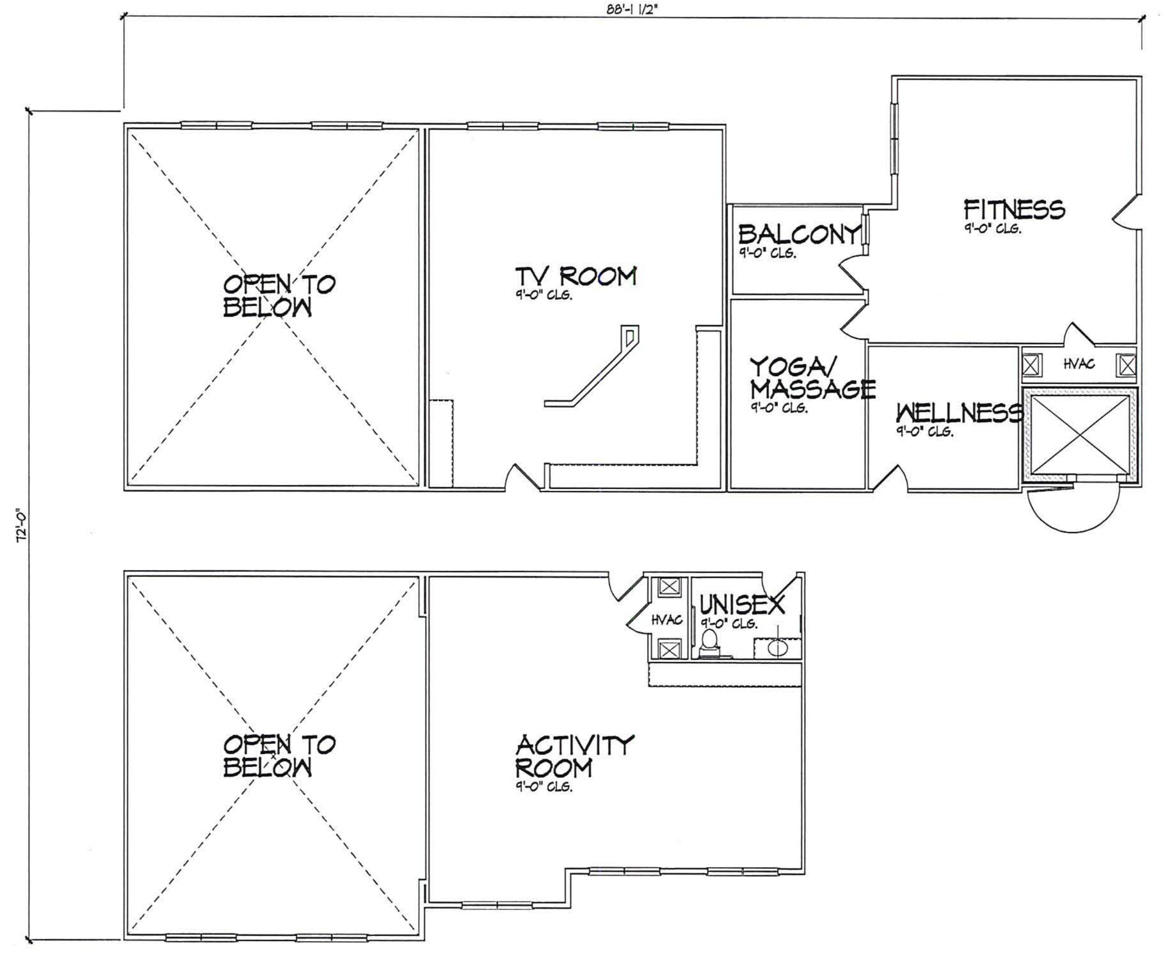
Sheet Title:
LEASING/ AMENITIES PLAN

Date:
02/24/2017

Project Number
17004

Sheet Number:
A2.5a

PLOT DATE: 2/24/2017 PLOT TIME: 11:33 AM PATH\NAME: H:\17000\17004 NRP Secretariate\TDHCA\17004A0205.dwg



01 FLOOR PLAN SECOND FLOOR LEASING

2ND FLOOR HVAC AREA = 2,718 SF

SCALE:1/16"=1'-0"

Womack+Hampton
ARCHITECTS, L.L.C.
4311 Oak Lawn Ave., Suite 50
Dallas, Texas 75219
Phone: (214) 252-9000
Fax: (214) 252-9030

the NRP group LLC

SECRETARIAT SENIOR LIVING
Arlington, Texas
The NRP Group LLC

Sheet Title:
LEASING/ AMENITIES PLAN

Date:
02/24/2017

Project Number
17004

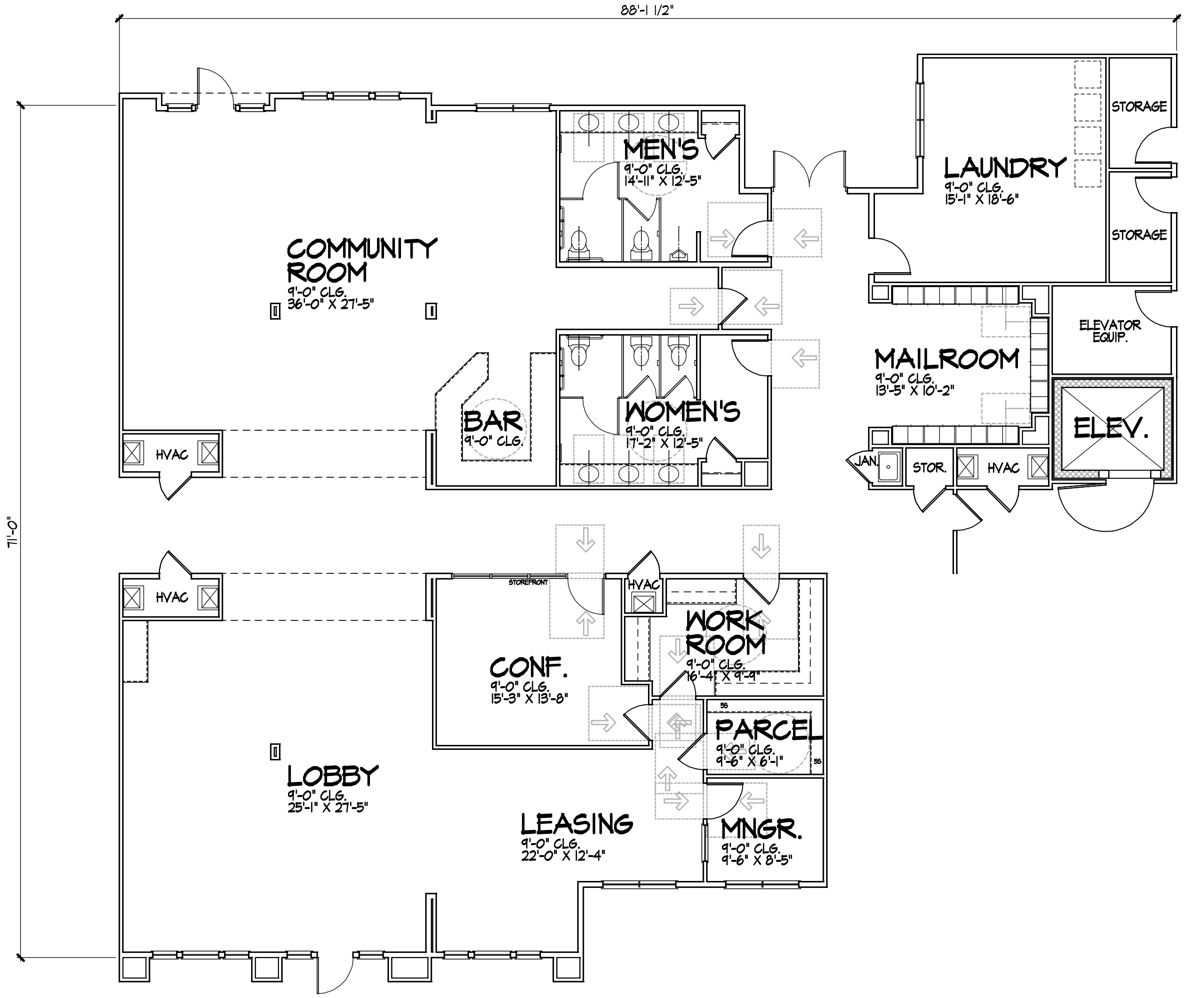
Sheet Number:
A2.5b

PLOT DATE: 2/24/2017 PLOT TIME: 11:33 AM PATH\NAME: H:\17000\17004 NRP Secretariat\TDHCA\17004A0205.dwg

Community Center after Rezoning

amam - 11/15/2017 5:35pm - RB

COMMON AMENITY AREAS	
1ST FLOOR AMENIITIES	3,944 SF
2ND FLOOR LAUNDRY	243 SF
3RD FLOOR LAUNDRY	243 SF
SUBTOTAL	4,430 SF

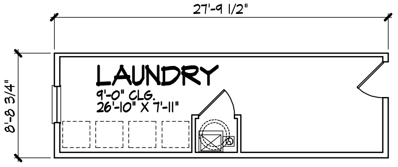


01 FLOOR PLAN

FIRST FLOOR LEASING/AMENITIES

AMENITY AREA = 3,944 SF
LEASING AREA = 900 SF

SCALE:1/16"=1'-0"



02 FLOOR PLAN

SECOND & THIRD FLOOR LAUNDRY

HVAC AREA = 243 SF

SCALE:1/16"=1'-0"

PLOT DATE: 11/15/2017 PLOT TIME: 5:20 PM PATH\NAME: H:\17000\17004 NRP Secretariate\TDHCA\17004A0205.aec

Womack+Hampton
ARCHITECTS, L.L.C.
4311 Oak Lawn Ave., Suite 50
Dallas, Texas 75219
Phone: (214) 252-9000
Fax: (214) 252-9080

the NRP group LLC

SECRETARIAT SENIOR LIVING
Arlington, Texas
The NRP Group LLC

Sheet Title:
LEASING/ AMENITIES PLAN

Date:
11/15/2017
Revised

Project Number
17004

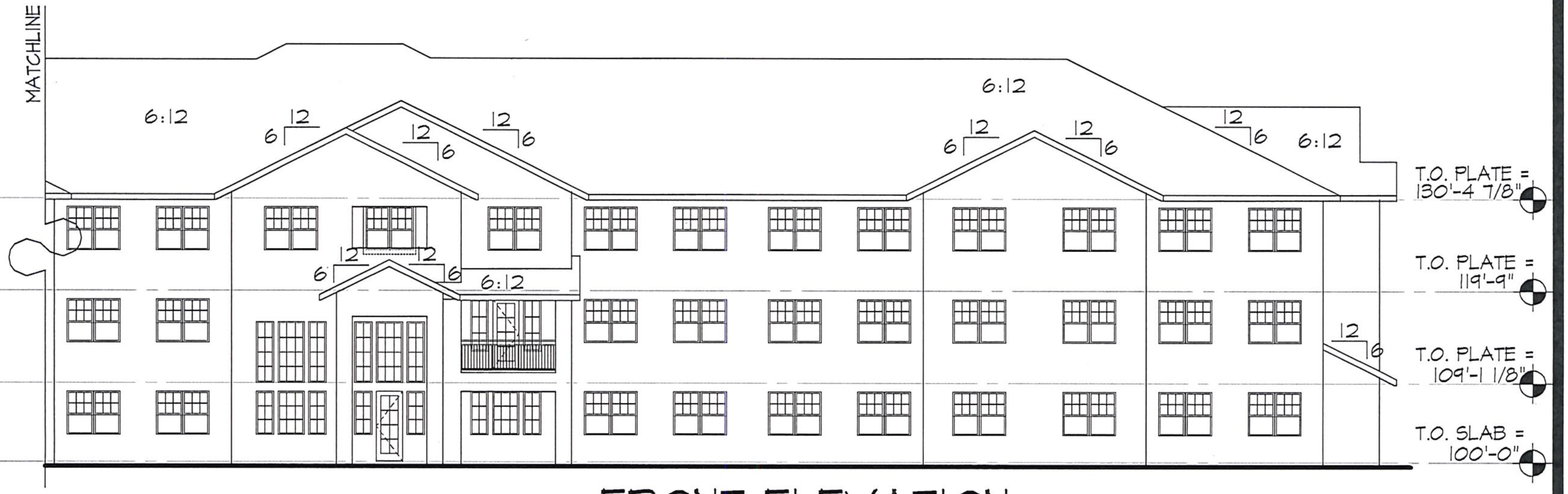
Sheet Number:
A2.5

Elevations, Garage Plans and Maintenance Building at Applications

MATERIAL DESCRI TION	
15%	STONE
35%	STUCCO
50%	SIDING

02 FRONT ELEVATION

SCALE: 1"=20'-0"



01 FRONT ELEVATION

SCALE: 1"=20'-0"

Womack+Hampton
ARCHITECTS, L.L.C.
4311 Oak Lawn Ave., Suite 50
Dallas, Texas 75219
Phone: (214) 252-9000
Fax: (214) 252-9080

the NRP group LLC

SECRETARIAT SENIOR LIVING
Arlington, Texas
The NRP Group LLC

Sheet Title:
BUILDING ELEVATIONS MAIN

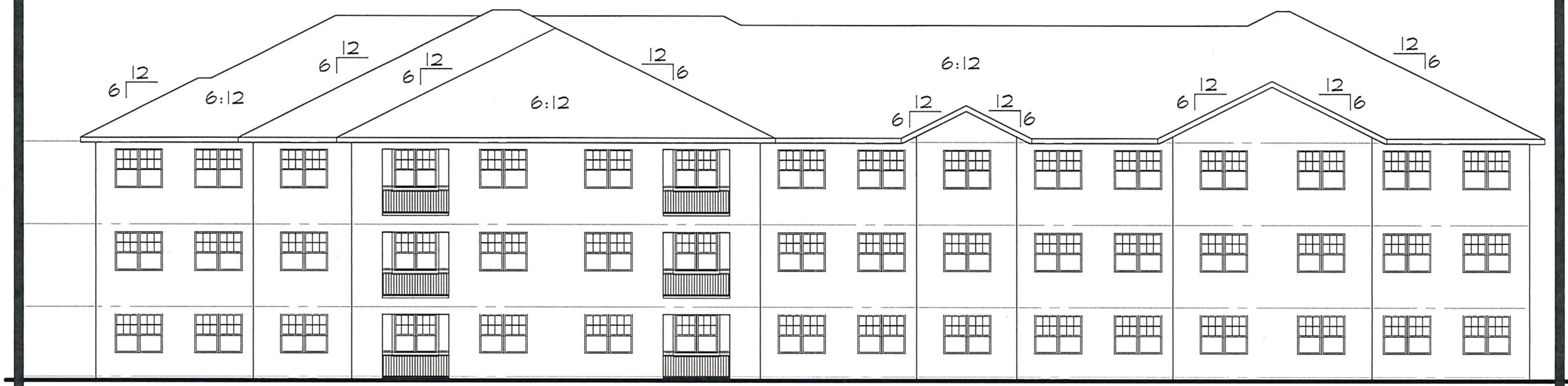
Date:
02/24/2017

Project Number
17004

Sheet Number:
A2.4a

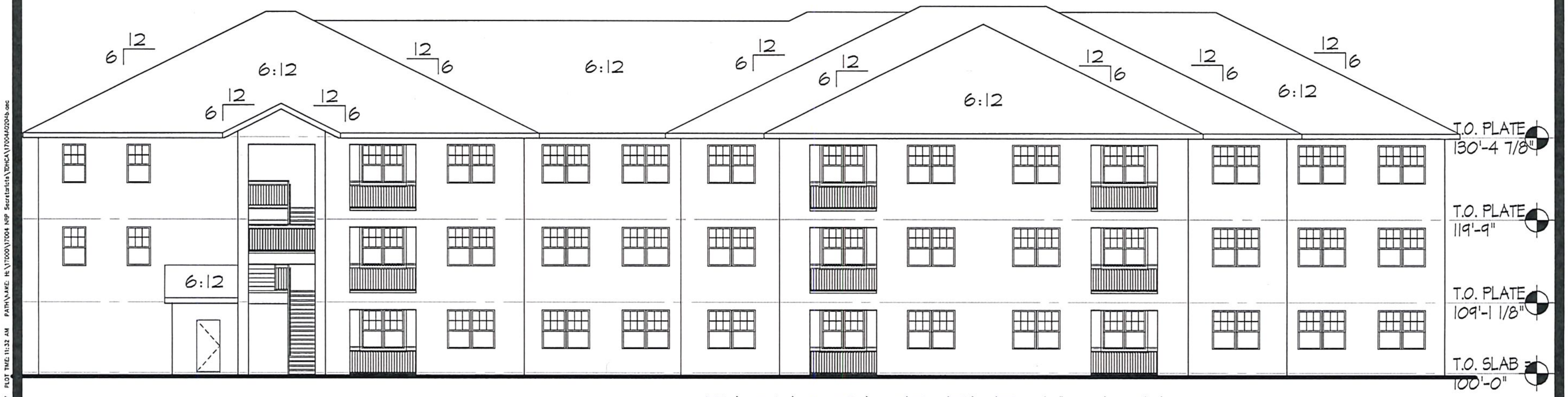
PLOT DATE: 2/24/2017 PLOT TIME: 11:32 AM PATH\NAME: H:\17000\17004 NRP Secretariate\TDHCA\17004A0204a.dwg

MATERIAL DESCRIPTION
15% STONE 35% STUCCO 50% SIDING



02 LEFT SIDE ELEVATION

SCALE: 1"=20'-0"



01 RIGHT SIDE ELEVATION

SCALE: 1"=20'-0"

PLOT DATE: 2/24/2017 PLOT TIME: 11:32 AM PATH\NAME: H:\17000\17004 NRP Secretariate\TDHCA\17004A0204b.dwg

Womack+Hampton
ARCHITECTS, L.L.C.
4311 Oak Lawn Ave., Suite 50
Dallas, Texas 75219
Phone: (214) 252-9000
Fax: (214) 252-9080

the NRP group LLC

SECRETARIAT SENIOR LIVING
Arlington, Texas
The NRP Group LLC

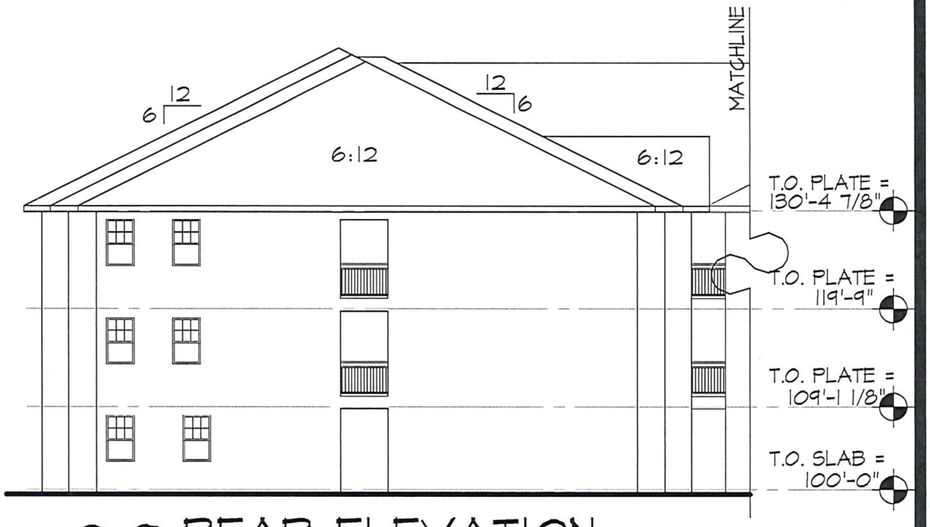
Sheet Title:
BUILDING ELEVATIONS MAIN

Date:
02/24/2017

Project Number
17004

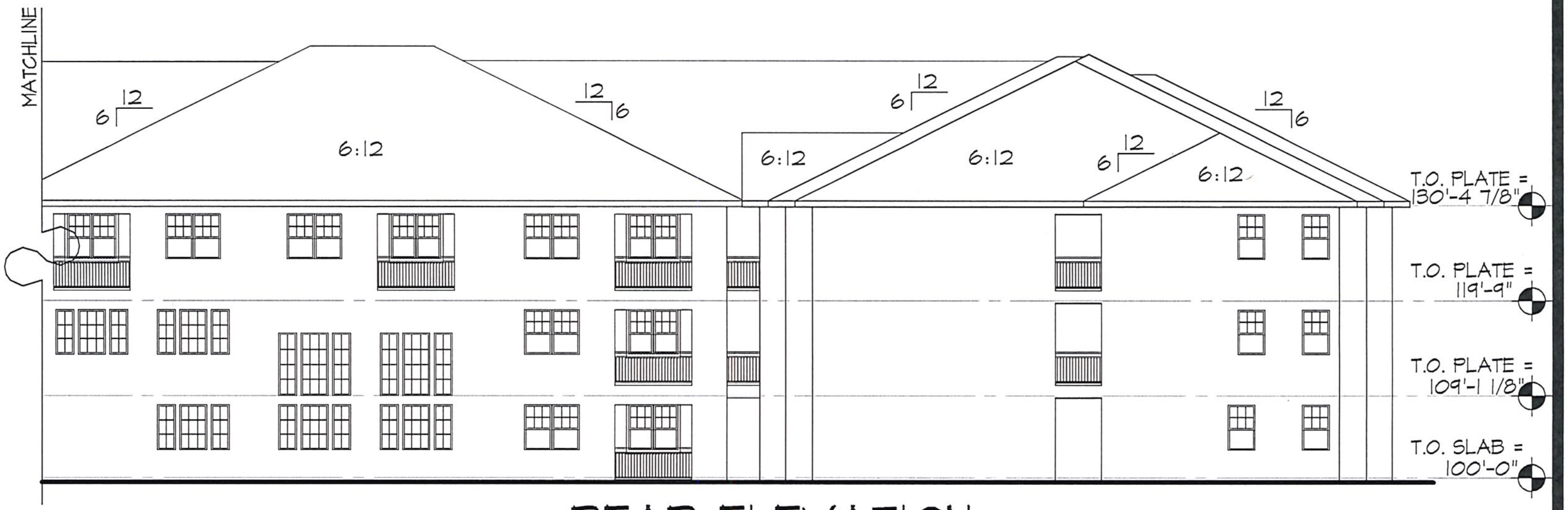
Sheet Number:
A2.4b

MATERIAL DESCRIPTION	
15%	STONE
35%	STUCCO
50%	SIDING



02 REAR ELEVATION

SCALE: 1"=20'-0"



01 REAR ELEVATION

SCALE: 1"=20'-0"

PLOT DATE: 2/24/2017 PLOT TIME: 11:32 AM PATHNAME: H:\17000\17004 NRP Secretariat\TDHCA\17004A0204c.dwg

Womack+Hampton
ARCHITECTS, L.L.C.
4311 Oak Lawn Ave., Suite 50
Dallas, Texas 75219
Phone: (214) 252-9000
Fax: (214) 252-9080

the NRP group LLC

SECRETARIAT SENIOR LIVING
Arlington, Texas
The NRP Group LLC

Sheet Title:
BUILDING ELEVATIONS MAIN

Date:
02/24/2017

Project Number
17004

Sheet Number:
A2.4c

MATERIAL DESCRIPTION
15% STONE 35% STUCCO 50% SIDING

02 LEFT COURT ELEVATION

SCALE: 1"=20'-0"

01 RIGHT COURT ELEVATION

SCALE: 1"=20'-0"

PLOT DATE: 2/24/2017 PLOT TIME: 11:32 AM PATH\NAME: H:\17000\17004 NRP Secretariat\TDHCA\17004A0204d.dwg

Womack+Hampton
ARCHITECTS, L.L.C.
4311 Oak Lawn Ave., Suite 50
Dallas, Texas 75219
Phone: (214) 252-9000
Fax: (214) 252-9080

the NRP group LLC

SECRETARIAT SENIOR LIVING
Arlington, Texas
The NRP Group LLC

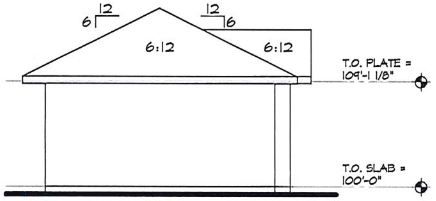
Sheet Title:
BUILDING ELEVATIONS MAIN

Date:
02/24/2017

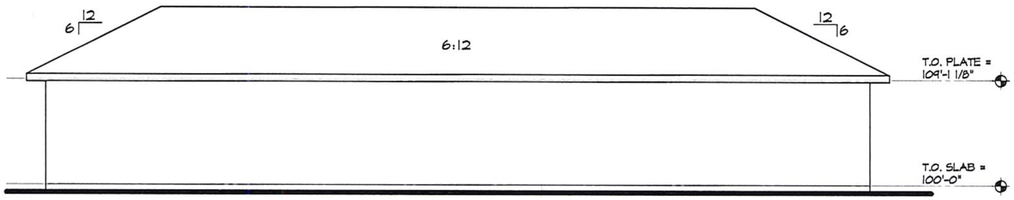
Project Number
17004

Sheet Number:
A2.4d

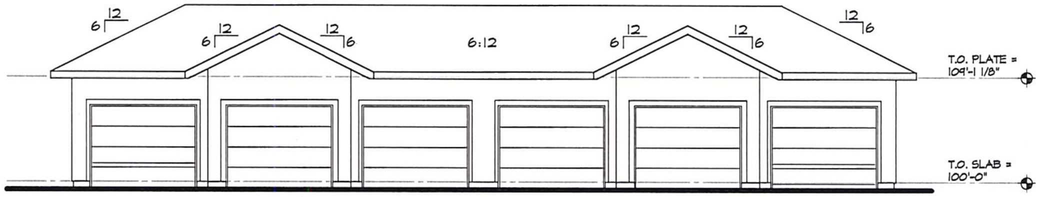
MATERIAL DESCRIPTION	
15%	MASONRY
35%	STUCCO
50%	SIDING



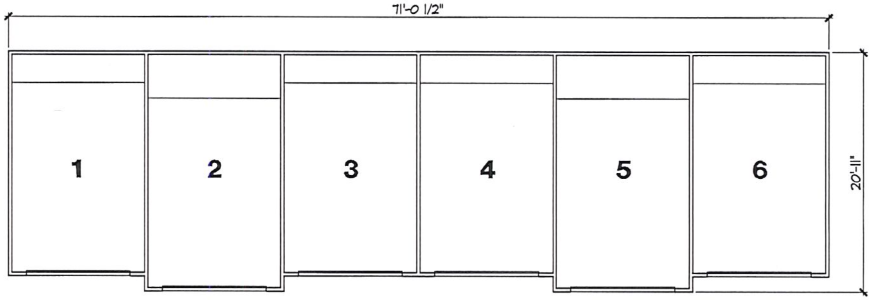
04 SIDE ELEV
GARAGE BUILDING G-1 SCALE:1/16"=1'-0"



03 REAR ELEV
GARAGE BUILDING G-1
GROSS AREA = 1,423 SF
SCALE:1/16"=1'-0"



02 FRONT ELEV
GARAGE BUILDING G-1
GROSS AREA = 1,423 SF
SCALE:1/16"=1'-0"



01 FLOOR PLAN
GARAGE BUILDING G-1
GROSS AREA = 1,423 SF
SCALE:1/16"=1'-0"

PLOT DATE: 2/24/2017 PLOT TME: 11:33 AM PATH\NAME: H:\17000\17004 NRP Secretariate\TDHCA\17004A0206.dwg

Womack+Hampton
ARCHITECTS, L.L.C.
4311 Oak Lawn Ave., Suite 50
Dallas, Texas 75219
Phone: (214) 252-9000
Fax: (214) 252-9080

the NRP group LLC

SECRETARIAT
SENIOR LIVING
Arlington, Texas
The NRP Group LLC

Sheet Title:
BUILDING PLAN G-1

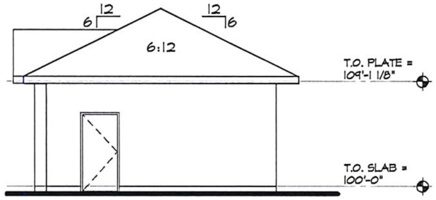
Date:
02/24/2017

Project Number
17004

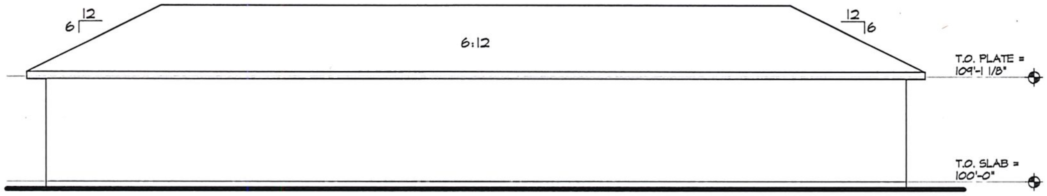
Sheet Number:
A2.6

MATERIAL DESCRIPTION

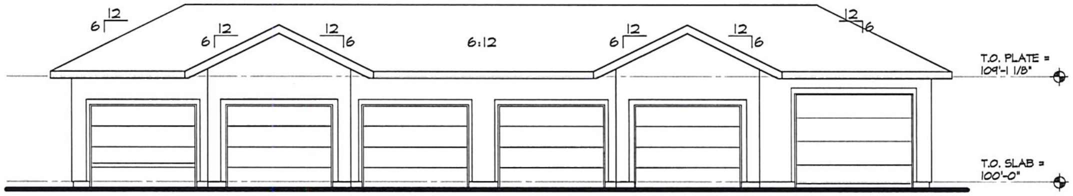
15%	MASONRY
35%	STUCCO
50%	SIDING



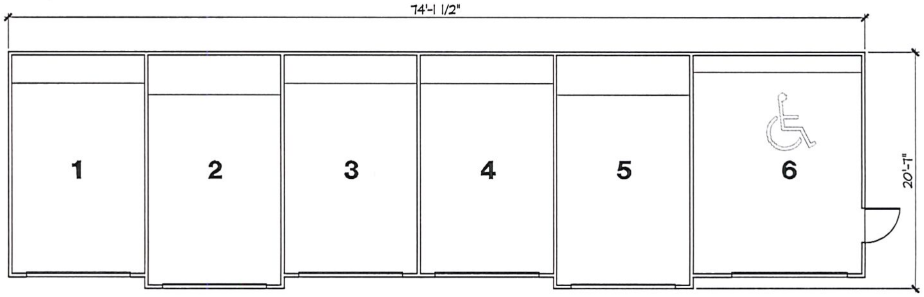
04 SIDE ELEV
GARAGE BUILDING G-2 SCALE:1/16"=1'-0"



03 REAR ELEV
GARAGE BUILDING G-2 SCALE:1/16"=1'-0"



02 FRONT ELEV
GARAGE BUILDING G-2 SCALE:1/16"=1'-0"



01 FLOOR PLAN
GARAGE BUILDING G-2
GROSS AREA = 1,476 SF
SCALE:1/16"=1'-0"

Womack+Hampton
ARCHITECTS, L.L.C.
4311 Oak Lawn Ave., Suite 50
Dallas, Texas 75219
Phone: (214) 252-9000
Fax: (214) 252-9080

the NRP group LLC

SECRETARIAT SENIOR LIVING
Arlington, Texas
The NRP Group LLC

Sheet Title:
BUILDING PLAN G-2

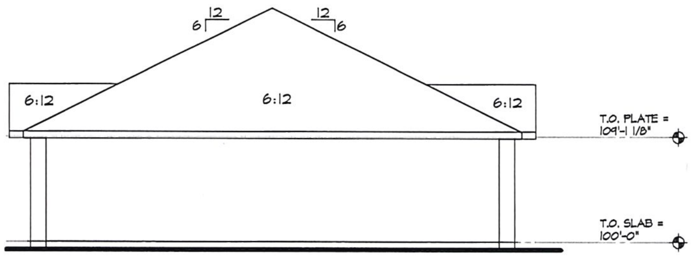
Date:
02/24/2017

Project Number
17004

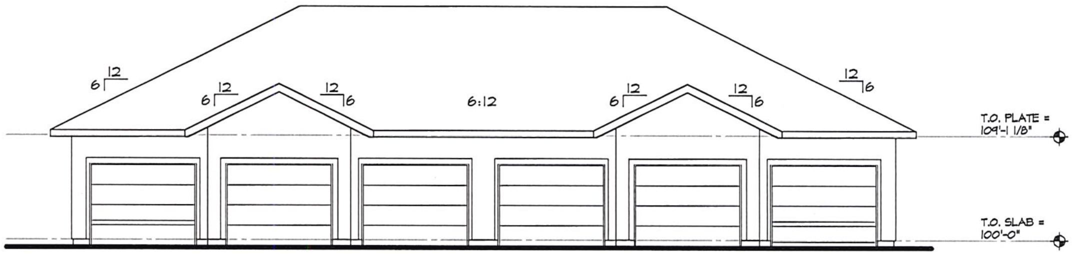
Sheet Number:
A2.7

PLOT DATE: 2/24/2017 PLOT TIME: 11:33 AM PATH\NAME: H:\17000\17004 NRP Secretariate\TDHCA\17004A0207.dwg

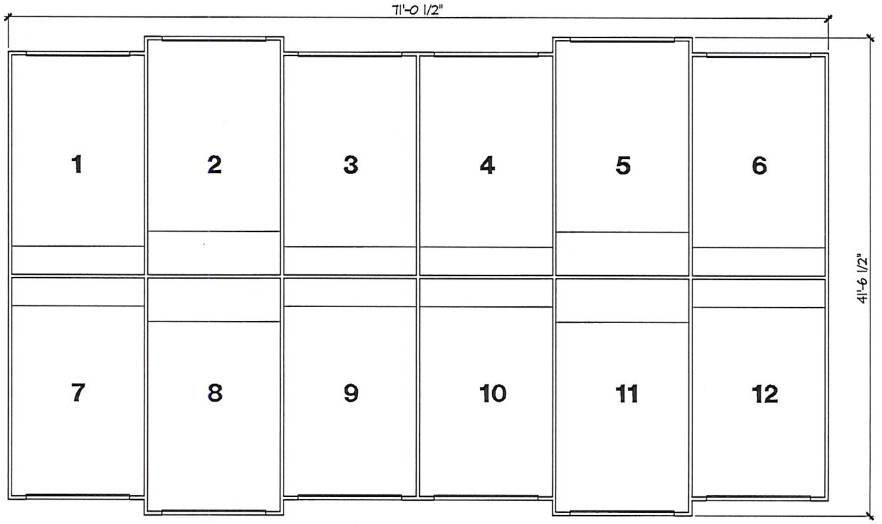
MATERIAL DESCRIPTION	
15%	MASONRY
35%	STUCCO
50%	SIDING



03 SIDE ELEV
GARAGE BUILDING G-3
SCALE:1/16"=1'-0"



02 FRONT/ REAR ELEV
GARAGE BUILDING G-3
SCALE:1/16"=1'-0"



01 FLOOR PLAN
GARAGE BUILDING G-3
GROSS AREA = 2,826 SF
SCALE:1/16"=1'-0"

Womack+Hampton
ARCHITECTS, L.L.C.
4311 Oak Lawn Ave., Suite 50
Dallas, Texas 75219
Phone: (214) 252-9000
Fax: (214) 252-9080

the NRP group LLC

SECRETARIAT SENIOR LIVING
Arlington, Texas
The NRP Group LLC

Sheet Title:
BUILDING PLAN G-3

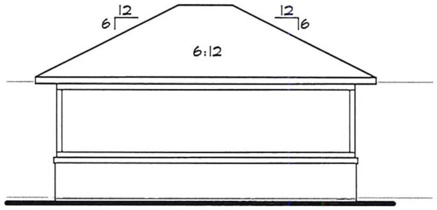
Date:
02/24/2017

Project Number
17004

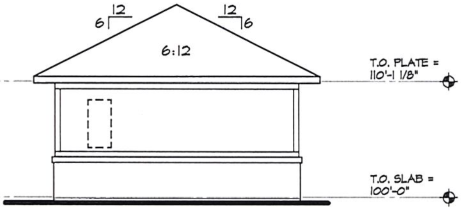
Sheet Number:
A2.8

PLOT DATE: 2/24/2017 PLOT TIME: 11:33 AM PATH\NAME: H:\17000\17004 NRP Secretariate\TDHCA\17004-0208.dwg

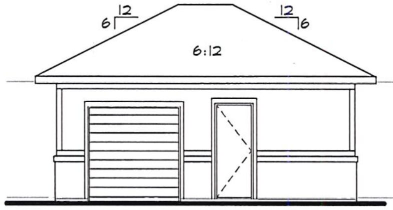
MATERIAL DESCRIPTION	
15%	MASONRY
35%	STUCCO
50%	SIDING



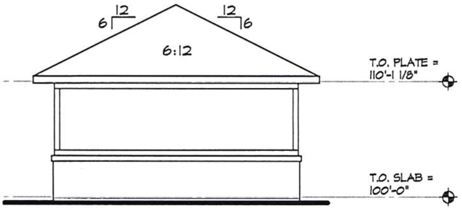
05 REAR ELEV
MAINTENANCE BUILDING SCALE:1/16"=1'-0"



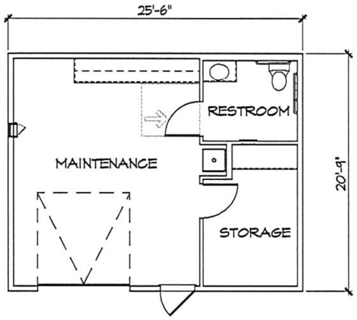
04 LEFT ELEV
MAINTENANCE BUILDING SCALE:1/16"=1'-0"



03 FRONT ELEV
MAINTENANCE BUILDING SCALE:1/16"=1'-0"



02 RIGHT ELEV
MAINTENANCE BUILDING SCALE:1/16"=1'-0"



01 FLOOR PLAN
MAINTENANCE BUILDING
AREA = 529 SF
SCALE:1/16"=1'-0"

PLOT DATE: 2/24/2017 PLOT TME: 11:33 AM PATH\NAME: H:\17000\17004 NRP Secretariate\TDHCA\17004A0209.dwg

Womack+Hampton
ARCHITECTS, L.L.C.
4311 Oak Lawn Ave., Suite 50
Dallas, Texas 75219
Phone: (214) 252-9000
Fax: (214) 252-9030

the NRP group LLC

SECRETARIAT SENIOR LIVING
Arlington, Texas
The NRP Group LLC

Sheet Title:
BUILDING PLAN MAINT.

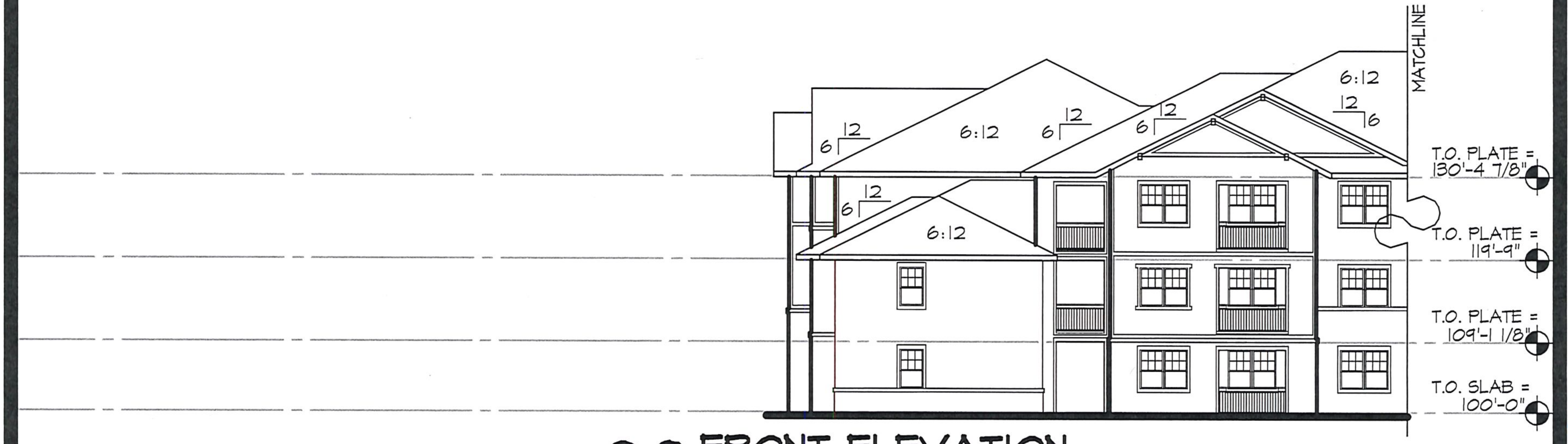
Date:
02/24/2017

Project Number
17004

Sheet Number:
A2.9

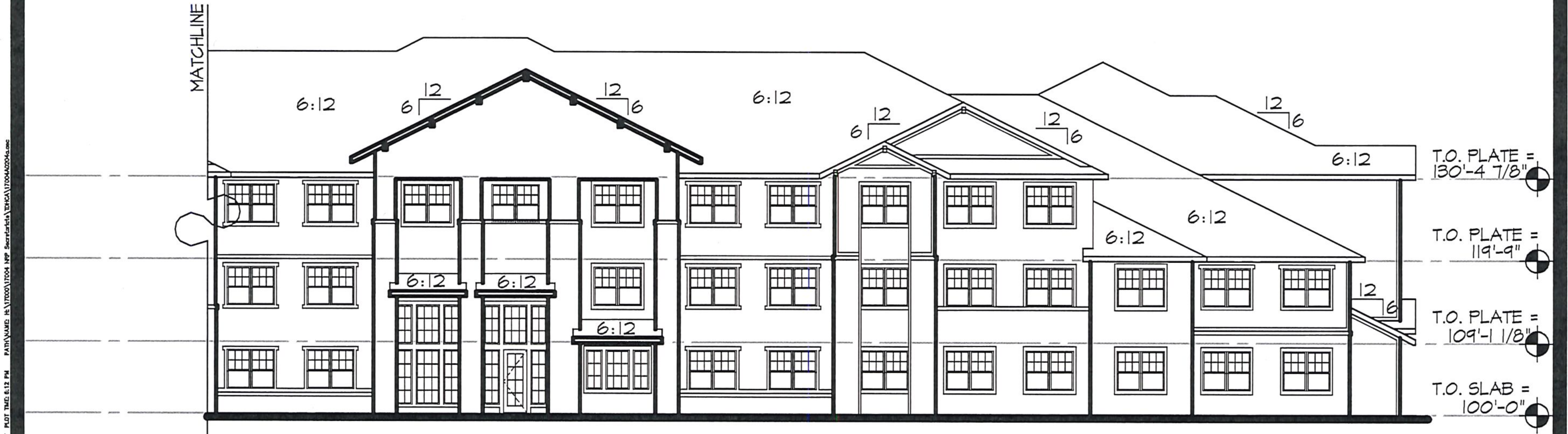
Elevations, Garage Plans and Maintenance Building after Rezoning

MATERIAL DESCRIPTION	
19%	STONE
34%	STUCCO
47%	SIDING



02 FRONT ELEVATION

SCALE: 1"=20'-0"



01 FRONT ELEVATION

SCALE: 1"=20'-0"

Womack+Hampton
ARCHITECTS, L.L.C.
4311 Oak Lawn Ave, Suite 50
Dallas, Texas 75219
Phone: (214) 252-9000
Fax: (214) 252-9080

the NRP group LLC

SECRETARIAT SENIOR LIVING
Arlington, Texas
The NRP Group LLC

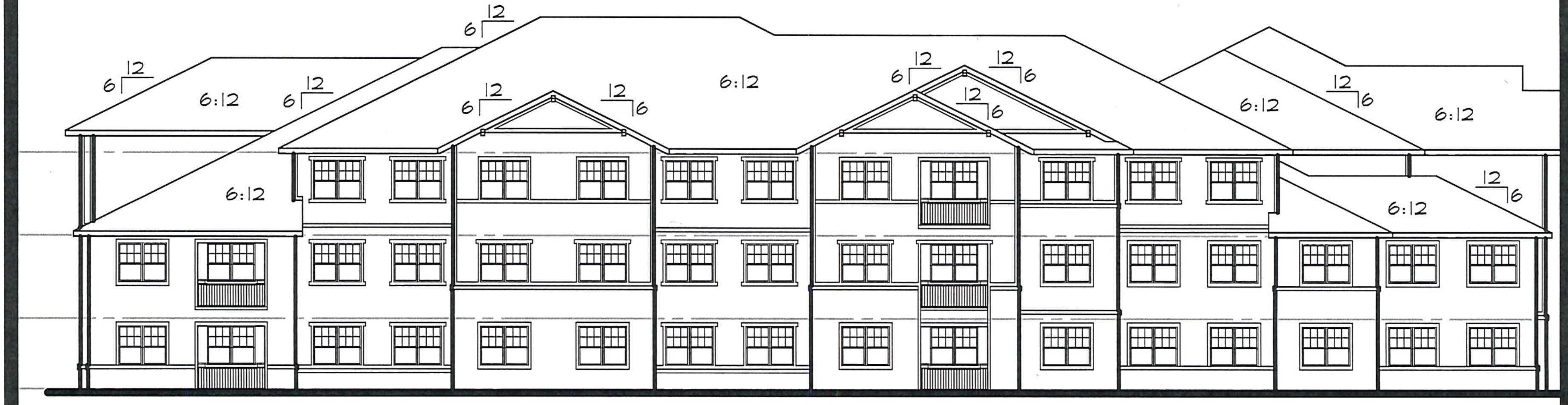
Sheet Title:
BUILDING ELEVATIONS MAIN

Date:
10/16/2017
Revised

Project Number
17004

Sheet Number:
A2.4a

MATERIAL DESCRIPTION	
19%	STONE
34%	STUCCO
47%	SIDING



02 LEFT SIDE ELEVATION

SCALE: 1"=20'-0"

01 RIGHT SIDE ELEVATION

SCALE: 1"=20'-0"

PLOT DATE: 10/13/2017 PLOT TIME: 6:11 PM PATH\NAME: H:\17000\17004 NRP Secretariate\TDHCA\17004A0204b.dwg

Womack+Hampton
ARCHITECTS, L.L.C.
4311 Oak Lawn Ave., Suite 50 Phone: (214) 252-9000
Dallas, Texas 75219 Fax: (214) 252-9080

the NRP group LLC

SECRETARIAT SENIOR LIVING
Arlington, Texas
The NRP Group LLC

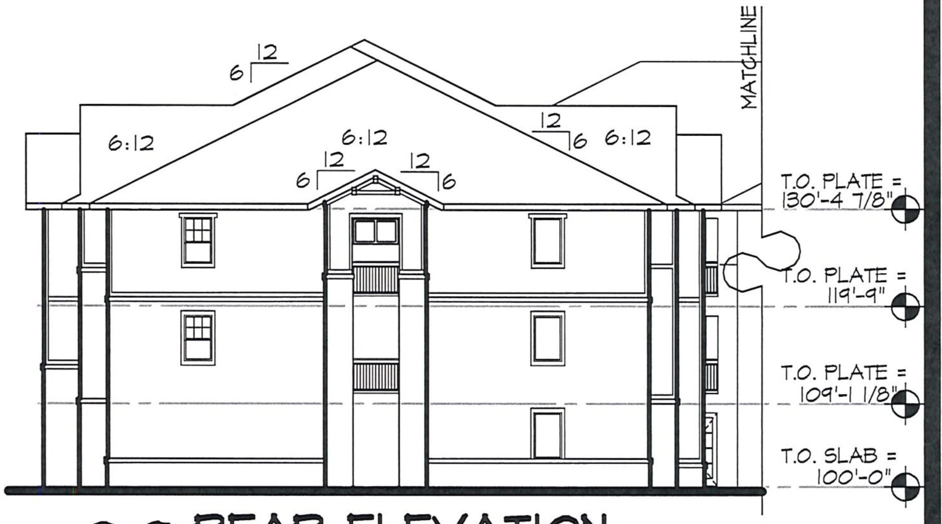
Sheet Title:
BUILDING ELEVATIONS MAIN

Date:
10/16/2017
Revised

Project Number
17004

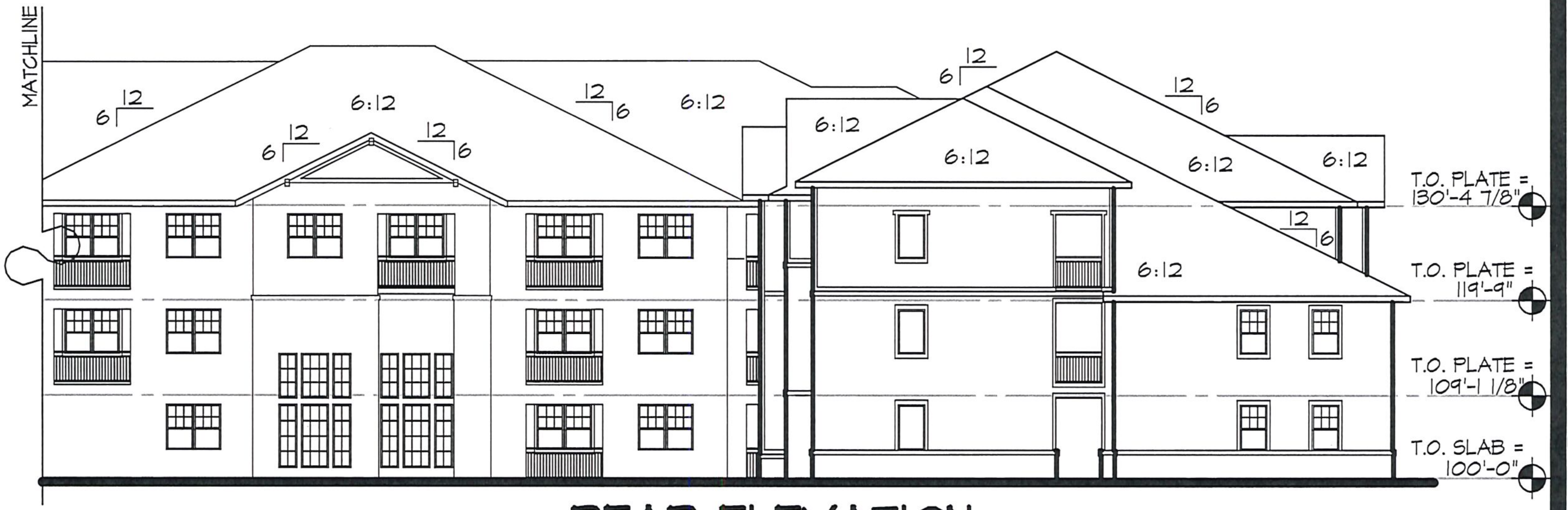
Sheet Number:
A2.4b

MATERIAL DESCRIPTION	
19%	STONE
34%	STUCCO
47%	SIDING



02 REAR ELEVATION

SCALE: 1"=20'-0"



01 REAR ELEVATION

SCALE: 1"=20'-0"

PLOT DATE: 10/13/2017 PLOT TIME: 6:10 PM PATH\NAME: H:\17000\17004 NRP Secretariat\TDHCA\17004A0204c.dwg

Womack+Hampton
ARCHITECTS, L.L.C.
4311 Oak Lawn Ave., Suite 50 Phone: (214) 252-9000
Dallas, Texas 75219 Fax: (214) 252-9080

the
NRP
group LLC

SECRETARIAT SENIOR LIVING
Arlington, Texas
The NRP Group LLC

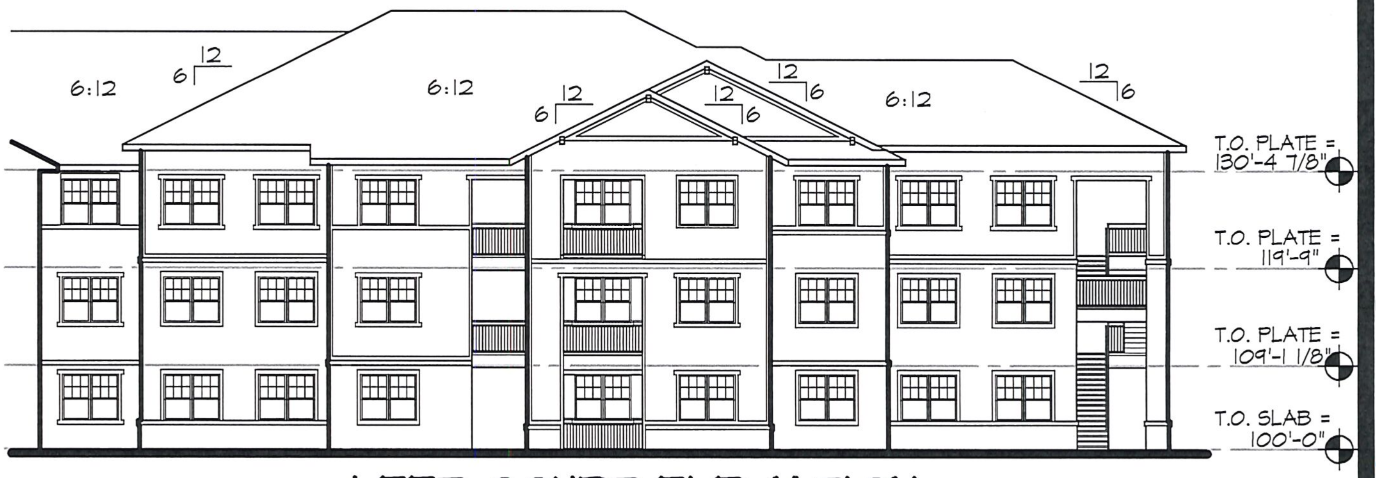
Sheet Title:
BUILDING ELEVATIONS MAIN

Date:
10/16/2017
Revised

Project Number
17004

Sheet Number:
A2.4c

MATERIAL DESCRIPTION	
19%	STONE
34%	STUCCO
47%	SIDING



02 LEFT COURT ELEVATION

SCALE: 1"=20'-0"

01 RIGHT COURT ELEVATION

SCALE: 1"=20'-0"

PLOT DATE: 10/13/2017 PLOT TIME: 6:09 PM PATH\NAME: H:\17000\17004 NRP Secretariate\TDHCA\17004A0204d.dwg

Womack+Hampton
ARCHITECTS, L.L.C.
4311 Oak Lawn Ave., Suite 50
Dallas, Texas 75219
Phone: (214) 252-9000
Fax: (214) 252-9080

the NRP group LLC

SECRETARIAT SENIOR LIVING
Arlington, Texas
The NRP Group LLC

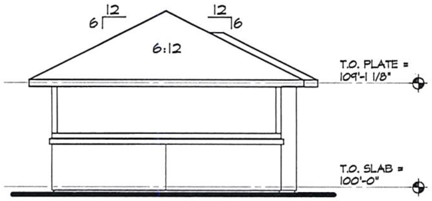
Sheet Title:
BUILDING ELEVATIONS MAIN

Date:
10/16/2017
Revised

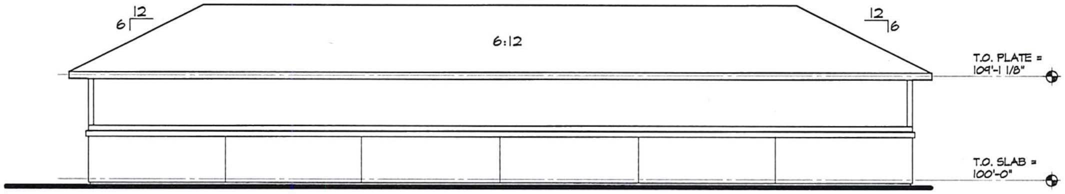
Project Number
17004

Sheet Number:
A2.4d

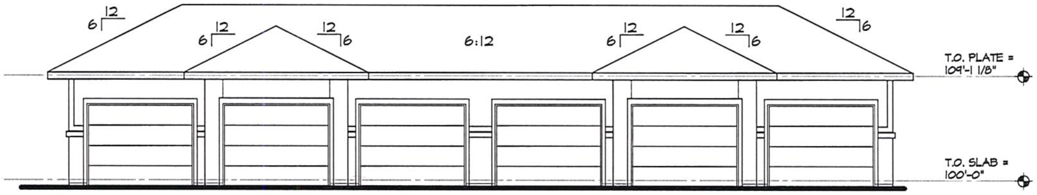
MATERIAL DESCRIPTION	
53%	STUCCO
47%	SIDING



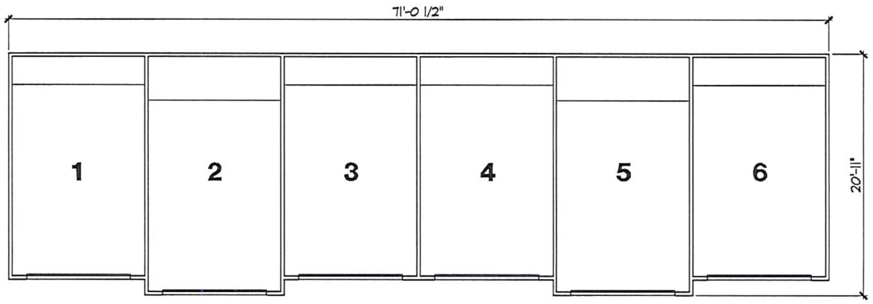
04 SIDE ELEV
GARAGE BUILDING G-1 SCALE:1/16"=1'-0"



03 REAR ELEV
GARAGE BUILDING G-1 SCALE:1/16"=1'-0"



02 FRONT ELEV
GARAGE BUILDING G-1 SCALE:1/16"=1'-0"



01 FLOOR PLAN
GARAGE BUILDING G-1
GROSS AREA = 1,423 SF
SCALE:1/16"=1'-0"

PLOT DATE: 10/13/2017 PLOT TIME: 5:47 PM PATH\NAME: H:\17000\17004 NRP Secretariate\TDHCA\17004A0206.dwg

Womack+Hampton
ARCHITECTS, L.L.C.
4311 Oak Lawn Ave, Suite 50
Dallas, Texas 75219
Phone: (214) 252-9000
Fax: (214) 252-9080

the NRP group LLC

SECRETARIAT
SENIOR LIVING
Arlington, Texas
The NRP Group LLC

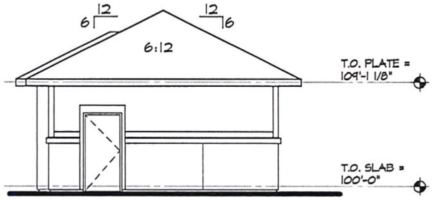
Sheet Title:
BUILDING PLAN G-1

Date:
10/16/2017
Revised

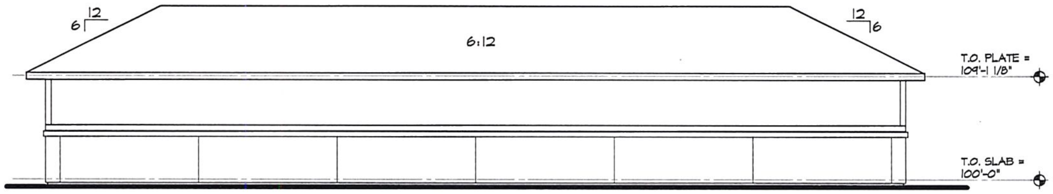
Project Number
17004

Sheet Number:
A2.6

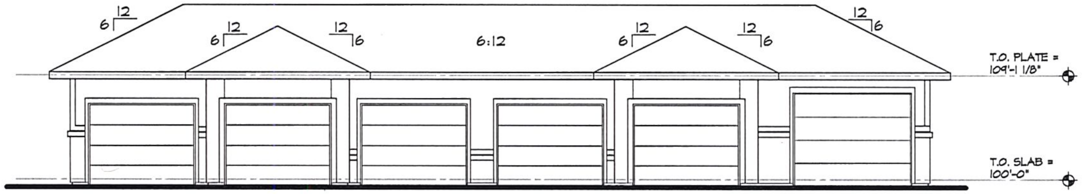
MATERIAL DESCRIPTION
52% STUCCO
48% SIDING



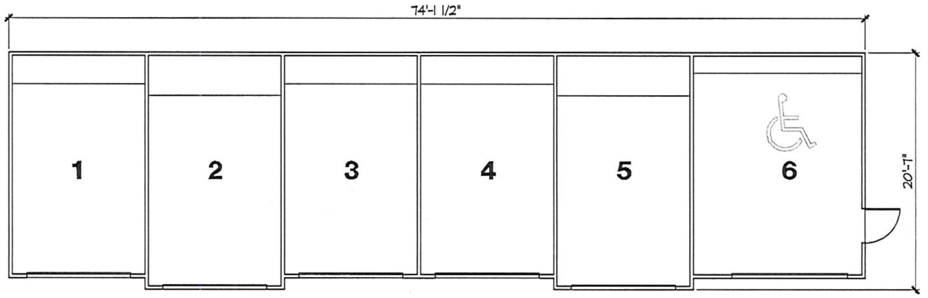
04 SIDE ELEV
GARAGE BUILDING G-2 SCALE:1/16"=1'-0"



03 REAR ELEV
GARAGE BUILDING G-2
SCALE:1/16"=1'-0"



02 FRONT ELEV
GARAGE BUILDING G-2
SCALE:1/16"=1'-0"



01 FLOOR PLAN
GARAGE BUILDING G-2
GROSS AREA = 1,476 SF
SCALE:1/16"=1'-0"

PLOT DATE: 10/13/2017 PLOT TIME: 5:47 PM PATH\NAME: H:\17000\17004 NRP Secretariate\TDHCA\17004A0207.dwg

Womack+Hampton
ARCHITECTS, L.L.C.
4311 Oak Lawn Ave., Suite 50
Dallas, Texas 75219
Phone: (214) 252-9000
Fax: (214) 252-9080

the NRP group LLC

SECRETARIAT SENIOR LIVING
Arlington, Texas
The NRP Group LLC

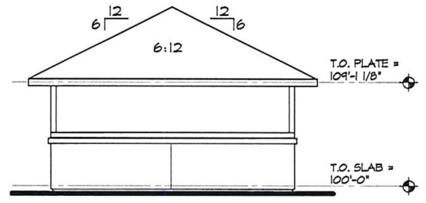
Sheet Title:
BUILDING PLAN G-2

Date:
10/16/2017
Revised

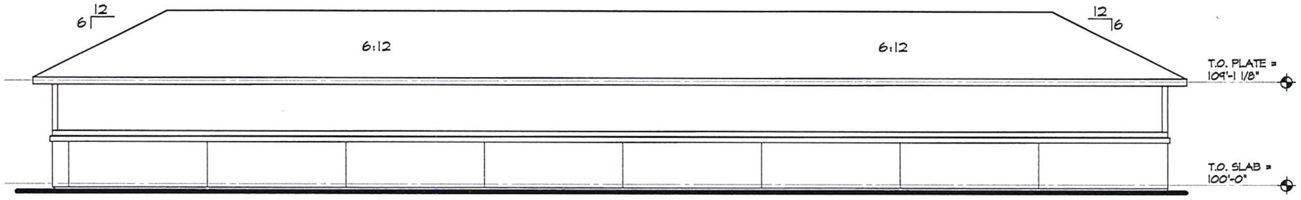
Project Number
17004

Sheet Number:
A2.7

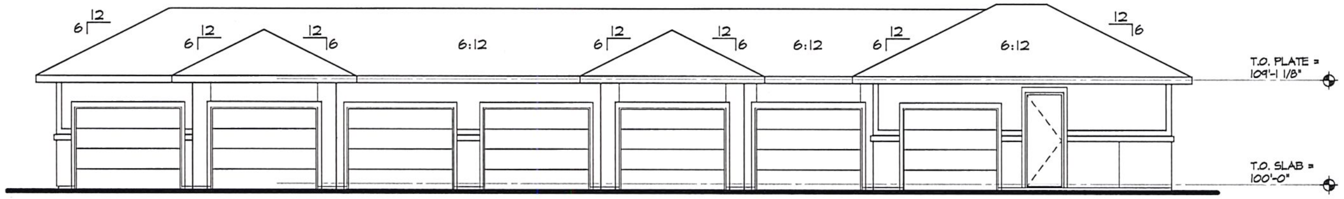
MATERIAL DESCRIPTION	
52%	STUCCO
48%	SIDING



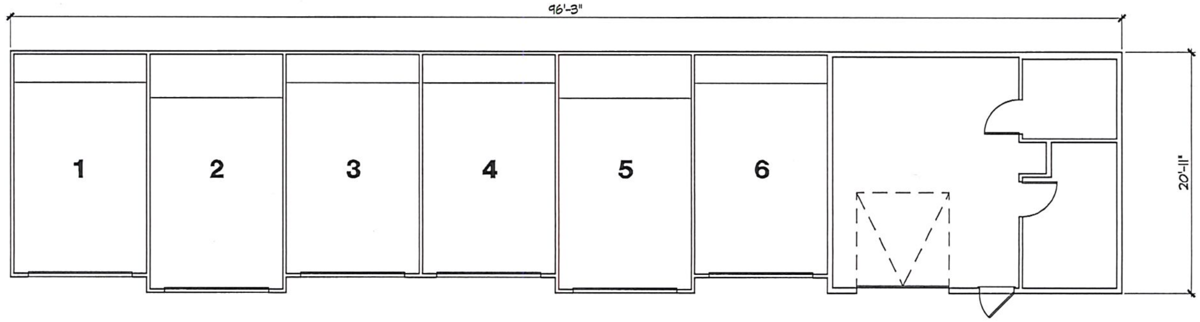
04 SIDE ELEV
GARAGE BUILDING G-3 SCALE:1/16"=1'-0"



03 REAR ELEV
GARAGE BUILDING G-3 SCALE:1/16"=1'-0"



02 FRONT ELEV
GARAGE BUILDING G-3 SCALE:1/16"=1'-0"



01 FLOOR PLAN
GARAGE BUILDING G-3
GROSS AREA = 1,951 SF
SCALE:1/16"=1'-0"

PLOT DATE: 10/13/2017 PLOT TIME: 3:58 PM PATH\NAME: H:\17000\17004 NRP Secretariat\TDHCA\17004A208.dwg

Womack+Hampton
ARCHITECTS, L.L.C.
4311 Oak Lawn Ave., Suite 50
Dallas, Texas 75219
Phone: (214) 252-9000
Fax: (214) 252-9080

the NRP group LLC

SECRETARIAT SENIOR LIVING
Arlington, Texas
The NRP Group LLC

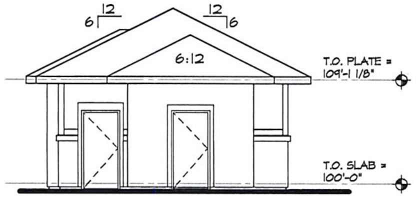
Sheet Title:
BUILDING PLAN G-3

Date:
10/16/2017
Revised

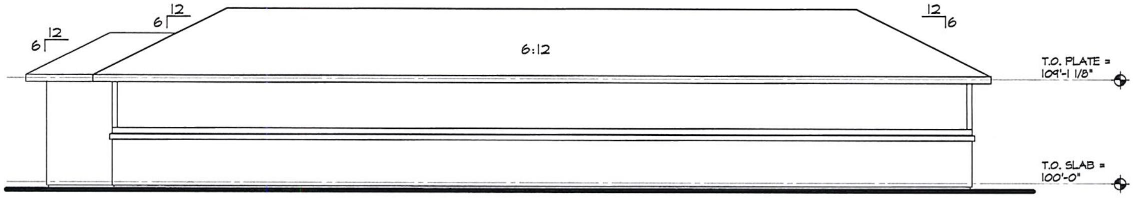
Project Number
17004

Sheet Number:
A2.8

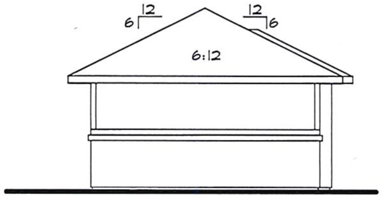
MATERIAL DESCRIPTION
52% STUCCO
48% SIDING



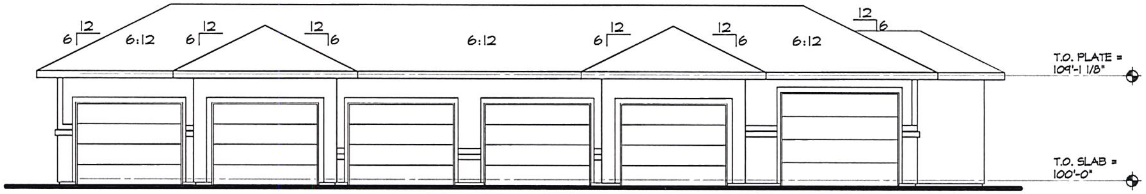
04 RIGHT ELEV
GARAGE BUILDING G-4 SCALE:1/16"=1'-0"



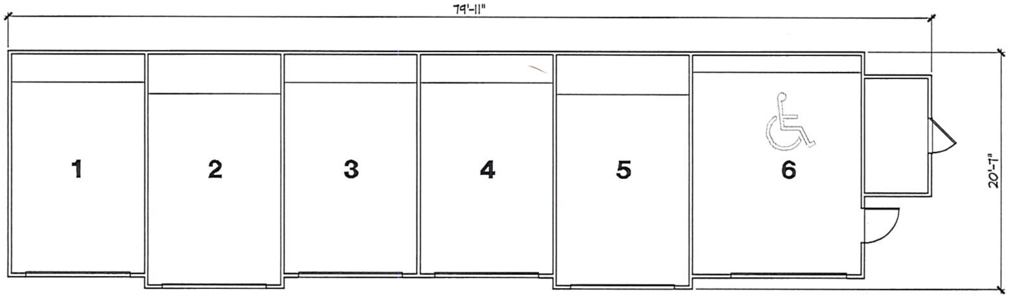
03 REAR ELEV
GARAGE BUILDING G-4 SCALE:1/16"=1'-0"



03 LEFT ELEV
GARAGE BUILDING G-4 SCALE:1/16"=1'-0"



02 FRONT ELEV
GARAGE BUILDING G-4 SCALE:1/16"=1'-0"



01 FLOOR PLAN
GARAGE BUILDING G-4
GROSS AREA = 1,537 SF
SCALE:1/16"=1'-0"

PLOT DATE: 10/13/2017 PLOT TIME: 6:06 PM PATHNAME: H:\17000\17004 NRP Secretariat\DHCA\17004A0209.dwg

Womack+Hampton
ARCHITECTS, L.L.C.
4311 Oak Lawn Ave, Suite 50
Dallas, Texas 75219
Phone: (214) 252-9000
Fax: (214) 252-9080

the NRP group LLC

SECRETARIAT SENIOR LIVING
Arlington, Texas
The NRP Group LLC

Sheet Title:
BUILDING PLAN G-4

Date:
10/16/2017
Revised

Project Number
17004

Sheet Number:
A2.9

SPECIFICATIONS AND BUILDING/UNIT TYPE CONFIGURATION

Unit types should be entered from smallest to largest based on "# of Bedrooms" and "Sq. Ft. Per Unit." "Unit Label" should correspond to the unit label or name used on the unit floor plan. "Building Label" should conform to the building label or name on the building floor plan. The total number of units per unit type and totals for "Total # of Units" and "Total Sq Ft. for Unit Type" should match the rent schedule and site plan. If additional building types are needed, they are available by un-hiding columns Q through AA, and rows 51 through 79.

Specifications and Amenities (check all that apply)

Building Configuration (Check all that apply):

	Single Family Construction		SRO		Transitional (per §42(i)(3)(B))		Duplex
	Scattered Site		Fourplex	X	> 4 Units Per Building		Townhome

Development will have:

X	Fire Sprinklers		Elevators	1	# of Elevators	3500	Wt. Capacity

Number of Parking Spaces(consistent with Architectural Drawings):

Free	Paid		Free	Paid	
59		Shed or Flat Roof Carport Spaces	36		Detached Garage Spaces
		Attached Garage Spaces	24		Uncovered Spaces
		Structured Parking Garage Spaces			

Floor Composition/Wall Height:

100	% Carpet/Vinyl/Resilient Flooring	9	Ceiling Height
	% Ceramic Tile		Upper Floor(s) Ceiling Height (Townhome Only)
	% Other	*Describe:*	

				Building Label	I	II									**Total # of Residential Buildings**	
				Number of Stories	3	3										
Unit Type				**Number of Buildings**	1	1									2	
Unit Label	**# of Bed-rooms**	**# of Baths**	**Sq. Ft. Per Unit**		**Number of Units Per Building**										**Total # of Units**	**Total Sq Ft for Unit Type**
A1	1	1	771		18	10									28	21,588
A-ACC	1	1	771		0	2									2	1,542
B1	2	1	895		15	22									37	33,115
B-ACC	2	1	895		0	2									2	1,790
B2	2	2	965		2	3									5	4,825
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
															-	-
				Totals	35	39	-	-	-	-	-	-	-	-	74	62,860

Net Rentable Square Footage from Rent Schedule 62,860

Supportive Housing Applicants Only

	Enter the total development common area from the architect's plans: **Ensure that this number matches your architectural drawings.**	
	The additional square footage allowed for Supportive Housing per 11.9(e)(2) is:	3,700
	The lesser of these two numbers added to NRA: Use this number to figure points under 11.9(e)(2)	62,860

Tab 7 - Documentation of Changes in Revenues, Expenses, Financing, Design, Ownership Structure, etc.

The owner submitted an Application Amendment on 10/16/17 due to changes to the design due to the rezoning. Please refer to the Amendment Request letter.

The development owner applied for a $700,000 loan to the Development Corporation of Tarrant County but the application was rejected.

In order to fill the $700,000 gap the owner negotiated a land price reduction for $375,000 with the seller; please refer to the First Amendment of Unimproved Real Estate. In addition, there was a reduction of the offsite work; both of these items took care of the gap.

Please refer to the revised Offsite Cost Breakdown, Development Cost Schedule, and Financing Narrative and Summary of Sources and Uses forms.

Off-Site Cost Breakdown

This form must be submitted with the Development Cost Schedule if the development has offsite costs, whether those costs are included in the budget as a line item, embedded in the acquisition costs, or referenced in utility provider letters. Therefore, the total costs listed on this worksheet may or may not exactly correspond with those off-site costs indicated on the Development Costs Schedule. However, all costs listed here should be able to be justified in another place in the application.

Column A: The offsite activity reflected here should correspond to the offsite activity reflected in the Development Cost Schedule or other supporting documentation.

Columns B and C: *In determining actual construction cost, two different methods may be used:*

Column D: To arrive at total construction costs in Column D:

Column E: Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

Column F: Engineering/architectural costs must be broken out by the offsite work activity.

Column G: Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

*****ALL contingency must be included in the Contingency line item on the Development Cost Schedule and NOT on this form*****

*****This form must be completed by a professional engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.*****

A.	B.	C.	D.	E.	F.	G.
Activity	**Labor or Unit Price**	**Materials or # of Units**	**Total Construction Costs**	**Acquisition Costs**	**Engineering / Architectural Costs**	**Total Activity Costs**
Off-Site Utilities			$ 42,550.00			$ 42,550.00
Off-Site Paving			$ 315,620.00			$ 315,620
Lines 35-37 Hidden						
Total						**$ 358,170**

JONATHAN D. HAKE
94738

Signature of Registered Engineer responsible for Budget Justification

Jonathan Hake, P.E.
Printed Name

10/31/2017
Date

Seal

Development Cost Schedule

Self Score Total: **12**

This Development Cost Schedule must be consistent with the Summary Sources and Uses of Funds Statement. All Applications must complete the total development cost column and the Tax Payer Identification column. Only HTC applications must complete the Eligible Basis columns and the Requested Credit calculation below:

	TOTAL DEVELOPMENT SUMMARY			Scratch Paper/Notes
	Total Cost	Eligible Basis (If Applicable)		
		Acquisition	New/Rehab.	
ACQUISITION				
Site acquisition cost	2,203,752			Price reduced per appraisal
Existing building acquisition cost				
Closing costs & acq. legal fees				
Other (specify) - see footnote 1				
Other (specify) - see footnote 1				
Subtotal Acquisition Cost	$2,203,752	$0	$0	
OFF-SITES[2]				
Off-site concrete				
Storm drains & devices				
Water & fire hydrants				
Off-site utilities	42,550			
Sewer lateral(s)				
Off-site paving	315,620			work required reduced in zoning process
Off-site electrical				
Off-site drainage				
Other (specify) - see footnote 1				
Subtotal Off-Sites Cost	$358,170	$0	$0	
SITE WORK[3]				
Demolition	45,381			
Asbestos Abatement (Demolition Only)				
Detention	82,550		82,550	
Rough grading	265,490		265,490	rough grading & staking
Fine grading	72,780		72,780	
On-site concrete	64,120		64,120	
On-site electrical	150,000		150,000	
On-site paving	489,330		489,330	
On-site utilities	395,599		395,599	sanitary sewer, water, storm drainage
Decorative masonry				
Bumper stops, striping & signs				
Other (specify) - see footnote 1				
Subtotal Site Work Cost	$1,565,250	$0	$1,519,869	
SITE AMENITIES				
Landscaping	300,000		300,000	
Pool and decking	165,000		165,000	
Athletic court(s), playground(s)	85,000		85,000	
Fencing	125,000		125,000	
Other (specify) - see footnote 1				
Subtotal Site Amenities Cost	$675,000	$0	$675,000	

BUILDING COSTS*:						
Concrete		440,958		440,958		
Masonry		115,000		115,000		
Metals		69,743		69,743		
Woods and Plastics		1,225,990		1,225,990		
Thermal and Moisture Protection		120,966		120,966		
Roof Covering		95,000		95,000		
Doors and Windows		271,964		271,964		
Finishes		950,645		950,645		
Specialties		47,757		47,757		
Equipment		101,938		101,938		
Furnishings		13,208		13,208		
Special Construction				0		
Conveying Systems (Elevators)				0		
Mechanical (HVAC; Plumbing)		837,698		837,698		
Electrical		415,820		415,820		
Individually itemize costs below:						
Detached Community Facilities/Building						
Carports and/or Garages		195,000		195,000		Parking reduced in zoning
Lead-Based Paint Abatement						
Asbestos Abatement (Rehabilitation Only)						
Structured Parking						
Commercial Space Costs						
				0		
Subtotal Building Costs Before 11.9(e)(2)		$4,901,687	$0	$4,901,687		
Voluntary Eligible Building Costs (After 11.9(e)(2)) **Enter amount to be used to achieve desired score.**			$77.98 psf	$4,901,687		*Enter score for Building **OR** Hard Costs at end of form
TOTAL BUILDING COSTS & SITE WORK **(including site amenities)**		$7,141,937	$0	$7,096,556		
Contingency	5.00%	$375,005		356,187		adjusted based on cost changes
TOTAL HARD COSTS		$7,875,112	$0	$7,452,743		
OTHER CONSTRUCTION COSTS	**%THC**				%EHC	
General requirements (<6%)	5.99%	471,523		427,424	5.74%	
Field supervision (within GR limit)						
Contractor overhead (<2%)	1.99%	156,874		142,475	1.91%	
G & A Field (within overhead limit)						
Contractor profit (<6%)	5.99%	471,523		427,424	5.74%	
TOTAL CONTRACTOR FEES		$1,099,920	$0	$997,323		
TOTAL CONSTRUCTION CONTRACT		$8,975,032	$0	$8,450,066		
Voluntary Eligible "Hard Costs" (After 11.9(e)(2)) **Enter amount to be used to achieve desired score.**			$0.00 psf			*Enter score for Building **OR** Hard Costs at end of form

SOFT COSTS[3]				
Architectural - Design fees	325,000		325,000	
Architectural - Supervision fees	75,000		75,000	
Engineering fees	200,000		200,000	
Real estate attorney/other legal fees	200,000		170,000	
Accounting fees	55,000		55,000	
Impact Fees	199,901		199,901	$1 de minimus contribution
Building permits & related costs	50,000		50,000	offsets this line item
Appraisal	8,000		8,000	
Market analysis	15,000		15,000	
Environmental assessment	35,000		35,000	
Soils report	75,000		75,000	
Survey	25,000		25,000	
Marketing	27,750			
Hazard & liability insurance	75,000		75,000	
Real property taxes	15,000		15,000	
Personal property taxes			0	
Other (specify) - see footnote 1			0	
FF&E	200,000		200,000	
Contingency for Soft Costs	150,000		116,250	
Subtotal Soft Cost	$1,730,651	$0	$1,639,151	
FINANCING:				
CONSTRUCTION LOAN(S)[3]				
Interest	587,860		293,930	
Loan origination fees	110,500		110,500	
Title & recording fees	85,000		85,000	
Closing costs & legal fees	40,000		40,000	
Inspection fees	15,000		15,000	
Credit Report				
Discount Points				
Due Dilligence Fees	45,000		20,000	
Other (specify) - see footnote 1				
PERMANENT LOAN(S)				
Loan origination fees	24,050			
Title & recording fees	25,000			
Closing costs & legal	25,000			
Bond premium				
Credit report				
Discount points				
Credit enhancement fees				
Prepaid MIP				
Conversion Fee	10,000			
Other (specify) - see footnote 1				
BRIDGE LOAN(S)				
Interest				
Loan origination fees				
Title & recording fees				
Closing costs & legal fees				
Other (specify) - see footnote 1				
Other (specify) - see footnote 1				

OTHER FINANCING COSTS[3]					
Tax credit fees		73,733			
Tax and/or bond counsel					
Payment bonds					
Performance bonds					
Credit enhancement fees					
Mortgage insurance premiums					
Cost of underwriting & issuance					
Syndication organizational cost		15,000			
Tax opinion					
Other (specify) - see footnote 1					
Other (specify) - see footnote 1					
Subtotal Financing Cost		$1,056,143	$0	$564,430	
DEVELOPER FEES[3]					
Housing consultant fees[4]					
General & administrative					
Profit or fee		1,602,000		1,602,000	
Subtotal Developer Fees	14.46%	$1,602,000	$0	$1,602,000	15.04%
RESERVES					
Rent-up		83,250			
Operating		269,188			
Replacement					
Escrows					
Subtotal Reserves		$352,438	$0	$0	
TOTAL HOUSING DEVELOPMENT COSTS[5]		$15,920,016	$0	$12,255,647	

The following calculations are for HTC Applications only.

Deduct From Basis:			
Federal grants used to finance costs in Eligible Basis			
Non-qualified non-recourse financing			
Non-qualified portion of higher quality units §42(d)(5)			
Historic Credits (residential portion only)			
Total Eligible Basis		$0	$12,255,647
**High Cost Area Adjustment (100% or 130%)			130%
Total Adjusted Basis		$0	$15,932,341
Applicable Fraction			9%
Total Qualified Basis	$1,433,911	$0	$1,433,911
Applicable Percentage[6]			87.72%
Credits Supported by Eligible Basis	$1,257,826	$0	$1,257,826

(May be greater than actual request)

*11.9(c)(2) Cost Per Square Foot: DO NOT ROUND! **Applicants are advised to ensure that figure is not rounding down to the maximum dollar figure to support the elected points.**

Requested Score for 11.9(e)(2)	12

Name of contact for Cost Estimate: **Kevin Loos**

Phone Number for Contact: **216-475-8900**

Footnotes:

[1] An itemized description of all "other" costs must be included at the end of this exhibit.

[2] All Off-Site costs must be justified by a Third Party engineer in accordance with the Department's format provided in the Offsite Cost Breakdown form.

[3] (HTC Only) Site Work expenses, indirect construction costs, developer fees, construction loan financing and other financing costs may or may not be included in Eligible Basis. Site Work costs must be justified by a Third Party engineer in accordance with the Department's format provided in the Site Work Cost Breakdown form.

[4] *(HTC Only)* Only fees paid to a consultant for duties which are not ordinarily the responsibility of the developer, can be included in Eligible Basis. Otherwise, consulting fees are included in the calculation of maximum developer fees.

[5] *(HTC Only)* Provide **all** costs & Eligible Basis associated with the Development.

[6] (HTC Only) Use the appropriate Applicable Percentages as defined in §10.3 of the Uniform Mutifamily Rules.

Financing Narrative and Summary of Sources and Uses

Describe all sources of funds. Information must be consistent with the information provided throughout the Application (i.e. Financing Narrative, Term Sheets and Development Cost Schedule).

Financing Participants	Funding Description	Construction Period		Lien Position	Permanent Period					Lien Position
		Loan/Equity Amount	Interest Rate (%)		Loan/Equity Amount	Interest Rate (%)	Amort - ization	Term (Yrs)	Syndication Rate	
Debt										
TDHCA	Multifamily Direct Loan (Repayable)	$0	0.00%		$ -	0.00%	30	0		
TDHCA	Multifamily Direct Loan (Soft Repayment)	$0	0.00%		$ -	0.00%	0	0		
TDHCA	Mortgage Revenue Bond	$0	0.00%		$ -	0.00%	0	0		
Community Bank of Texas	Conventional Loan	$12,000,000	4.75%	1						
										2
Lancaster Pollard	Conventional/FHA				$ 3,295,000	4.50%	40	40		1
Third Party Equity										
Navistone	HTC $ 1,243,264	$ 2,443,014			$ 12,215,072				0.9826	
Grant										
City of Arlington		$ 1			$ 1					
Deferred Developer Fee										
					$ 409,943					
Other										
	Direct Loan Match									
Total Sources of Funds		$ 14,443,015			$ 15,920,016					
Total Uses of Funds					$ 15,920,016					

INSTRUCTIONS: Describe the sources of funds that will finance Development. The description must include construction, permanent and bridge loans, and all other types of funds to be used for development. The information must be consistent with all other documentation in this section. Provide sufficient detail to identify the source and explain the use (in terms of the timing and any specific uses) of each type of funds to be contributed. In addition, describe/explain replacement reserves. Finally, describe/explain operating items. The narrative must include rents, operating subsidies, project based assistance, and all other sources of funds for operations. In the foregoing discussion of both development and operating funds, specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments.

Describe the sources and uses of funds (specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments):

The foregoing Summary of Sources and Uses exhaustively lists all sources of funds and no other financing exists. Lease up and Operating reserves are included in the cost schedule. The construction financing is provided by Community Bank of Texas. Perm financing will be from Lancaster Pollard. Repayment is shown in the operating expenses and pro forma worksheets. The developer will defer its fee as required by the transaction. The current deferred developer fee is estimated to be the amount shown in the sources and uses and is repayable from cash flow in the first 15 years.

Describe the replacement reserves:

Reserves are $250 per unit per year for a total of $18,500 per year. We have not assumed an upfront escrow payment of one year of reserves in the development cost schedule.

Describe the operating items (rents, operating subsidies, project based assistance, etc., and specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments.:

Rents are calcuated at max tax credit rents, less a utility allowance as shown in the rent schedule. The market rate units are projected to be $50 higher than a max tax credit rent, less utilities. The utility allowance schedule was developed by TDHCA using the HUD model, as required by current rules. There are no direct subsidies to the project such as vouchers or operating subsidies. There are also no pending applications or approvals required other than the ones in this application. We project a closing in the first quarter of 2018, assuming approval by TDHCA. Reserves for this development are projected as shown in the development cost schdeule for operating and lease up.

By signing below I acknowledge that the amounts and terms of all anticipated sources of funds as stated above are consistent with the assumptions of my institution as one of the providers of funds.

Signature, Authorized Representative, Construction or Permanent Lender

STEPHEN W. ROSE
Printed Name

11/1/2017
Date

Telephone: (713) 308-5754

Email address: srose@communitybankoftx.com

Development
Corporation
of Tarrant County

November 15, 2017

Secretariat Apartments Ltd.
c/o NRP Secretariat Apartment LLC
5309 Transportation Blvd.
Cleveland, OJ 44125

Re: Letter of Commitment for HOME funding
Secretariat Apartments; TDHCA Application 17012
Approximately 1121 Debbie Lane, Arlington, Texas 76002

To Whom It May Concern:

Please accept this letter as confirmation that Secretariat Apartments Ltd. requested funding from the Development Corporation of Tarrant County for Secretariat Apartments, a proposed affordable housing development to be located in Arlington Texas.

The application was for a loan in the amount of $700,000. The Development Corporation of Tarrant County has reviewed and considered the application and determined that we will not be able to grant the funding at this time.

Should TDHCA require any additional information, please contact me.

Sincerely,

Charlie Price
Development Corporation of Tarrant County

1g

BOARD ACTION REQUEST
ASSET MANAGEMENT
DECEMBER 14, 2017

Presentation, discussion, and possible action regarding proceeds from sales of TDHCA Real Estate Owned ("REO") property and directing that the proceeds be allocated to the Department's Asset Management Fund for asset management purposes

RECOMMENDED ACTION

WHEREAS, in October 2005 and April 2007, the TDHCA Board approved actions to reprogram existing Below Market Interest Rate ("BMIR") funds to an asset management fund ("Asset Management Fund") to be used by the Department for asset management activities related to the preservation of existing affordable housing and management of troubled properties identified by the Department;

WHEREAS, from time to time the Department incurs third party expenses associated with the active management of its portfolio of loans, distressed loans and real estate owned, and those expenses are currently paid from the Department's Asset Management Fund account;

WHEREAS, staff seeks to reimburse the Asset Management Fund account for third party expenses associated with the asset management of its loan portfolio, distressed loans and real estate owned;

WHEREAS, Asset Management staff previously updated the Board in July 2017 of potential buyers for two multifamily properties located in Alpine and Dickinson, Texas that the Department foreclosed and took possession of in 2007;

WHEREAS, all HUD liability for the previously mentioned properties has been addressed or a plan has been developed to address if within available current resources;

WHEREAS, the Department has successfully closed on the sale of the Dickinson property and continues to work with potential buyers of the Alpine property;

WHEREAS, the disposition of single family foreclosed properties also generates additional funds for the Asset Management Fund account; and

WHEREAS, staff is seeking the Board's approval to replenish the Asset Management Fund account with proceeds from sales of TDHCA REO properties;

NOW, therefore, it is hereby

RESOLVED, that proceeds from the disposition of TDHCA REO properties shall be allocated to the Asset Management Fund account in order to reimburse for and continue funding any third party expenses associated with the Department's asset management of its loan portfolio, distressed loans and REO properties, and the Executive Director and his designees are each authorized, empowered, and directed to take all necessary action to effectuate the foregoing; and

FURTHER RESOLVED, staff is also hereby authorized to utilize any additional BMIR funds and Asset Management Funds to take necessary actions to secure, manage, maintain, dispose and resolve matters such as limiting or eliminating HUD liability pertaining to properties acquired through foreclosure or deed in lieu of foreclosure for the preservation of affordable housing.

BACKGROUND

On October 13, 2005, the TDHCA Board approved the reprogramming and use of remaining funds from the BMIR to a new fund for asset management purposes that include but are not limited to, foreclosures and foreclosure-related costs, payment of property taxes, payment of insurance premiums, payment of operating expenses for owned real estate and costs associated with marketing of foreclosed assets. The BMIR program was originally a multistate financing program administered by the state of Arkansas. As property owners repaid this financing, program income was distributed to the states that had property in the program. The Department's first objective with these funds was to use it to stabilize properties participating in the program. Once all property had been given the opportunity to use these funds they were deemed available for other purposes. Prior Board action provided that the remaining funds be used to assist in the resolution of troubled properties in the Department's portfolio. On April 12, 2007, the Board again approved reprogramming and use of BMIR funds for asset management purposes. The Department continues to monitor its portfolio to identify those assets which are in financially distressed conditions and develop a variety of workout strategies to preserve safe, decent and affordable housing as intended, and limit the Department's risk with those assets, but has been limited in its capacity due to the lack of a dedicated source. Recycling the funds used for these purposes as Asset Management Fund will provide an ongoing source for this small but effective tool.

Where the Department sells its owned real estate and receives proceeds from those sales, staff is seeking the Board's approval to allocate or reprogram those proceeds to the Asset Management Fund in order to reimburse the Department for the third party expenses incurred in managing and marketing REO property, as well as to replenish this account for ongoing asset management activities.

Staff recommends the Board's approval that proceeds from sales of TDHCA REO property shall be allocated to the Asset Management Fund account in order to reimburse for and continue funding any third party expenses associated with the Department's asset management of its loan portfolio, distressed loans and REO property.

1h

BOARD ACTION REQUEST
COMMUNITY AFFAIRS DIVISION
DECEMBER 14, 2017

Presentation, discussion, and possible action on the 2018 Section 8 Payment Standards for the Housing Choice Voucher Program ("HCVP")

RECOMMENDED ACTION

WHEREAS, the Texas Department of Housing and Community Affairs (the "Department") operates as a Public Housing Authority ("PHA") and operates a HCVP; and

WHEREAS, 24 CFR §982.503 requires PHAs to establish Payment Standards annually for areas served by its vouchers;

NOW, therefore, it is hereby

RESOLVED, that the 2018 HCVP Payment Standards for the Department in its role as a PHA, and in accordance with 24 CFR §982.505, are hereby approved in the form presented to this meeting.

BACKGROUND

The U.S. Department of Housing and Urban Development ("HUD") requires PHAs to adopt a payment standard schedule annually that establishes voucher payment standard amounts for each Fair Market Rent ("FMR") area in the PHA jurisdiction. The PHA must establish payment standard amounts for each "unit size," defined as the number of bedrooms (one-bedroom, two-bedrooms, etc.) in each housing unit.

The Department, operating as a PHA, may establish the payment standard amount at any level between 90% and 110% of the published FMR for that unit size. The establishment of the standard is important because it essentially determines whether a household will be able to find a unit they can afford with the voucher. In areas where market rents are high and there is high demand for rental units it can be challenging for a voucher holder to find a unit. Increased FMRs will aid in areas where voucher holders have had difficulty in finding acceptable units or affording units in more desirable areas. Higher FMRs provide additional choices and opportunities to tenants in highly competitive rental markets.

The importance of trying to ensure that a household's voucher provides enough assistance to house them is balanced with the importance of beneficiaries of vouchers not being over-subsidized. Providing more assistance per household than is truly needed to find a decent, safe affordable housing unit means fewer total households can be assisted. It is through these payment standards that the balance is established.

The approach the Department has taken in setting the payment standards is by evaluating the HUD released FMRs against HUD's Small Area FMRs ("SAFMRs"). SAFMRs were created by HUD, in response to increasing demand for more localized measures of rents, and are published at the ZIP code level for all metropolitan areas; it should be noted that not all areas served by TDHCA have published SAFMRs. HUD suggests that PHAs can use the SAFMRs as a guide to setting their payment standards so long as the payment standards still remain within the basic range (90%-110%) of the HUD published FMRs. By using the SAFMRs as a benchmark, clients are provided with access to a broader range of neighborhoods, thus allowing them the choice to move into areas with more employment, transportation and educational opportunities. HUD also considers the impact that the use of Small Area FMRs may have when payment standards can be reduced (to below 100% of the FMR) to prevent undue subsidy in lower-rent neighborhoods.

The Department has authority in 34 counties where it is required to set the payment standard. Staff has compared the counties in its jurisdiction to SAFMRs, when available, to generate recommended payment standards. Additionally, HUD requires that PHAs managing programs in the Dallas, TX HUD Metropolitan Fair Market Rent Area ("FMR Area"), which the Department does, utilize its published SAFMR instead of FMRs. HUD also allows PHAs managing programs in the San Antonio-New Braunfels, TX FMR Area and Fort Worth-Arlington, TX FMR Area to adopt SAFMR, and the Department is proposing to do so.[1]

It should be noted that some ZIP codes cross county lines; HUD generates one SAFMR for that ZIP code, but because the FMRs for each county may vary, the resulting payment standard may be different in one part of the ZIP code than another, based on the following analysis being applied.

For 2018, staff recommends establishing the payment standard as follows:

- For ZIP codes in which the FMR falls below the SAFMR by more than 10%, staff adjusted the payment standard to 105% of FMR. These standards are identified in red.

- For ZIP codes in which the FMR falls above the SAFMR by more than 10%, staff adjusted the payment standard to 95% of FMR. These standards are identified in green.

- For ZIP codes in which the SAFMR falls between 90% to 110% of the FMR, staff set the payment standard at 97% of the FMR. These areas are identified in white.

- For ZIP codes in which no SAFMR is available by HUD, the HUD FMR was utilized at 100% of FMR. These areas are identified in gray.

- For counties within HUD's Dallas Metro FMR Area, Fort Worth-Arlington FMR Area or the San Antonio-New Braunfels Metro FMR Area, the Small Area FMRs are used at 100% of the SAFMR. These are identified in blue.

- Counties affected by Hurricane Harvey are identified in orange. At this time, based on current tenancy analysis, no adjustments are being made for those areas, other than the analysis identified above. However, if needed, the Department will contemplate amending its payment standards or requesting an exception payment standard from HUD.

These new payment standards will become effective on January 1, 2018, and will be applied at the first annual reexamination following the effective date of the increase in the payment standard. This will affect the tenant upon a subsequent change to the Housing Assistance Payment ("HAP") contract such as relocating to a new unit or a change in the family's household composition. The FMRs for unit sizes larger than four bedrooms are calculated by adding 15% for each extra bedroom

---

[1] The Department must specifically apply to HUD to use the SAFMRs for the San Antonio-New Braunfels and Fort Worth-Arlington Metro FMR Areas. The Department submitted the request to HUD on November 29, 2017. If that permission is not granted prior to the effective date of the payment standards, the Department will maintain the methodology used in its 2017 payment standards for the zip codes in the San Antonio-New Braunfels and Fort Worth-Arlington Metro FMR Areas.

to the four-bedroom FMR. If a ZIP code is not reflected in the attached list, but is within the Department's jurisdiction, the payment standard will be 97% of the FMR. Households and property owners are being given notice at the date of this posting, approximately 21 days prior to the change.

Staff recommends adopting these 2018 Payment Standards because they allow current tenants continued affordability in the units they have selected and help new tenants find decent, safe, sanitary, and affordable units. The attached Exhibit A details the Department's recommended 2018 Payment Standards.

For areas outside of these 34 counties, served by the Department's Project Access program, the Department will adopt the regular Section 8 payment standards in use by the applicable PHA for its Section 8 program. If there is no applicable PHA in the area, the Department will use 100% of the FMR.

The Department's VASH vouchers, operated at Freedom's Path at Kerrville, will utilize the FMR for Kerr County.

These Payment Standards are proposed based on HUD's publication of FMRs and SAFMRs in the Federal Register. If any FMR or SAFMR changes in the final version adopted by HUD, the Department will adopt HUDs final adopted FMR or SAFMR, but will leave the payment standard rate as that adopted in this board action. If needed, a utility allowance will be established.

Exhibit A

A legend describing the color coding of this chart is provided at the end of the chart.

2018 Payment Standard using 2018 FMR and SAFMRs

<table>
<tr><td colspan="7">Atascosa</td></tr>
<tr><td>HUD FMR</td><td></td><td>530</td><td>614</td><td>816</td><td>1046</td><td>1186</td></tr>
<tr><td colspan="7">Payment Standard</td></tr>
<tr><td>County</td><td>Zip Code</td><td>0 BR</td><td>1 BR</td><td>2 BR</td><td>3 BR</td><td>4 BR</td></tr>
<tr><td>Atascosa</td><td>78005</td><td>514</td><td>596</td><td>792</td><td>1015</td><td>1150</td></tr>
<tr><td>Atascosa</td><td>78008</td><td>514</td><td>596</td><td>792</td><td>1015</td><td>1150</td></tr>
<tr><td>Atascosa</td><td>78011</td><td>514</td><td>596</td><td>792</td><td>1015</td><td>1150</td></tr>
<tr><td>Atascosa</td><td>78012</td><td>514</td><td>596</td><td>792</td><td>1015</td><td>1150</td></tr>
<tr><td>Atascosa</td><td>78026</td><td>514</td><td>596</td><td>792</td><td>1015</td><td>1150</td></tr>
<tr><td>Atascosa</td><td>78050</td><td>514</td><td>596</td><td>792</td><td>1015</td><td>1150</td></tr>
<tr><td>Atascosa</td><td>78052</td><td>514</td><td>645</td><td>792</td><td>1015</td><td>1245</td></tr>
<tr><td>Atascosa</td><td>78062</td><td>514</td><td>596</td><td>792</td><td>1015</td><td>1150</td></tr>
<tr><td>Atascosa</td><td>78064</td><td>557</td><td>645</td><td>857</td><td>1098</td><td>1245</td></tr>
<tr><td>Atascosa</td><td>78065</td><td>504</td><td>583</td><td>775</td><td>994</td><td>1127</td></tr>
<tr><td>Atascosa</td><td>78069</td><td>514</td><td>645</td><td>792</td><td>1015</td><td>1245</td></tr>
<tr><td>Atascosa</td><td>78073</td><td>514</td><td>645</td><td>792</td><td>1015</td><td>1245</td></tr>
<tr><td>Atascosa</td><td>78113</td><td>514</td><td>645</td><td>792</td><td>1015</td><td>1245</td></tr>
<tr><td>Atascosa</td><td>78114</td><td>514</td><td>645</td><td>792</td><td>1015</td><td>1245</td></tr>
<tr><td>Atascosa</td><td>78118</td><td>514</td><td>596</td><td>792</td><td>1015</td><td>1150</td></tr>
<tr><td>Atascosa</td><td>78264</td><td>557</td><td>645</td><td>857</td><td>1098</td><td>1245</td></tr>
<tr><td colspan="7"></td></tr>
<tr><td colspan="7">Austin</td></tr>
<tr><td>HUD FMR</td><td></td><td>706</td><td>758</td><td>976</td><td>1224</td><td>1719</td></tr>
<tr><td colspan="7">Payment Standard</td></tr>
<tr><td>County</td><td>Zip Code</td><td>0 BR</td><td>1 BR</td><td>2 BR</td><td>3 BR</td><td>4 BR</td></tr>
<tr><td>Austin</td><td>77418</td><td>685</td><td>735</td><td>947</td><td>1187</td><td>1667</td></tr>
<tr><td>Austin</td><td>77426</td><td>685</td><td>735</td><td>947</td><td>1187</td><td>1667</td></tr>
<tr><td>Austin</td><td>77452</td><td>706</td><td>758</td><td>976</td><td>1224</td><td>1719</td></tr>
<tr><td>Austin</td><td>77473</td><td>685</td><td>735</td><td>947</td><td>1187</td><td>1667</td></tr>
<tr><td>Austin</td><td>77474</td><td>685</td><td>735</td><td>947</td><td>1187</td><td>1667</td></tr>
<tr><td>Austin</td><td>77485</td><td>685</td><td>735</td><td>947</td><td>1285</td><td>1667</td></tr>
<tr><td>Austin</td><td>77833</td><td>685</td><td>735</td><td>947</td><td>1187</td><td>1667</td></tr>
<tr><td>Austin</td><td>77835</td><td>685</td><td>735</td><td>947</td><td>1187</td><td>1667</td></tr>
<tr><td>Austin</td><td>78931</td><td>685</td><td>735</td><td>947</td><td>1187</td><td>1667</td></tr>
<tr><td>Austin</td><td>78933</td><td>685</td><td>735</td><td>947</td><td>1187</td><td>1667</td></tr>
<tr><td>Austin</td><td>78940</td><td>671</td><td>720</td><td>927</td><td>1163</td><td>1633</td></tr>
<tr><td>Austin</td><td>78944</td><td>685</td><td>735</td><td>947</td><td>1187</td><td>1667</td></tr>
<tr><td>Austin</td><td>78950</td><td>741</td><td>796</td><td>1025</td><td>1285</td><td>1805</td></tr>
<tr><td>Austin</td><td>78954</td><td>685</td><td>735</td><td>947</td><td>1187</td><td>1667</td></tr>
</table>

Bandera						
HUD FMR		649	801	1001	1321	1604
Payment Standard						
County	Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR
Bandera	78003	640	790	980	1300	1580
Bandera	78010	610	750	940	1240	1500
Bandera	78023	830	1020	1270	1680	2040
Bandera	78055	600	740	920	1220	1480
Bandera	78063	600	740	920	1210	1470
Bandera	78850	560	690	870	1150	1380
Bandera	78883	610	760	950	1250	1520
Bandera	78884	560	690	870	1150	1380
Bandera	78885	610	750	940	1240	1500
Bosque						
HUD FMR		525	529	703	881	957
Payment Standard						
County	Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR
Bosque	76043	509	513	682	925	1005
Bosque	76633	551	555	738	925	1005
Bosque	76634	551	555	738	925	1005
Bosque	76637	525	529	703	881	957
Bosque	76649	525	529	703	881	957
Bosque	76652	525	529	703	881	957
Bosque	76665	525	529	703	881	957
Bosque	76671	525	529	703	881	957
Bosque	76689	509	513	682	925	1005
Bosque	76690	525	529	703	881	957
Caldwell						
HUD FMR		860	1023	1251	1679	2018
Payment Standard						
County	Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR
Caldwell	78610	834	992	1213	1629	1957
Caldwell	78616	817	972	1188	1595	1917
Caldwell	78622	817	972	1188	1595	1917
Caldwell	78632	817	972	1188	1595	1917
Caldwell	78640	903	1074	1314	1763	2119
Caldwell	78644	817	972	1188	1595	1917
Caldwell	78648	817	972	1188	1595	1917
Caldwell	78655	817	972	1188	1595	1917
Caldwell	78656	817	972	1188	1595	1917
Caldwell	78661	817	972	1188	1595	1917
Caldwell	78662	817	972	1188	1595	1917
Caldwell	78666	817	972	1188	1595	1917

Caldwell	78953	817	972	1188	1595	1917
Caldwell	78959	817	972	1188	1595	1917
Chambers						
HUD FMR		772	871	1066	1456	1844
Payment Standard						
County	Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR
Chambers	77514	733	827	1013	1383	1752
Chambers	77521	733	827	1034	1383	1752
Chambers	77523	749	845	1034	1412	1789
Chambers	77535	749	845	1034	1412	1789
Chambers	77560	749	845	1034	1412	1789
Chambers	77575	733	827	1013	1383	1752
Chambers	77580	749	845	1034	1412	1789
Chambers	77597	749	845	1034	1412	1789
Chambers	77661	749	845	1034	1412	1789
Chambers	77665	733	827	1013	1383	1752
Colorado						
HUD FMR		527	546	697	1014	1228
Payment Standard						
County	Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR
Colorado	77412	527	546	697	1014	1228
Colorado	77434	527	546	697	1014	1228
Colorado	77435	553	573	732	1065	1289
Colorado	77442	527	546	697	1014	1228
Colorado	77460	527	546	697	1014	1228
Colorado	77470	527	546	697	1014	1228
Colorado	77474	553	573	732	1065	1289
Colorado	77475	527	546	697	1014	1228
Colorado	78933	553	573	732	1065	1289
Colorado	78934	527	546	697	1014	1228
Colorado	78935	527	546	697	1014	1228
Colorado	78940	553	573	732	984	1289
Colorado	78943	527	546	697	1014	1228
Colorado	78950	553	573	732	1065	1289
Colorado	78951	527	546	697	1014	1228
Colorado	78956	527	546	697	1014	1228
Colorado	78962	527	546	697	1014	1228
Comal						
HUD FMR		649	801	1001	1321	1604
Payment Standard						
County	Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR
Comal	78006	760	930	1170	1480	2050
Comal	78015	1010	1250	1560	2030	2590

Comal	78070	860	1060	1320	1750	2130
Comal	78108	970	1200	1500	1980	2410
Comal	78130	720	870	1080	1460	1750
Comal	78131	730	900	1130	1490	1810
Comal	78132	680	840	1050	1380	1680
Comal	78133	720	890	1110	1470	1780
Comal	78135	649	801	1001	1321	1604
Comal	78154	780	960	1200	1590	1930
Comal	78163	730	900	1130	1490	1810
Comal	78266	970	1200	1500	1980	2410
Comal	78606	640	820	1000	1360	1750
Comal	78623	730	900	1130	1490	1810
Comal	78666	740	890	1090	1460	1760
Comal	78676	800	950	1160	1560	1880
Comanche						
HUD FMR		527	573	697	1009	1090
Payment Standard						
County	Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR
Comanche	76432	527	573	697	1009	1090
Comanche	76436	527	573	697	1009	1090
Comanche	76442	527	573	697	1009	1090
Comanche	76444	527	573	697	1009	1090
Comanche	76445	527	573	697	1009	1090
Comanche	76446	527	573	697	1009	1090
Comanche	76452	527	573	697	1009	1090
Comanche	76454	527	573	697	1009	1090
Comanche	76455	527	573	697	1009	1090
Comanche	76468	527	573	697	1009	1090
Comanche	76474	527	573	697	1009	1090
Comanche	76890	527	573	697	1009	1090
Crockett						
HUD FMR		527	553	697	1014	1090
Payment Standard						
County	Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR
Crockett	76943	527	553	697	1014	1090
Denton						
HUD FMR		730	878	1077	1447	1856
Payment Standard						
County	Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR
Denton	75007	810	970	1190	1600	2060
Denton	75009	690	830	1010	1360	1740
Denton	75010	890	1070	1310	1760	2260

Denton	75011	720	870	1060	1430	1830
Denton	75019	920	1100	1350	1820	2330
Denton	75022	1100	1320	1620	2170	2780
Denton	75024	1100	1320	1620	2170	2780
Denton	75027	750	900	1110	1490	1910
Denton	75028	1100	1320	1620	2170	2780
Denton	75029	750	900	1110	1490	1910
Denton	75033	780	930	1140	1540	1970
Denton	75034	960	1150	1410	1900	2440
Denton	75035	1100	1320	1620	2170	2780
Denton	75056	870	1040	1280	1720	2200
Denton	75057	750	900	1100	1480	1900
Denton	75065	750	910	1110	1490	1910
Denton	75067	820	980	1200	1620	2070
Denton	75068	1070	1280	1570	2110	2710
Denton	75077	900	1080	1330	1780	2290
Denton	75078	1000	1200	1470	1980	2540
Denton	75093	990	1190	1460	1970	2520
Denton	75287	830	1000	1230	1650	2110
Denton	76052	1100	1250	1570	2160	2740
Denton	76078	720	810	1050	1330	1600
Denton	76092	740	840	1060	1450	1850
Denton	76177	1050	1200	1510	2070	2640
Denton	76201	710	860	1050	1420	1810
Denton	76202	750	900	1110	1490	1910
Denton	76203	730	878	1077	1447	1856
Denton	76204	750	900	1110	1490	1910
Denton	76205	760	910	1120	1510	1930
Denton	76206	750	900	1110	1490	1910
Denton	76207	780	940	1150	1550	1990
Denton	76208	750	900	1100	1480	1900
Denton	76209	650	780	960	1290	1650
Denton	76210	880	1050	1290	1740	2230
Denton	76226	1100	1320	1620	2170	2780
Denton	76227	1100	1320	1620	2170	2780
Denton	76234	680	760	990	1240	1490
Denton	76247	890	1080	1320	1770	2270
Denton	76249	910	1090	1340	1800	2310
Denton	76258	750	900	1100	1480	1890
Denton	76259	780	940	1150	1540	1980
Denton	76262	840	990	1220	1660	2120
Denton	76266	800	960	1170	1580	2020
Denton	76272	580	690	850	1140	1470

Ellis						
HUD FMR		730	878	1077	1447	1856
Payment Standard						
County	Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR
Ellis	75101	600	720	890	1210	1540
Ellis	75104	900	1090	1330	1790	2300
Ellis	75119	670	800	980	1320	1690
Ellis	75125	690	830	1020	1360	1750
Ellis	75146	690	830	1010	1360	1750
Ellis	75152	660	800	980	1320	1690
Ellis	75154	840	1010	1240	1660	2130
Ellis	75165	680	810	1000	1340	1720
Ellis	75167	1080	1300	1590	2140	2740
Ellis	75168	710	850	1040	1400	1800
Ellis	76041	710	850	1040	1400	1800
Ellis	76050	590	670	840	1160	1480
Ellis	76055	710	850	1040	1400	1800
Ellis	76063	940	1070	1340	1850	2360
Ellis	76064	540	650	790	1070	1370
Ellis	76065	810	980	1200	1610	2060
Ellis	76084	580	670	830	1140	1460
Ellis	76623	710	850	1040	1400	1800
Ellis	76626	710	850	1040	1400	1800
Ellis	76641	710	850	1040	1400	1800
Ellis	76651	560	680	830	1120	1430
Ellis	76670	590	710	870	1160	1490
Erath						
HUD FMR		586	634	760	1031	1035
Payment Standard						
County	Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR
Erath	76401	586	634	760	1031	1035
Erath	76402	586	634	760	1031	1035
Erath	76433	568	615	737	1000	1087
Erath	76436	586	634	760	1031	1035
Erath	76444	586	634	760	1031	1035
Erath	76445	586	634	760	1031	1035
Erath	76446	586	634	760	1031	1035
Erath	76453	586	634	760	1031	1035
Erath	76457	586	634	760	1031	1035
Erath	76461	586	634	760	1031	1035
Erath	76462	568	666	798	1083	1087
Erath	76463	586	634	760	1031	1035
Erath	76465	586	634	760	1031	1035

Falls						
HUD FMR		461	524	697	874	1129
Payment Standard						
County	Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR
Falls	76519	484	508	676	918	1185
Falls	76524	484	550	732	918	1185
Falls	76570	447	508	676	848	1095
Falls	76579	484	508	676	918	1095
Falls	76629	484	550	676	918	1185
Falls	76630	484	550	732	918	1185
Falls	76632	447	508	676	848	1095
Falls	76653	484	550	732	918	1185
Falls	76655	484	550	732	918	1185
Falls	76656	447	508	676	848	1095
Falls	76661	447	508	676	848	1095
Falls	76664	484	550	732	918	1185
Falls	76680	447	508	676	848	1095
Falls	76682	447	550	676	918	1185
Falls	76685	447	508	676	848	1095
Fort Bend						
HUD FMR		772	871	1066	1456	1844
Payment Standard						
County	Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR
Fort Bend	77031	733	827	1013	1383	1752
Fort Bend	77053	811	915	1119	1529	1936
Fort Bend	77082	811	915	1119	1529	1936
Fort Bend	77083	749	845	1034	1412	1789
Fort Bend	77085	749	845	1034	1412	1789
Fort Bend	77099	749	845	1034	1412	1789
Fort Bend	77406	811	915	1119	1529	1936
Fort Bend	77407	811	915	1119	1529	1936
Fort Bend	77417	733	827	1013	1383	1752
Fort Bend	77420	811	915	1119	1529	1936
Fort Bend	77423	733	827	1013	1383	1752
Fort Bend	77430	811	915	1119	1412	1936
Fort Bend	77435	733	827	1013	1383	1752
Fort Bend	77441	733	827	1013	1383	1752
Fort Bend	77444	811	915	1119	1529	1936
Fort Bend	77450	811	915	1119	1529	1936
Fort Bend	77451	811	915	1119	1529	1936
Fort Bend	77459	811	915	1119	1529	1936
Fort Bend	77461	733	827	1013	1383	1752
Fort Bend	77464	811	915	1119	1529	1936
Fort Bend	77469	749	845	1034	1412	1789
Fort Bend	77471	749	845	1034	1412	1789

Fort Bend	77476	811	915	1119	1529	1936
Fort Bend	77477	811	915	1119	1529	1936
Fort Bend	77478	811	915	1119	1529	1936
Fort Bend	77479	811	915	1119	1529	1936
Fort Bend	77481	811	915	1119	1529	1936
Fort Bend	77485	749	845	1034	1412	1789
Fort Bend	77487	811	915	1119	1529	1936
Fort Bend	77489	811	915	1119	1529	1936
Fort Bend	77493	811	915	1119	1529	1936
Fort Bend	77494	811	915	1119	1529	1936
Fort Bend	77496	811	915	1119	1529	1936
Fort Bend	77497	811	915	1119	1529	1936
Fort Bend	77498	811	915	1119	1529	1936
Fort Bend	77545	811	915	1119	1529	1936
Fort Bend	77583	749	845	1034	1412	1789
Fort Bend	77584	811	915	1119	1529	1936
Freestone						
HUD FMR		527	585	697	1014	1228
Payment Standard						
County	Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR
Freestone	75831	527	585	697	1014	1228
Freestone	75838	527	585	697	1014	1228
Freestone	75840	527	585	697	1014	1228
Freestone	75848	527	585	697	1014	1228
Freestone	75855	527	585	697	1014	1228
Freestone	75859	527	585	697	1014	1228
Freestone	75860	527	585	697	1014	1228
Freestone	76667	527	585	697	1014	1228
Freestone	76693	527	585	697	1014	1228
Frio						
HUD FMR		521	524	697	952	1228
Payment Standard						
County	Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR
Frio	78005	505	550	732	923	1191
Frio	78016	505	550	732	1000	1289
Frio	78017	521	524	697	952	1228
Frio	78057	505	508	676	1000	1191
Frio	78061	521	524	697	952	1228
Galveston						
HUD FMR		772	871	1066	1456	1844
Payment Standard						
County	Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR

Galveston	77510	749	845	1034	1412	1789
Galveston	77511	749	845	1034	1412	1789
Galveston	77517	749	845	1034	1412	1789
Galveston	77518	733	827	1013	1383	1752
Galveston	77539	749	845	1034	1412	1789
Galveston	77546	811	915	1119	1529	1936
Galveston	77549	749	845	1034	1412	1789
Galveston	77550	749	845	1034	1412	1789
Galveston	77551	749	845	1034	1412	1789
Galveston	77552	749	845	1034	1412	1789
Galveston	77553	749	845	1034	1412	1789
Galveston	77554	749	845	1034	1412	1789
Galveston	77555	772	871	1066	1456	1844
Galveston	77563	749	845	1034	1412	1789
Galveston	77565	811	915	1119	1529	1936
Galveston	77568	749	845	1034	1412	1789
Galveston	77573	811	915	1119	1529	1936
Galveston	77574	749	845	1034	1412	1789
Galveston	77581	811	915	1119	1412	1936
Galveston	77590	733	827	1013	1383	1752
Galveston	77591	749	845	1034	1412	1789
Galveston	77623	733	827	1013	1383	1752
Galveston	77650	749	845	1034	1412	1789
Gillespie						
HUD FMR		731	736	979	1350	1465
Payment Standard						
County	Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR
Gillespie	76856	731	736	979	1350	1465
Gillespie	78028	731	736	979	1350	1465
Gillespie	78058	731	736	979	1350	1465
Gillespie	78618	731	736	979	1350	1465
Gillespie	78624	694	773	950	1310	1538
Gillespie	78631	731	736	979	1350	1465
Gillespie	78671	731	736	979	1350	1465
Gillespie	78675	731	736	979	1350	1465
Grimes						
HUD FMR		521	524	697	946	949
Payment Standard						
County	Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR
Grimes	77316	547	550	732	993	996
Grimes	77356	547	550	732	993	996
Grimes	77363	547	550	732	993	996
Grimes	77484	547	550	732	993	996
Grimes	77830	521	524	697	946	949

Grimes	77831	521	524	697	946	949
Grimes	77861	521	524	697	946	949
Grimes	77868	547	550	732	993	996
Grimes	77872	521	524	697	946	949
Grimes	77873	547	550	732	993	996
Grimes	77875	521	524	697	946	949
Grimes	77876	521	524	697	946	949
Guadalupe						
HUD FMR		649	801	1001	1321	1604
Payment Standard						
County	Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR
Guadalupe	78108	970	1200	1500	1980	2410
Guadalupe	78115	670	830	1040	1370	1660
Guadalupe	78121	710	880	1100	1450	1760
Guadalupe	78123	600	740	930	1230	1490
Guadalupe	78124	640	800	990	1310	1590
Guadalupe	78130	720	870	1080	1460	1750
Guadalupe	78132	680	840	1050	1380	1680
Guadalupe	78140	560	690	870	1150	1380
Guadalupe	78154	780	960	1200	1590	1930
Guadalupe	78155	560	690	870	1150	1390
Guadalupe	78156	670	830	1040	1370	1660
Guadalupe	78638	560	690	870	1150	1380
Guadalupe	78648	720	870	1080	1460	1750
Guadalupe	78655	720	870	1080	1460	1750
Guadalupe	78666	740	890	1090	1460	1760
Guadalupe	78670	660	810	1010	1340	1620
Johnson						
HUD FMR		736	838	1054	1452	1851
Payment Standard						
County	Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR
Johnson	76009	700	790	1000	1370	1750
Johnson	76028	880	1000	1260	1730	2210
Johnson	76031	640	730	920	1270	1620
Johnson	76033	680	780	980	1340	1710
Johnson	76035	700	810	1010	1400	1770
Johnson	76036	890	1010	1270	1750	2240
Johnson	76044	800	910	1150	1580	2010
Johnson	76049	710	840	1030	1440	1780
Johnson	76050	590	670	840	1160	1480
Johnson	76058	720	830	1040	1430	1820
Johnson	76059	650	740	930	1290	1640
Johnson	76061	730	830	1040	1430	1830

Johnson	76063	940	1070	1340	1850	2360
Johnson	76070	600	690	880	1200	1530
Johnson	76084	580	670	830	1140	1460
Johnson	76093	750	860	1080	1480	1890
Johnson	76097	730	830	1040	1430	1830
Karnes						
HUD FMR		501	537	714	939	1030
Payment Standard						
County	Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR
Karnes	78111	501	537	714	939	1030
Karnes	78113	526	564	750	986	1082
Karnes	78116	501	537	714	939	1030
Karnes	78117	501	537	714	939	1030
Karnes	78118	486	564	750	986	1082
Karnes	78119	526	564	750	986	1082
Karnes	78144	501	537	714	939	1030
Karnes	78151	501	537	714	939	1030
Kendall						
HUD FMR		745	913	1148	1441	2022
Payment Standard						
County	Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR
Kendall	78004	723	886	1114	1398	1961
Kendall	78006	723	886	1114	1398	1961
Kendall	78013	708	867	1091	1398	1921
Kendall	78015	782	959	1205	1513	2123
Kendall	78027	723	886	1114	1398	1961
Kendall	78070	782	959	1205	1513	1961
Kendall	78074	745	913	1148	1441	2022
Kendall	78606	708	867	1091	1398	1921
Kendall	78624	708	867	1091	1398	1921
Kerr						
HUD FMR		677	717	823	1103	1121
Payment Standard						
County	Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR
Kerr	76849	677	717	823	1103	1121
Kerr	78003	657	695	864	1158	1177
Kerr	78010	643	695	864	1158	1177
Kerr	78013	657	753	864	1158	1177
Kerr	78024	677	717	823	1103	1121
Kerr	78025	677	717	823	1103	1121
Kerr	78028	677	717	823	1103	1121
Kerr	78029	677	717	823	1103	1121
Kerr	78055	643	695	864	1070	1177

Kerr	78058	677	717	823	1103	1121
Kerr	78624	657	753	864	1158	1177
Kerr	78631	677	717	823	1103	1121
			Lee			
HUD FMR		580	609	767	1085	1200
			Payment Standard			
County	Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR
Lee	76578	609	639	805	1139	1260
Lee	77853	580	609	767	1085	1200
Lee	78621	609	639	805	1139	1260
Lee	78650	609	639	805	1139	1260
Lee	78659	609	639	805	1139	1260
Lee	78942	609	639	805	1139	1260
Lee	78946	580	609	767	1085	1200
Lee	78947	580	609	767	1085	1200
Lee	78948	580	609	767	1085	1200
			Llano			
HUD FMR		608	625	804	1037	1258
			Payment Standard			
County	Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR
Llano	76831	608	625	804	1037	1258
Llano	76885	608	625	804	1037	1258
Llano	78607	608	625	804	1037	1258
Llano	78609	608	625	804	1037	1258
Llano	78611	608	625	804	1037	1258
Llano	78624	590	656	844	1089	1321
Llano	78639	608	625	804	1037	1258
Llano	78643	608	625	804	1037	1258
Llano	78657	608	625	804	1037	1258
Llano	78672	608	625	804	1037	1258
			McLennan			
HUD FMR		553	639	836	1143	1376
			Payment Standard			
County	Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR
McLennan	76524	536	620	811	1109	1335
McLennan	76557	536	620	811	1109	1335
McLennan	76561	536	607	794	1086	1307
McLennan	76621	536	620	811	1109	1335
McLennan	76622	536	620	811	1109	1335
McLennan	76624	536	620	811	1109	1335
McLennan	76630	581	671	878	1200	1445
McLennan	76633	581	671	878	1200	1445

McLennan	76638	581	671	878	1200	1445
McLennan	76640	536	620	811	1109	1335
McLennan	76643	581	671	878	1200	1445
McLennan	76654	536	620	811	1109	1335
McLennan	76655	581	671	878	1200	1445
McLennan	76657	536	607	794	1086	1307
McLennan	76664	536	620	811	1109	1335
McLennan	76673	536	620	811	1109	1335
McLennan	76682	536	620	811	1086	1335
McLennan	76684	553	639	836	1143	1376
McLennan	76689	536	607	794	1086	1307
McLennan	76691	525	607	794	1086	1307
McLennan	76701	536	620	811	1109	1335
McLennan	76702	536	620	811	1109	1335
McLennan	76703	536	620	811	1109	1335
McLennan	76704	525	607	794	1086	1307
McLennan	76705	536	620	811	1109	1335
McLennan	76706	536	620	811	1109	1335
McLennan	76707	536	620	811	1109	1335
McLennan	76708	536	620	811	1109	1335
McLennan	76710	536	620	811	1109	1335
McLennan	76711	536	620	811	1109	1335
McLennan	76712	581	671	878	1200	1445
McLennan	76714	536	620	811	1109	1335
McLennan	76716	536	620	811	1109	1335
McLennan	76797	553	639	836	1143	1376
McLennan	76798	536	620	811	1109	1335
McLennan	76799	553	639	836	1143	1376
McMullen						
HUD FMR		556	584	736	976	1151
Payment Standard						
County	Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR
McMullen	78007	556	584	736	976	1151
McMullen	78026	539	566	773	947	1116
McMullen	78072	556	584	736	976	1151
Medina						
HUD FMR		484	561	746	1083	1314
Payment Standard						
County	Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR
Medina	78003	508	589	783	1137	1380
Medina	78009	508	589	783	1137	1380
Medina	78016	469	544	724	1051	1275
Medina	78023	508	589	783	1137	1380
Medina	78039	508	589	783	1051	1275

Medina	78052	508	589	783	1051	1275
Medina	78056	469	544	724	1051	1275
Medina	78057	469	544	724	1051	1275
Medina	78059	469	544	724	1051	1275
Medina	78066	469	544	724	1051	1275
Medina	78253	508	589	783	1137	1380
Medina	78254	508	589	783	1137	1380
Medina	78850	508	589	783	1051	1275
Medina	78861	469	544	724	1051	1275
Medina	78884	508	589	783	1051	1275
Medina	78886	469	544	724	1051	1275
Waller						
HUD FMR		772	871	1066	1456	1844
Payment Standard						
County	Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR
Waller	77355	811	915	1034	1529	1936
Waller	77363	733	827	1013	1383	1752
Waller	77423	733	827	1013	1383	1752
Waller	77445	733	827	1013	1383	1752
Waller	77446	749	845	1034	1412	1789
Waller	77447	811	915	1119	1529	1936
Waller	77466	749	845	1034	1412	1789
Waller	77484	749	845	1034	1412	1789
Waller	77493	811	915	1119	1529	1936
Waller	77494	811	915	1119	1529	1936
Waller	77868	733	827	1013	1383	1752
Wharton						
HUD FMR		612	629	770	965	1222
Payment Standard						
County	Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR
Wharton	77420	643	660	809	1013	1283
Wharton	77432	612	629	770	965	1222
Wharton	77434	612	629	770	965	1222
Wharton	77435	594	660	809	1013	1283
Wharton	77436	612	629	770	965	1222
Wharton	77437	612	629	770	965	1222
Wharton	77443	612	629	770	965	1222
Wharton	77448	612	629	770	965	1222
Wharton	77453	612	629	770	965	1222
Wharton	77454	612	629	770	965	1222
Wharton	77455	612	629	770	965	1222
Wharton	77467	612	629	770	965	1222
Wharton	77488	612	629	770	965	1222

Wilson						
HUD FMR		649	801	1001	1321	1604
Payment Standard						
County	Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR
Wilson	78064	600	690	920	1180	1380
Wilson	78101	730	900	1130	1490	1800
Wilson	78112	640	790	990	1310	1590
Wilson	78113	560	690	870	1150	1380
Wilson	78114	560	690	870	1150	1380
Wilson	78121	710	880	1100	1450	1760
Wilson	78140	560	690	870	1150	1380
Wilson	78143	600	740	930	1220	1480
Wilson	78147	560	690	870	1150	1380
Wilson	78152	560	690	870	1150	1380
Wilson	78160	680	830	1040	1370	1670
Wilson	78161	600	740	930	1220	1480
Wilson	78223	590	730	910	1210	1460
Wise						
HUD FMR		653	728	953	1195	1298
Payment Standard						
County	Zip Code	0 BR	1 BR	2 BR	3 BR	4 BR
Wise	76020	686	764	1001	1255	1363
Wise	76023	633	706	924	1159	1363
Wise	76052	686	764	1001	1255	1363
Wise	76071	686	764	1001	1255	1363
Wise	76073	633	706	924	1159	1259
Wise	76078	633	764	924	1255	1363
Wise	76082	686	764	924	1255	1363
Wise	76225	633	706	924	1159	1259
Wise	76234	633	706	924	1159	1363
Wise	76246	653	728	953	1195	1298
Wise	76247	686	764	1001	1255	1363
Wise	76249	686	764	1001	1255	1363
Wise	76259	686	764	1001	1255	1363
Wise	76267	653	728	953	1195	1298
Wise	76270	633	706	924	1159	1259
Wise	76426	633	706	924	1159	1259
Wise	76431	620	692	905	1135	1233
Wise	76458	633	706	924	1159	1259
Wise	76487	633	764	924	1255	1363

Legend
Gray = Zip Codes with no SAFMR available. 100% FMR
Red = FMR < 90% SAFMR. 105% FMR
Green = FMR > 110% SAFMR. 95% FMR
White = SAFMR between 90% and 110% FMR. 97% FMR
Blue = San Antonio, Dallas, Fort Worth Metro FMR Areas. 100% SAFMR
Orange = Disaster Counties
Purple = Zip Codes Spanning Multiple Counties

1i

BOARD ACTION REQUEST
BOND FINANCE DIVISION
DECEMBER 14, 2017

Presentation, discussion, and possible action on Resolution No. 18-011 authorizing request to the Texas Bond Review Board for annual waiver of Single Family Mortgage Revenue Bond set-aside requirements; authorizing the execution of documents and instruments relating thereto; making certain findings and determinations in connection therewith; and containing other provisions relating to the subject

RECOMMENDED ACTION

See attached resolution.

BACKGROUND

Tex. Gov't Code §2306.142(l) requires that, beginning on September 1, 2002, and in each subsequent State fiscal year, the Department allocate, through set-aside or reservation of funds, not less than 40% of the total single-family mortgage revenue bond loan volume for mortgage loans, including subprime mortgage loans, to be originated in underserved economic and geographic submarkets in the state. Pursuant to Tex. Gov't Code §2306.142(m), the Department has requested and the Texas Bond Review Board ("BRB") has granted, a waiver of the requirements of Tex. Gov't Code §2306.142(l) for all single family revenue bonds issued by the Department since 2002. While previously requested and received on an issue-by-issue basis, on July 20, 2017, BRB granted a waiver to the Department of the requirements of Tex. Gov't Code §2306.142(l) for all single family revenue bonds issued by the Department in calendar year 2017. That waiver was supported by a report (the "Initial Report") prepared by the Department's Financial Advisor, George K. Baum & Company ("GKB"), which was accepted and approved by the Board at the Board meeting of February 28, 2017.

Exhibit A to the attached resolution is an updated report (the "Updated Report") prepared by GKB, which concludes that compliance with the requirements of Tex. Gov't Code §2306.142(l) remains unfeasible and could damage the financial condition of the Department. Staff requests that the Board accept the Updated Report and authorize the submission of a request to BRB for a waiver of the requirements of Tex. Gov't Code §2306.142(l) for all single family mortgage revenue bonds issued by the Department in calendar year 2018.

The annual waiver allows single family revenue bonds issued by the Department to qualify as exempt from formal approval by BRB, as these bonds are self-supporting revenue security issues that have no general revenue impact to the state. Exemption from formal approval may result in faster approval, but pursuant to 34 TAC §181.9(d), one or more members of the BRB can, within six business days of receipt of an issue for approval, provide a written request that the proposed issuance adhere to the formal approval process. With the Department's increased loan volume, a waiver for a specific time period could be of significant economic benefit, providing at least the possibility that the Department could issue more frequently, which would reduce interest rate exposure and achieve other economic efficiencies.

RESOLUTION NO. 18-011

RESOLUTION AUTHORIZING REQUEST TO TEXAS BOND REVIEW BOARD FOR ANNUAL WAIVER OF SINGLE-FAMILY MORTGAGE REVENUE BOND SET-ASIDE REQUIREMENTS; AUTHORIZING THE EXECUTION OF DOCUMENTS AND INSTRUMENTS RELATING THERETO; MAKING CERTAIN FINDINGS AND DETERMINATIONS IN CONNECTION THEREWITH; 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 (the "Act"), as amended from time to time, for the purpose of providing a means of financing the costs of residential ownership, development and rehabilitation that will provide decent, safe and sanitary housing for individuals and families of low and very low income and families of moderate income (as described in the Act as determined by the Governing Board of the Department (the "Board") from time to time) at prices they can afford; and

WHEREAS, the Act authorizes the Department: (a) to acquire, and to enter into advance commitments to acquire, mortgage loans (including participations therein) secured by mortgages on residential housing in the State of Texas (the "State"); (b) to issue its bonds for the purpose of obtaining funds to make and acquire such mortgage loans or participations therein, 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 mortgage loans or participations therein, and to mortgage, pledge or grant security interests in such mortgages, mortgage loans or other property of the Department, to secure the payment of the principal or redemption price of and interest on such bonds; and

WHEREAS, Section 2306.142 of the Act requires the Department to evaluate the feasibility of a single-family mortgage revenue bond program designed to meet the credit needs of the underserved economic and geographic submarkets of the State, including those submarkets served disproportionately by subprime lenders; and

WHEREAS, Section 2306.142(l) of the Act requires that, beginning on September 1, 2002, and in each subsequent State fiscal year, the Department allocate, through set-aside or reservation of funds, not less than 40 percent of the total single-family mortgage revenue bond loan volume for mortgage loans, including subprime mortgage loans, to be originated in underserved economic and geographic submarkets in the State (the "Section 2306.142(l) Requirements"); and

WHEREAS, Section 2306.142(m) of the Act provides that if the Board determines in any year that bonds intended to be issued to achieve the purposes of Section 2306.142 of the Act are unfeasible or would damage the financial condition of the Department, the Board may formally appeal to and request a waiver from the Texas Bond Review Board (the "Bond Review Board") of the Section 2306.142(l) Requirements; and

WHEREAS, at the February 28, 2017 meeting, the Board was presented with a report of its financial advisor, George K. Baum & Company ("GKB") that addresses the feasibility and potential economic impact to the Department of fulfilling the Section 2306.142(l) Requirements (the "Initial Report"), which Report has been submitted to the Bond Review Board; and

WHEREAS, in reliance upon the Initial Report and by resolution No. 17-019 approved on May 25, 2017, the Board authorized submission of a request to the Bond Review Board for a waiver of the Section 2306.142(l) Requirements for all single-family revenue bonds issued by the Department in calendar year 2017, and such request was granted on July 20, 2017; and

WHEREAS, the Board desires to accept and rely on the updated report of GKB dated December 14, 2017 (the "Updated Report"), regarding the Section 2306.142(l) Requirements attached hereto as Exhibit A; and

WHEREAS, in reliance on the Update Report, the Board now desires to authorize submission to the Bond Review Board of a request for a waiver of the Section 2306.142(l) Requirements for all single-family revenue bonds issued by the Department in calendar year 2018;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS THAT:

ARTICLE 1

APPROVAL OF DOCUMENTS AND CERTAIN ACTIONS

Section 1.1 Acceptance of Updated Report. The Board hereby accepts the Updated Report.

Section 1.2 Request for Waiver of Section 2306.142(l) Requirements. The submission of a request for a waiver of the Section 2306.142(l) Requirements for all single-family revenue bonds issued by the Department in calendar year 2018 is hereby authorized and approved.

Section 1.3 Execution and Delivery of Documents. The Authorized Representatives are each hereby authorized to execute and deliver all agreements, certificates, contracts, documents, instruments, releases, financing statements, letters of instruction, notices, written requests and other papers, whether or not mentioned herein, as may be necessary or convenient to carry out or assist in carrying out the purposes of this Resolution.

Section 1.4 Authorized Representatives. The following persons are 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 1: the Chair or Vice Chair of the Board, the Executive Director of the Department, the Deputy Executive Directors of the Department, the Chief Financial Officer of the Department, the Director of Bond Finance of the Department, the Director of Texas Homeownership of the Department, the Director of Multifamily Finance of the Department, and the Secretary or any Assistant Secretary to the Board. Such persons are referred to herein collectively as the "Authorized Representatives." Any one of the Authorized Representatives is authorized to act individually as set forth in this Resolution.

Section 1.5 Ratifying Other Actions. All other actions taken or to be taken by the Executive Director and the Department's staff in connection in carrying out the purposes of this Resolution are hereby ratified and confirmed.

ARTICLE 2

GENERAL PROVISIONS

Section 2.1 Notice of Meeting. This Resolution was considered and adopted at a meeting of the Board that was noticed, convened, and conducted in full compliance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, and with § 2306.032 of the Texas Government Code, regarding meetings of the Board.

Section 2.2 Effective Date. This Resolution shall be in full force and effect from and upon its adoption.

[Execution page follows]

PASSED AND APPROVED this 14th day of December, 2017.

____
Chair, Governing Board

ATTEST:

____
Secretary to the Governing Board

(SEAL)

Exhibit A

George K. Baum & Company
INVESTMENT BANKERS SINCE 1928

December 14, 2017

Executive Director and Board of Directors
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

At the request of Department staff, George K. Baum & Company prepared this report to address certain provisions of the Texas Government Code, Title 10, Subtitle G, Chapter 2306, specifically the feasibility and potential economic impact to the Department of complying with Section 2306.142(l). As noted below, we are not providing the Department with any legal advice. We are retained by the Department in an expert financial capacity only. For legal analysis of Texas Government Code, Title 10, Subtitle G, Chapter 2306, or any other applicable law or regulation, please contact your legal counsel.

This report updates and reiterates our February 28, 2017 Report to the Board (the "Prior Report") and provides our analysis of feasibility and economic impact, as well as a summary of how the Department serves the credit needs of borrowers in underserved economic and geographic submarkets. We understand that the Department completed the market study required under Section 2306.142(c) in 2002. This report reconfirms the findings of our Prior Report and concludes that compliance with the requirements of Section 2306.142(l) remains unfeasible and could damage the financial condition of the Department. This is consistent with the conclusion reached by the Bond Review Board ("BRB") in granting waivers to the Department since 2002.

Background

Section 2306.142(l) of the Texas Government Code requires that single family mortgage revenue bonds issued by the Department contain specific set-asides or reservations of funds for mortgage loans, including subprime mortgage loans(1), to be originated in underserved economic and geographic submarkets in the state. Specifically, Section 2306.142(l) states:

> *In the state fiscal year beginning on September 1, 2002, and in each subsequent state fiscal year, the department shall allocate not less than 40 percent of the total single-family mortgage revenue bond loan volume to meet the credit needs of borrowers in underserved economic and geographic submarkets in the state, subject to the identification of a satisfactory market volume demand through the market study.*

As permitted under Section 2306.142(m) and prior the annual waiver granted by the BRB on July 20, 2017, the Department requested and received from the BRB a waiver of this provision for every new origination single family mortgage revenue bond issue closed by the Department since 2002. The BRB began issuing annual waivers based, in part, on the Board's acceptance, approval and submission to the

(1) *Section 2306.142 contains multiple references to the inclusion of subprime borrowers as part of underserved economic and geographic submarkets. The complete text of Section 2306.142 is attached.*

BRB of the George K. Baum's report. These waivers were granted on the basis that compliance with Section 2306.142(l) is unfeasible and could damage the financial condition of the Department.

Feasibility and Economic Impact

Under current market conditions, fulfilling the requirements of Section 2306.142(l) (specifically allocating or reserving any portion of the bond proceeds) is not feasible, not economically viable, would not be "consistent with the reasonable financial operation of the Department", and could damage the financial condition of the Department. Further, it is anticipated and assumed that, due to the financing structures implemented by the Department, the Department will continue to request an annual waiver from BRB of the requirements of Section 2306.142(l).

Compliance with the 40% set aside requirement of Section 2306.142(l), which includes the subprime requirement of Section 2306.142(f), is not feasible and could damage the financial condition of the Department for the following reasons:

1) Excessive cost of negative arbitrage to meet the 40% set aside requirement. Negative arbitrage is the cost that results when the interest rate paid on the bonds exceeds the interest rate earned on bond proceeds. When bond proceeds are required to be set aside, the required amount is deposited and invested until used; concurrently, the bonds accrue and pay interest at a higher rate than that earned on the set-aside amounts. For the last ten years or so, interest rates on 30-year housing bonds have greatly exceeded the short-term investment rates at which bond proceeds can be invested.

   However, a financing structure with no set-aside requirements can, and has been, implemented by the Department with no negative arbitrage cost. When the requirements of Section 2306.142(l) are waived, the Department is able to originate and pool its mortgage loans in advance of the bond issuance and can purchase the resulting MBS using bond proceeds at the closing of the bond issue. This eliminates negative arbitrage.

   While a small amount of negative arbitrage might be absorbed by a financing structure, the amount of negative arbitrage associated with setting aside 40% of the bond proceeds would be cost prohibitive. The Department could be forced to make an outright donation to the structure (as opposed to a contribution that could be recouped). For example, TDHCA would need to set-aside more than $100 million of loans annually to fulfill a 40% set aside requirement on $750 million total loan volume. The cost of "negative arbitrage" associated with reserving $300 million of loans annually (40% of $750 million) could exceed $4.5 to $9.0 million per year in the current market. The negative arbitrage cost would be significantly higher if TDHCA issued taxable bonds. Historically, the vast majority of funds set aside for targeted areas (required by the IRS to meet tax law) and similar requirements are not used, remain idle, and incur negative arbitrage for the entire one-year set-aside period.

Even if the Department chose to fund the negative arbitrage by increasing the rate charged to the homebuyers, the resulting rate would be (i) too high to be attractive, making origination unlikely and exacerbating the cost of the negative arbitrage, and (ii) too high to comply with Internal Revenue Service requirements related to the permissible spread between bond yield and mortgage yield for tax exempt bond issues.

2) <u>TDHCA indentures require "MBS eligible" loans</u>. The Department has not used "whole loan" collateral to support its indentures since 1988. Since then, the Department pools its mortgage loans into mortgage-backed securities ("MBS") that are backed by Ginnie Mae, Fannie Mae, or Freddie Mac, which effectively guarantee the timely receipt of underlying mortgage loan payments to meet the debt service requirements of the Department's indentures. This financing structure results in a higher rating on the bonds and a lower cost of debt, while the Department pledges fewer assets to the bond indenture than otherwise would be required. In addition, the MBS structure eliminates (i) the cost of overcollateralization, (ii) the need to fund debt service reserves, and (iii) the costs, expenses, and losses typically associated with whole loans.

   Each agency (Ginnie Mae, Fannie Mae, and Freddie Mac) has specific mortgagor eligibility requirements for mortgage loans that are securitized into an MBS. While the definition of subprime has changed over time (particularly since the events of 2008), subprime loans generally are not eligible for securitization. As such, the Department would have to maintain those loans as whole loans. As detailed in the previous paragraph, there are significant economic reasons for the Department to maintain its MBS financing structure as it allows the Department to assist the maximum amount of low and moderate income homebuyers in the most efficient manner without incurring unnecessary credit risk. The cost of foregoing these efficiencies to accommodate the introduction of a significant number of low rated whole loans would be impractical and could damage the financial condition of the Department.

3) <u>Master Servicers have minimum credit requirements</u>. The Department uses a Master Servicer to purchase, pool, and service mortgage loans originated through its single family mortgage programs. The Master Servicer typically has minimum credit requirements for eligible borrowers. The Department's Master Servicer, Idaho Housing and Finance Authority ("IHFA"), has a minimum FICO score requirement of 620. Therefore, the Department cannot originate loans for credits below 620 FICO due to the Master Servicer's credit requirements.

4) <u>The 40% set-aside requirement creates significant interest rate risk</u> in the form of rate buy-down and/or unexpended proceeds call risk. Because the bond rate is set at closing, the Department is subject to interest rate risk on set-aside amounts. If the market interest rate for mortgage loans drops, the Department's mortgage rate may be unattractive. For short periods of time or for relatively small amounts, this is manageable; however, a 40% set-aside could be quite costly. The Department would be faced with a choice: a) contribute its own funds to "buy down" the mortgage rate, or b) invoke a non-origination call on the bonds, potentially damaging the

Department's reputation among bond purchasers and possibly increasing its borrowing cost in the future. Once again, compliance with Section 2306.142(l) is not feasible and could damage the financial condition of the Department.

Serving the Needs of Borrowers in Underserved Economic and Geographic Submarkets

The Department regularly serves borrowers in underserved economic and geographic submarkets. Through its "to-be-announced" (or TBA) program, also known as the Taxable Mortgage Program ("TMP-79"), the Department offers daily financing options to homebuyers throughout the State. TMP-79, which began in October 2012, is a continuous funding program that currently serves as the Department's primary mortgage loan origination mechanism for single family programs. Summary highlights of TMP-79 include the following:

- TMP-79 is currently the only statewide down payment assistance program that offers financing to borrowers with FICO scores as low as 620 without charging a rate penalty.

- Since October 2012, the Department has financed and purchased over $1.6 billion in first lien mortgage loans and provided $73 million in associated down payment and closing cost assistance (in the form of 0% interest, due on sale or refinance, second mortgage loans).

- Approximately 65% of program borrowers earn less than 80% of Area Median Income ("AMI").

- The Department offers free online Homebuyer Education training. This tool educates first-time homebuyers regarding the complex process of purchasing a home and is required in order to be an eligible borrower in one of the Department's single family loan programs.

- The Department is responsible for the Texas Statewide Homebuyer Education Program, which is offered through third party providers. This program provides training to housing counselors with respect to the content and techniques for providing comprehensive pre- and post-purchase homebuyer education that is used to provide quality homebuyer education throughout the state.

Conclusion

Based on the costs and risks described above, and consistent with the conclusion reached by the Bond Review Board ("BRB") in granting waivers to the Department since 2002, we believe that meeting the requirements of Section 2306.142(l) remains unfeasible.

The Department, however, continues to achieve its objectives by adapting and innovatively structuring its programs to serve an ever-expanding borrower base of Texas homebuyers in underserved markets – economic, credit, geographic, or otherwise. The Department's use of MBS to secure its bonds programs significantly reduces the Department's risk and borrowing cost. Therefore, the Department expects to continue to request an annual waiver of Section 2306.142(l) from BRB each calendar year. The Department will continue to monitor its ability to meet these requirements as it looks for ways to better serve its borrower base, which is composed primarily of low, very low, and moderate income first-time homebuyers. The Department also will maintain the integrity of its bond indentures and operate in a manner that is "consistent with the reasonable financial operation of the Department".

Use of the Report

It is expressly understood and agreed that (a) this report is provided solely for the information of and assistance to the Texas Department of Housing and Community Affairs and the Texas Bond Review Board and is not to be used, circulated, quoted or otherwise referred to without our written consent, and (b) this report is not intended, and is not under any circumstances to be construed, as legal advice or as requiring us to perform services which may constitute the practice of law. We are retained and engaged by TDHCA in an expert financial capacity only. Our statements and conclusions are based in part on information provided to us by TDHCA staff, and we assume that information to be materially complete, accurate and true. We have not undertaken any responsibility or duty to independently verify that information, and this report is not intended to and does not attest that such information is materially complete, accurate or true.

Sincerely,

Barton Withrow

Barton Withrow
Senior Vice President
George K. Baum & Company

Attachment: Texas Government Code, Title 10, Section 2306.142

1j

BOARD ACTION REQUEST

HOME AND HOMELESSNESS PROGRAMS DIVISION

DECEMBER 14, 2017

Presentation, discussion, and possible action to authorize the issuance of the 2017 HOME Single Family Programs Reservation System Notice of Funding Availability ("NOFA") and publication of the NOFA in the *Texas Register*

RECOMMENDED ACTION

WHEREAS, the Texas Department of Housing and Community Affairs ("TDHCA" or the "Department") has approximately $3,159,959 of HOME Single Family funds to make available from the U. S. Department of Housing and Urban Development's ("HUD") State of Texas 2017 allocation to TDHCA for the HOME Program;

WHEREAS, TDHCA is experiencing continued demand for funding for HOME Program single family activities under the Reservation System, and

WHEREAS, the Department wishes to release a NOFA for HOME Program single family activities for $1,159,959 for Persons with Disabilities ("PWD") set-aside and $2,000,000 for Contract for Deed ("CFD") set-aside into the Reservation System;

NOW, therefore, it is hereby

RESOLVED, that the Executive Director and his designees be and each of them hereby are authorized, empowered, and directed, for and on behalf of the Department, to post on the Department's website and to publish a notification in the *Texas Register*, a 2017 HOME Single Family Programs Reservation System NOFA for funding in the amount of approximately $3,159,959, to be released into the Reservation System, and to make any technical corrections or perform such other acts as may be necessary to effectuate the foregoing.

BACKGROUND

The U. S. Department of Housing and Urban Development's ("HUD") State of Texas 2017 allocation to TDHCA for the HOME Program is approximately $23,199,182 and was received on October 30, 2017. TDHCA has programmed the funds for various uses in accordance with the HUD-approved 2017 Consolidated Plan One-Year Action Plan ("OYAP"). Staff is proposing to release a HOME Single Family Programs Reservation System NOFA that includes $3,159,959 of the 2017 HOME allocation for PWD and CFD set asides. The PWD funds will be made available to single family HOME Program Reservation System Administrators for Homeowner Rehabilitation Assistance, Homebuyer Assistance, and Tenant-Based Rental Assistance activities. Approval for participation in the Reservation System is not a guarantee of funding availability.

Of the $3,159,959 that will be released under this NOFA, $2,000,000 will be set-aside for CFD Program; and $1,159,959 will be set aside under the PWD set-aside. These set-aside funds are not subject to the Regional Allocation Formula. Staff is soliciting input regarding the NOFA for the remainder of the 2017 allocation which is anticipated to be released in January or February.

The availability and use of these funds are subject to state and federal regulations including, but not limited to Texas Administrative Code in Title 10 Part 1, Chapter 20, Single Family Umbrella Rule, and Chapter 23, the Single Family HOME Program, as amended ("HOME Program Rule"), and the federal regulation governing the HOME Program at 24 CFR Part 92, as amended ("HOME Final Rule").

The 2017 HOME Single Family Programs Reservation System NOFA was developed in accordance with the Single Family Umbrella and HOME Program Rules. Administrators will access the funds available under this NOFA either through existing agreements or by applying under an open application cycle.

1k

BOARD ACTION REQUEST
MULTIFAMILY FINANCE DIVISION
DECEMBER 14, 2017

Presentation, discussion, and possible action on a Determination Notice for Housing Tax Credits with another Issuer (#17407 Shadow Ridge, Round Rock)

RECOMMENDED ACTION

WHEREAS, a 4% Housing Tax Credit application for Shadow Ridge, sponsored by Pedcor, was submitted to the Department on June 23, 2017;

WHEREAS, a Carryforward Designation Certificate was issued by the Texas Bond Review Board on January 11, 2017, and will expire on December 31, 2019, and an additional Certificate of Reservation was issued on August 14, 2017, and will expire on January 11, 2018;

WHEREAS, the proposed issuer of the bonds is the Capital Area Housing Finance Corporation;

WHEREAS, in accordance with 10 TAC §1.301(d)(1), the compliance history is designated as a Medium Category 3 Portfolio and deemed acceptable by the Executive Award and Review Advisory Committee ("EARAC") after review and discussion; and

WHEREAS, the EARAC recommends the issuance of the Determination Notice with the condition that the closing occur within 120 days (on or before April 13, 2018);

NOW, therefore, it is hereby

RESOLVED, that the issuance of a Determination Notice of $2,390,933 in 4% Housing Tax Credits, subject to underwriting conditions that may be applicable as found in the Real Estate Analysis report posted to the Department's website for Shadow Ridge is hereby approved as presented to this meeting; and

FURTHER RESOLVED, that provided the Applicant has not closed on the bond financing on or before April 13, 2018, the Board authorizes EARAC to approve or deny an extension of the Determination Notice date subject to an updated previous participation review, if necessary.

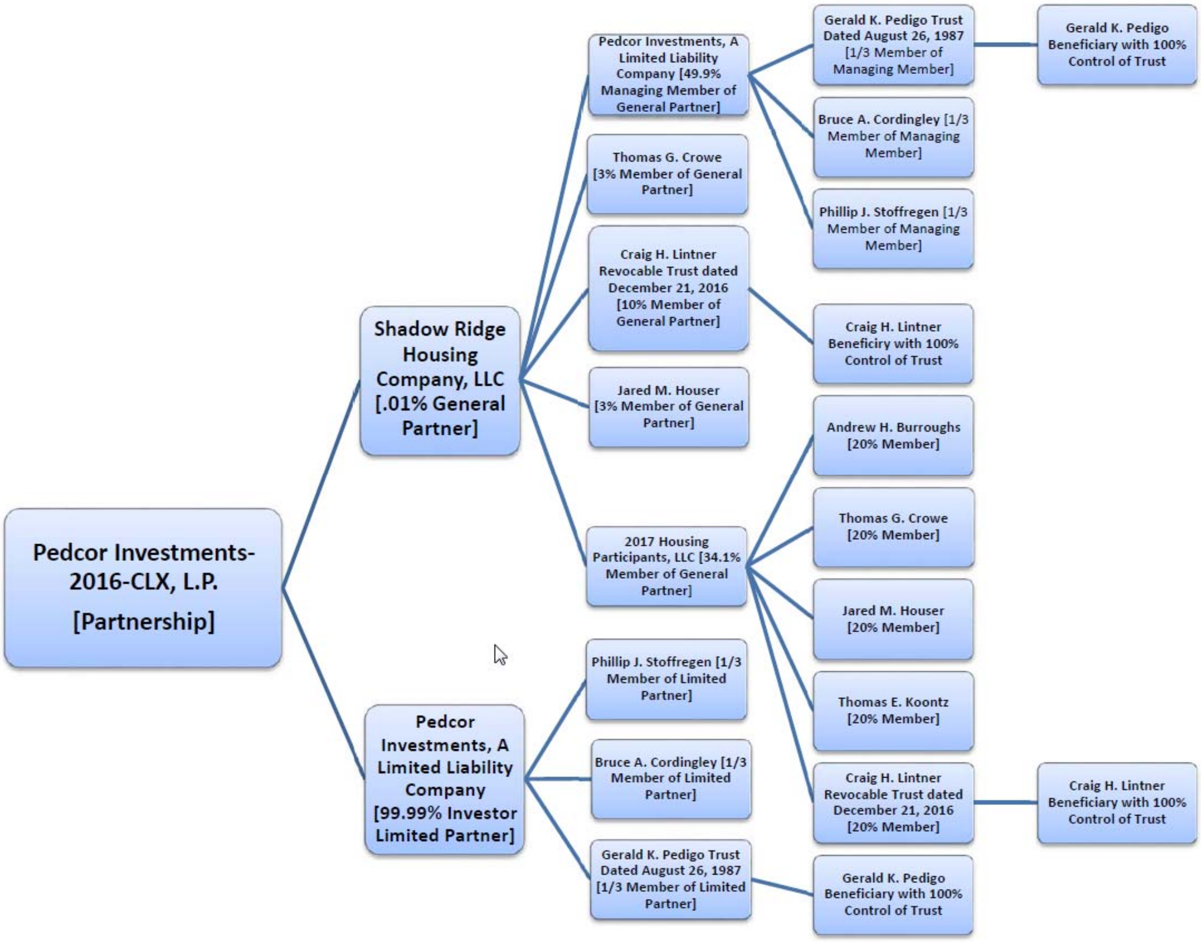
BACKGROUND

General Information: Shadow Ridge, proposed to be located at 2250 East Old Settlers Boulevard in Round Rock, Williamson County, involves the new construction of 316 units, of which 304 units will be income and rent restricted at 60% of Area Median Family Income ("AMFI") and the remaining 12 units will be income and rent restricted at 50% AMFI. The development will serve the general population and is currently zoned appropriately. The census tract (0215.07) has a median household income of $58,738, is in the third quartile, and has a poverty rate of 10.2%.

Organizational Structure and Previous Participation: The Borrower is Pedcor Investments-2016-CLX, L.P., and includes the entities and principals as illustrated in Exhibit A. The applicant's portfolio is considered a Medium Category 3 and the previous participation was deemed acceptable by EARAC after review and discussion. EARAC also reviewed the proposed financing and the underwriting report, and recommends issuance of a Determination Notice.

Public Comment: There have been no letters of support or opposition submitted to the Department.

EXHIBIT A


Pedcor Investments-2016-CLX, L.P. [Partnership]
Shadow Ridge Housing Company, LLC [.01% General Partner]
Pedcor Investments, A Limited Liability Company [49.9% Managing Member of General Partner]
Thomas G. Crowe [3% Member of General Partner]
Craig H. Lintner Revocable Trust dated December 21, 2016 [10% Member of General Partner]
Jared M. Houser [3% Member of General Partner]
2017 Housing Participants, LLC [34.1% Member of General Partner]
Gerald K. Pedigo Trust Dated August 26, 1987 [1/3 Member of Managing Member]
Gerald K. Pedigo Beneficiary with 100% Control of Trust
Bruce A. Cordingley [1/3 Member of Managing Member]
Phillip J. Stoffregen [1/3 Member of Managing Member]
Craig H. Lintner Beneficiry with 100% Control of Trust
Andrew H. Burroughs [20% Member]
Thomas G. Crowe [20% Member]
Jared M. Houser [20% Member]
Thomas E. Koontz [20% Member]
Craig H. Lintner Revocable Trust dated December 21, 2016 [20% Member]
Craig H. Lintner Beneficiary with 100% Control of Trust
Pedcor Investments, A Limited Liability Company [99.99% Investor Limited Partner]
Phillip J. Stoffregen [1/3 Member of Limited Partner]
Bruce A. Cordingley [1/3 Member of Limited Partner]
Gerald K. Pedigo Trust Dated August 26, 1987 [1/3 Member of Limited Partner]
Gerald K. Pedigo Beneficiary with 100% Control of Trust

17407 Shadow Ridge - Application Summary

REAL ESTATE ANALYSIS DIVISION
December 4, 2017

PROPERTY IDENTIFICATION

Application #	17407
Development	Shadow Ridge
City / County	Round Rock / Williamson
Region/Area	7 / Urban
Population	General
Set-Aside	General
Activity	New Construction

RECOMMENDATION

TDHCA Program	Request	Recommended		
LIHTC (4% Credit)	$2,390,933	**$2,390,933**	**$7,566/Unit**	**$0.88**
0	Amount	Rate	Amort	Term	Lien
0					
0					
0					
0					

KEY PRINCIPAL / SPONSOR

Craig Lintner / Pedcor

Related-Parties	Contractor - Yes	Seller - Yes

TYPICAL BUILDING ELEVATION/PHOTO

UNIT DISTRIBUTION

# Beds	# Units	% Total
Eff	-	0%
1	112	35%
2	180	57%
3	24	8%
4	-	0%
TOTAL	316	100%

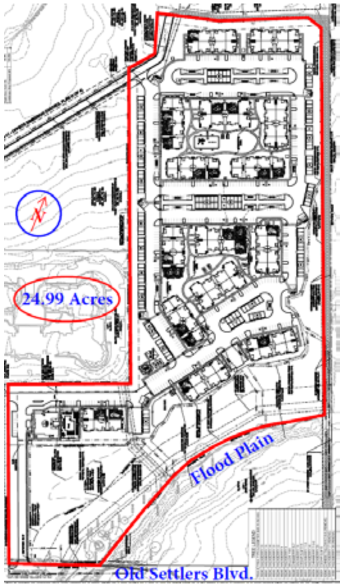
INCOME DISTRIBUTION

Income	# Units	% Total
30%	-	0%
40%	-	0%
50%	12	4%
60%	304	96%
MR	-	✓
TOTAL	316	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		TDHCA's Pro Forma	
Debt Coverage	⚠ 1.15	**Expense Ratio**	✓ 37.1%
Breakeven Occ.	✓ 84.9%	**Breakeven Rent**	$891
Average Rent	$973	**B/E Rent Margin**	✓ $82
Property Taxes	$939/unit	**Exemption/PILOT**	0%
Total Expense	$4,090/unit	**Controllable**	$2,353/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)			⚠ 10.0%
Highest Unit Capture Rate	⚠ 72%	2 BR/60%	180
Dominant Unit Cap. Rate	⚠ 72%	2 BR/60%	180
Premiums (↑60% Rents)	#DIV/0!		#DIV/0!
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY

Costs Underwritten	Applicant's Costs		
Avg. Unit Size	1,050 SF	**Density**	12.6/acre
Acquisition		$14K/unit	$4,500K
Building Cost	$80.34/SF	$84K/unit	$26,665K
Hard Cost		$116K/unit	$36,513K
Total Cost		$206K/unit	$65,213K
Developer Fee	$7,343K	(9% Deferred)	Paid Year: 3
Contractor Fee	$5,112K	**30% Boost**	Yes

DEBT (Must Pay)

Source	Term	Rate	Amount	DCR
PR Mortgage & Investments FHA 221(d)(4)	40/40	2.75%	$45,207,567	1.11
TOTAL DEBT (Must Pay)			**$45,207,567**	

CASH FLOW DEBT / GRANT FUNDS

Source	Term	Rate	Amount	DCR
CASH FLOW DEBT / GRANTS			**$0**	

EQUITY / DEFERRED FEES

Source	Amount
Pedcor Funding Corp.	$21,046,416
Pedcor Development Associates	$633,979
TOTAL EQUITY SOURCES	$21,680,395
TOTAL DEBT SOURCES	$45,207,567
TOTAL CAPITALIZATION	**$66,887,962**

CONDITIONS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

Issuer	Capital Area HFC
Expiration Date	12/31/2019
Bond Amount	$48,000,000
BRB Priority	3
Close Date	January 2018
Bond Structure	FHA Cash-Collateralized

RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Average occupancy of LIHTC properties in the PMA is 97%
- Concentration of employment opportunities
- Attractive design should enhance leasing
- Developer experience

WEAKNESSES/RISKS

- Gross capture rate of 9.97% with high unit capture rates
- Interest rate sensitivity
- Credit pricing sensitivity

AERIAL PHOTOGRAPH(s)

BOARD ACTION REQUEST

MULTIFAMILY FINANCE DIVISION

DECEMBER 14, 2017

Presentation, discussion and possible action on a Determination Notice for Housing Tax Credits with another Issuer (#1711 Villa Americana, Houston)

RECOMMENDED ACTION

WHEREAS, a 4% Housing Tax Credit application for Villa Americana, sponsored by ITEX Partners, LLC, was submitted to the Department on June 23, 2017;

WHEREAS, in lieu of a Certification of Reservation, a Carryforward Designation Certificate was issued by the Texas Bond Review Board on January 12, 2017, and will expire on December 31, 2019;

WHEREAS, the proposed issuer of the bonds is the Houston Housing Finance Corporation;

WHEREAS, there are undesirable neighborhood characteristics and two undesirable site features associated with the proposed development site that were brought before the Board for consideration at the Board meeting of November 9, 2017;

WHEREAS, in light of significant evidence and testimony presented the Board found the development site eligible despite the presence of these undesirable neighborhood characteristics and undesirable site features; and

WHEREAS, the EARAC recommends the issuance of the Determination Notice with the condition that the closing occur within 120 days (on or before April 13, 2018);

NOW, therefore, it is hereby

RESOLVED, that the issuance of a Determination Notice of $1,733,914 in 4% Housing Tax Credits, subject to underwriting conditions that may be applicable as found in the Real Estate Analysis report posted to the Department's website for Villa Americana is hereby approved as presented to this meeting; and

FURTHER RESOLVED, that provided the Applicant has not closed on the bond financing on or before April 13, 2018, the Board authorizes EARAC to approve or deny an extension of the Determination Notice date subject to an updated previous participation review, if necessary.

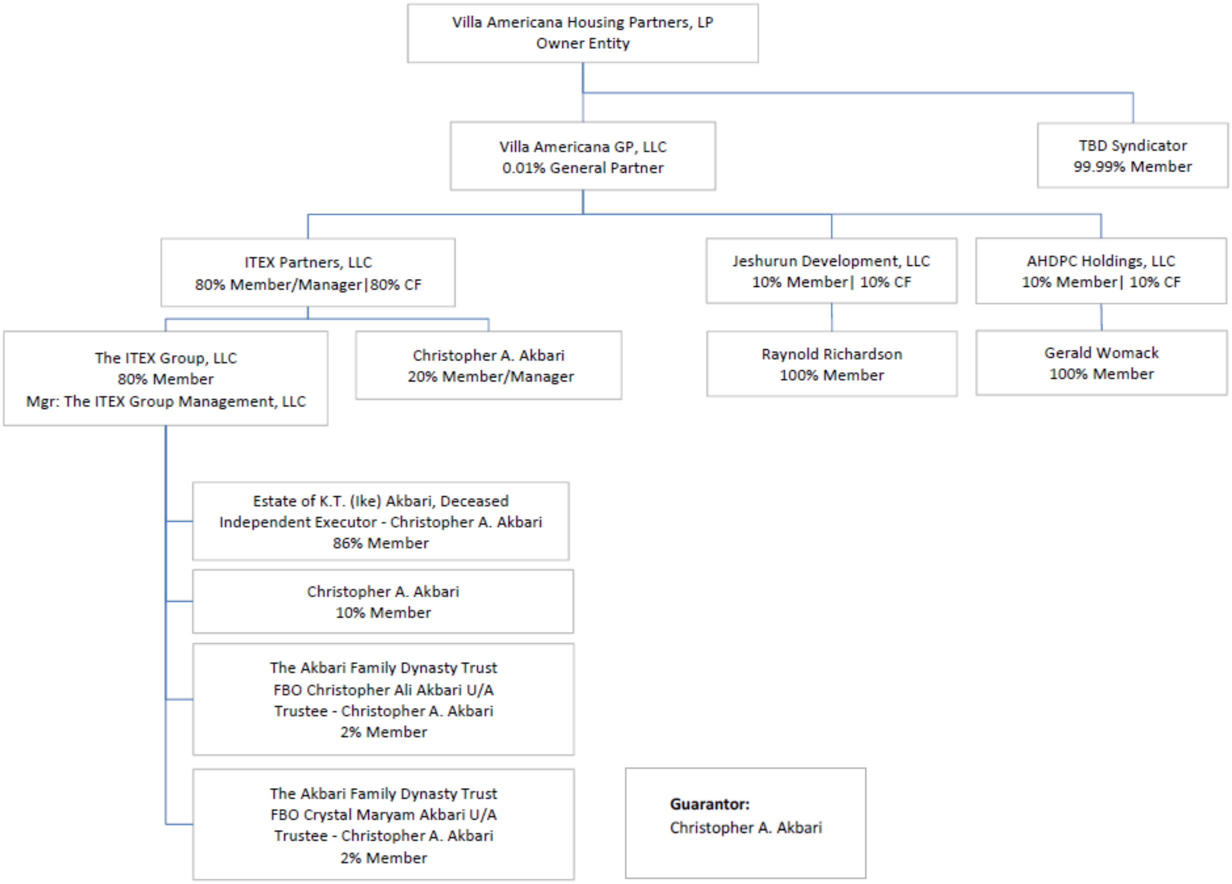
BACKGROUND

General Information: Villa Americana is an existing development located at 5901 Selinsky Road in Houston, Harris County. The Development was originally constructed in 1972 and the applicant proposes the acquisition and rehabilitation of 258 units. All of the units are proposed to be rent and income restricted at 60% of Area Median Family Income and the project-based Section 8 contract under which the development currently operates is intended to be preserved for all of the units. The development is located in census tract (3317.00) which has a median household income of $35,250, is in the fourth quartile, and has a poverty rate of 27.7%.

Organizational Structure and Previous Participation: The Borrower is Villa Americana Housing Partners, LP, and includes the entities and principals as illustrated in Exhibit A. The applicant's portfolio is considered a Category 2 and the previous participation was deemed acceptable by EARAC without further review or discussion. EARAC also reviewed the proposed financing and the underwriting report, and recommends issuance of a Determination Notice.

Public Comment: The Department received letters of support from State Senator Borris L. Miles, State Representative Garnet F. Coleman, City of Houston Councilman Dwight Boykins, Edward P. Manning, Director, HUD Kansas City Asset Management Division and the Crestmont Park Civic Association.

EXHIBIT A


Villa Americana Housing Partners, LP
Owner Entity
Villa Americana GP, LLC
0.01% General Partner
TBD Syndicator
99.99% Member
ITEX Partners, LLC
80% Member/Manager|80% CF
Jeshurun Development, LLC
10% Member| 10% CF
AHDPC Holdings, LLC
10% Member| 10% CF
The ITEX Group, LLC
80% Member
Mgr: The ITEX Group Management, LLC
Christopher A. Akbari
20% Member/Manager
Raynold Richardson
100% Member
Gerald Womack
100% Member
Estate of K.T. (Ike) Akbari, Deceased
Independent Executor - Christopher A. Akbari
86% Member
Christopher A. Akbari
10% Member
The Akbari Family Dynasty Trust
FBO Christopher Ali Akbari U/A
Trustee - Christopher A. Akbari
2% Member
The Akbari Family Dynasty Trust
FBO Crystal Maryam Akbari U/A
Trustee - Christopher A. Akbari
2% Member
Guarantor:
Christopher A. Akbari

BORRIS L. MILES
STATE SENATOR • DISTRICT 13

COMMITTEES: AGRICULTURAL, WATER, & RURAL AFFAIRS • HEALTH & HUMAN SERVICES • NATURAL RESOURCES & ECONOMIC DEVELOPMENT • NOMINATIONS

November 8, 2017

Mr. J.B. Goodwin, Chair
TDHCA Board Members
c/o Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Re: Support for TDHCA #17411 Villa Americana

Dear Board Members:

I represent District 13, which includes the Villa Americana apartment community. I fully support the proposed acquisition and rehabilitation of the development and urge you to support this community by finding the development eligible and approving an award of funding.

The neighborhood surrounding Villa Americana is experiencing positive change, which includes reductions in violent crime. I understand that TDHCA's rules prevent staff from taking into account the demonstrated reduction in violent crime in the area in the past 12 months. I ask the Board to use its discretion to accept more current crime statistics than the TDHCA rules contemplate, which clearly demonstrate the positive trend required by the rules. I also ask that you find the site eligible related to the existing site features, a pipeline and high voltage transmission lines, that have existed for years at and near to the site.

Affordable housing is needed more than ever in Houston, including rehabilitation developments like Villa Americana. Please use your discretion to support affordable housing in Houston and find Villa Americana eligible for an award of funding. Thank you for your service to the State of Texas.

Sincerely,

Senator Borris Miles
Texas State Senate District 13

CAPITOL OFFICE:
P.O. Box 12068
Austin, Texas 78711
(512) 463-0113 • FAX: (512) 463-0006
Dial 711 for Relay Calls

DISTRICT OFFICE:
5302 Almeda Road, Suite A
Houston, Texas 77004
(713) 665-8322 • FAX: (713) 665-0009

borris.miles@senate.texas.gov

STATE OF TEXAS
HOUSE OF REPRESENTATIVES

GARNET F. COLEMAN
STATE REPRESENTATIVE
DISTRICT 147

November 8, 2017

Mr. J.B. Goodwin, Chair
TDHCA Board Members
c/o Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Re: Support for TDHCA #17411 Villa Americana

Dear Board Members:

I represent House District 147 in Houston, where Villa Americana is located. I am in strong support of the proposal for the preservation and rehabilitation of this community and request that the Texas Department of Housing and Community Affairs find the development site eligible and approve and award of housing tax credit funding.

The Crestmont Park community has benefited greatly from the turnaround of a number of apartment complexes in close proximity to Villa Americana over the past year, including The Pointe at Crestmont, which is a half mile from Villa Americana and which was approved by the TDHCA Board at the end of 2016. As a result of these turnarounds, the neighborhood has seen a reduction in crime of 13-14% in the police beats surrounding the development, and 59-63% within a half mile of Villa Americana. The proposal to rehabilitate Villa Americana is an opportunity to continue this positive trend, and also strengthen a community that TDHCA has already invested in only one year ago.

Following the devastation caused by Hurricane Harvey, quality affordable housing is badly needed in the City of Houston. Please support the rehabilitation of Villa Americana apartments and find the development site eligible for an award of funding. Thank you for all you do to provide safe, decent, affordable housing to the residents of the State of Texas.

Very Truly Yours,

Garnet F. Coleman

Representative Garnet F. Coleman
District 147

P.O. BOX 2910 • AUSTIN, TEXAS 78768-2910 • (512) 463-0524
P.O. BOX 88140 • HOUSTON, TEXAS 77288 • (713) 520-5355

DWIGHT BOYKINS
Houston City Council Member, District D

November 8, 2017

Mr. J.B. Goodwin, Chair
TDHCA Board Members
c/o Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Re: Support for TDHCA #17411 Villa Americana

Dear Board Members:

Thank you for consideration of the Villa Americana rehabilitation application. I regret that I cannot be there in person to speak in front of you today.

As you know, this application proposes the acquisition and rehabilitation of an existing affordable housing development. The surrounding neighborhood supports this project, and as the elected city council member for District D, I strive to be responsive to the needs of the community.

I understand that your Department has concerns regarding this application due to crime. It might be helpful to outline the events occurring in the community that will contribute to its continued positive change and ultimately make this a stronger and safer community. This area needs and deserves investment in the improvement of the neighborhood's existing housing as much as any other area of Houston. And particularly in the wake of the devastating effects of Hurricane Harvey on the City of Houston, improvement of the city's affordable housing is more important than ever.

Villa Americana is located in the Crestmont Park section of Houston. This is the same neighborhood in which the Department approved an award of funding to The Pointe at Crestmont approximately one year ago, after careful consideration of the dynamics of the surrounding neighborhood. The Department's funding of The Pointe at Crestmont has had a positive effect in the neighborhood, but that investment was not the first investment in this community, as significant public and private investment has been made in this neighborhood in recent years. Construction has recently been completed on the community's new $72 million Sterling High School campus within walking distance of the proposed development. Street and drainage projects are underway to improve infrastructure. Specifically, in the last three years the City of Houston has completed or has allocated over $10 million in street and utility improvements in the immediate area of Villa Americana.

Additionally, it is important to note the positive changes occurring related to several multifamily developments in the immediate vicinity of Villa Americana. In recent years, a significant amount of crime was occurring in a small number of apartment complexes. With the help of TDHCA, a blighted apartment complex has been demolished within a half mile of Villa Americana, and will be the site of the new construction development The Pointe at Crestmont. Additionally, the City of Houston closed a high crime apartment complex next door to the Pointe at Crestmont and the vacant buildings have been demolished.

Two other complexes in the area will be the focus of the new multifamily task force. As requested by the mayor's office, this initiative is headed by the Housing and Community Development Department and will include five city departments, including the Houston Police Department. This task force will use enforcement and incentives to improve dangerous apartment complexes. Reducing crime at these apartment complexes which have the most concentrated incidents of crime will reduce crime in the overall neighborhood. While the crime statistics show room for improvement, the city is implementing strategies to address crime and I urge you not to disregard this neighborhood.

I have reviewed the crime statistics released by the Houston Police Department for this area and see that they show a decrease in violent crime over the past 24 months, including over the time period since the TDHCA Board approved The Pointe at Crestmont development, only half a mile from Villa Americana. The positive changes in the community, including the demolition of blighted apartment complexes, has resulted in tangible reductions in violent crime. An award of funding by TDHCA to allow for the rehabilitation and takeover by an engaged owner and property management firm at Villa Americana will further contribute to the positive changes in the multifamily communities in the area, and thus the overall crime reduction in the neighborhood.

Crestmont Park is no longer an overlooked neighborhood and the City of Houston and private developers are working to better this area. Please recognize the opportunity in Crestmont Park and join the City of Houston in participating in the Villa Americana development.

Sincerely,

Dwight Boykins,
Houston City Councilmember, District D

Exhibit G

DWIGHT BOYKINS
Houston City Council Member, District D

April 3, 2017

Villa Americana Housing Partners, LP
c/o Christopher A. Akbari
3735 Honeywood Court
Port Arthur, TX 77642

Re: Villa Americana Apartments, Houston, TX

Dear Mr. Akbari,

I am writing to you on behalf of Villa Americana Apartments located at 5901 Selinsky Street, Houston, Harris County. As the Council Member for District D, I offer my support of the application for 2017 4% Housing Tax Credits being requested through the Texas Department of Housing and Community Affairs.

Please feel to contact my office if you have any additional questions or concerns at DistrictD@HoustonTX.gov or 832-393-3001.

Sincerely,

Dwight Boykins
Houston City Council
District D

Telephone (832) 393-3001 • P.O. Box 1562 • Houston, Texas 77251-1562 • 900 Bagby, 1st Floor
districtd@houstontx.gov

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Southwest Multifamily Region
Serving Arkansas, Iowa, Kansas, Louisiana, Missouri, Nebraska, New Mexico, Oklahoma, and Texas
Multifamily Customer Service Telephone Line 1-800-568-2893
www.hud.gov

November 6, 2017

Christopher A. Akbari
Villa Americana Housing Partners, LP
9 Greenway Plaza, Suite 1250
Houston, TX 77046

Subject: Villa Americana Apartments – Section 8 Contract No.: TX16L000043
Housing Tax Credit Application

Dear Mr. Akbari:

The US Department of Housing and Urban Development supports the preservation of affordable housing at Villa Americana Apartments in Houston, Texas, through a Housing Tax Credit (HTC) rehab. The property receives federal funding through a 20-year Housing Assistance Payment contract (HAP), effective March 1, 2005 through February 28, 2025

We reviewed your email of October 30, 2017, regarding your organization's plan to purchase and rehab the subject property using 4% HTC's. Should HTC's be awarded to the project, HUD will consider granting approval to extend the current HAP for a total of 20 years, subject to the availability of funds and provided all applicable HUD requirements are met.

If you have any questions, please contact Charles Miller, Branch Chief, by phone at (913) 551-6876 or via email at charles.p.miller@hud.gov.

Sincerely,

6 Nov17
Edward P. Manning
Director
Kansas City Asset Management Division

Fort Worth Regional Office
801 Cherry Street Unit #45, Suite 2500
Fort Worth, Texas 76102

Kansas City Satellite Office
400 State Avenue, Suite 300
Kansas City, KS 66101

UNITY
SERVICE
COMMUNITY

CRESTMONT PARK CIVIC ASSOCIATION
P. O. BOX 331742
HOUSTON, TEXAS 77233-1742
713-239-4505

May 21, 2017

Villa Americana Housing Partners, LP
Attn: Christopher A. Akbari
9 Greenway Plaza, Suite 1250
Houston, TX 77046

Re: Letter of Support - Villa Americana Apartments Rehab Project, Houston, TX.

Dear Mr. Akbari:

The Crestmont Park Civic Association supports the proposed affordable housing rehabilitation project planned for the Villa Americans Apartments located at 5901 Selinksy Road, Houston, Harris County, Texas 77048. This letter is to affirm our support of the application for 2017 4% Housing Tax Credits being requested through the Texas Department of Housing and Community Affairs.

We believe this development would greatly benefit the community by providing quality affordable housing to families in this area. In the last few years we have seen numerous new public and private developments such as new single family housing developments, new businesses, and rebuilt schools transform our community.

If you have any questions or need any additional information, I can be reached by phone at 832-752-2082, or by email at buildonsuccess@gmail.com .

Sincerely,

Charles Cave

Charles Cave, President
Crestmont Park Civic Association

www.crestmontpark.org

UNITY
SERVICE COMMUNITY

CRESTMONT PARK CIVIC ASSOCIATION
P. O. BOX 331742
HOUSTON, TEXAS 77233-1742
713-239-4505

November 7, 2017

Mr. J.B. Goodwin, Chair
TDHCA Board Members
c/o Tim Irvine, Executive Director
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

Re: Support for TDHCA #17411 Villa Americana

Dear Board Members:

The Crestmont Park Civic Association urges the board to approve the proposed application to acquire and rehabilitate the affordable housing rehabilitation project planned for the Villa American Apartments located at 5901 Selinksy Road, Houston, Harris County, Texas 77048.

Quality, affordable, well-managed housing is one of the bedrocks on which good strong viable communities exist. Without it, communities are prone to suffer and fall victims to high crime rates and other negative social evils that seek to destroy strong families and civic-minded citizens.

Our civic association is working to do our part in reducing neighborhood crime. We have an active Citizens on Patrol Group which was chartered and certified by the Houston Police Department several years ago. The group patrols the neighborhood and reports suspicious criminal activities to the Houston Police Department. Last month we held our annual National Night Out crime prevent event at our newly renovated and rehabbed Codwell Elementary School. The school re-opened on its original campus after a $14 million Houston Independent School District renovation and improvement project.

Also, worth noting is that our community was largely spared the raves of the massive flooding that took place during Hurricane Harvey a few weeks ago. We were spared largely due to major improvements that were done over the last several years to the Sims Bayou watershed. Our civic association was a major leader in lobbying and urging our local and federal political representatives to make those improvements. Without those improvements, our neighborhood would have been devastated by Hurricane Harvey's lingering rainfall. Those improvements have made our community a more valuable place to live, given its ability to have weathered such a devastating storm.

Thus, approval of this project would greatly enhance our community's continued progress towards improving the quality of affordable housing in our neighborhood. This along with the other improvements and investments in our neighborhood schools, infrastructure, and businesses are making a strong difference towards improving and strengthening our community.

Once again, for these reasons we urge the board's approval of this proposal. If you have any questions or need any additional information, I can be reached by phone at 832-752-2082, or by email at buildonsuccess@gmail.com .

Sincerely,

Charles Cave

Charles Cave, President
Crestmont Park Civic Association

17411 Villa Americana - Application Summary

REAL ESTATE ANALYSIS DIVISION
December 7, 2017

PROPERTY IDENTIFICATION

Application #	**17411**
Development	**Villa Americana**
City / County	Houston / Harris
Region/Area	6 / Urban
Population	General
Set-Aside	General
Activity	Acquisition/Rehab (Built in 1972)

RECOMMENDATION

TDHCA Program	Request	Recommended		
LIHTC (4% Credit)	$1,733,914	$1,733,914	$6,721/Unit	$0.94

KEY PRINCIPAL / SPONSOR

Itex Partners, LLC, The Itex Group, LLC, Itex Development, LLC, Jeshurun Development, AHDPC Holdings, Christopher Akbari, Raynold Richardson, Gerald Womack

Related-Parties	Contractor - Yes	Seller - No

TYPICAL BUILDING ELEVATIONS/PHOTOS

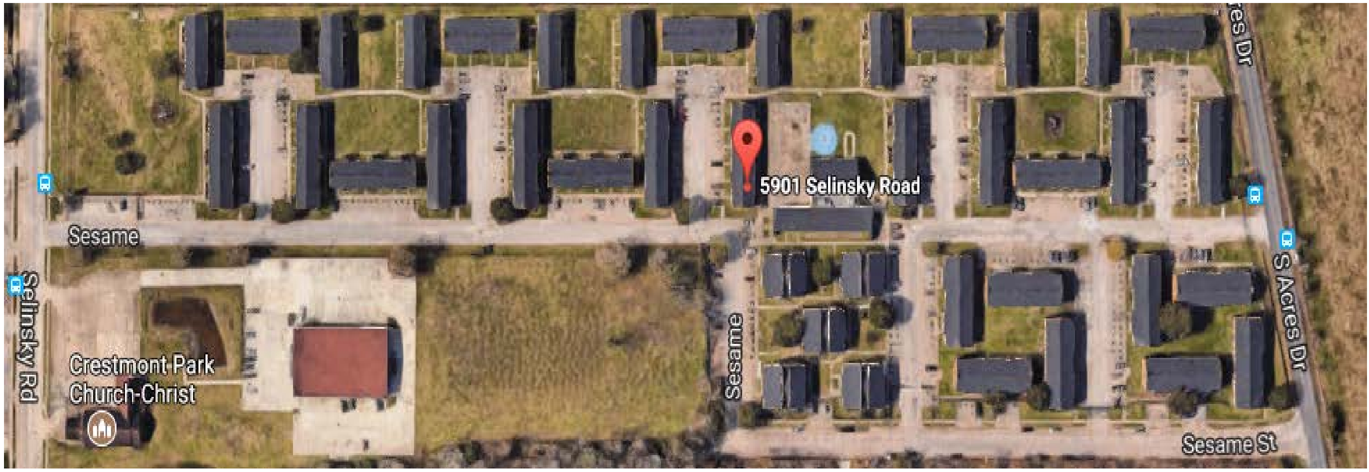
UNIT DISTRIBUTION / INCOME DISTRIBUTION

# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	-	0%
1	40	16%	40%	-	0%
2	104	40%	50%	-	0%
3	78	30%	60%	258	100%
4	36	14%	MR	-	✓
TOTAL	258	100%	TOTAL	258	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	✓ 1.21	**Expense Ratio**	✓ 42.3%
Breakeven Occ.	✓ 85.5%	**Breakeven Rent**	$1,068
Average Rent	$1,189	**B/E Rent Margin**	✓ $121
Property Taxes	$1,066/unit	**Exemption/PILOT**	0%
Total Expense	$5,822/unit	**Controllable**	$3,187/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)			✓ 2.6%
Highest Unit Capture Rate	⚠ 55%	4 BR/60%	#N/A
Dominant Unit Cap. Rate	⚠ 33%	2 BR/60%	104
Premiums (↑60% Rents)	#DIV/0!	#DIV/0!	
Rent Assisted Units	258	100% Total Units	

DEVELOPMENT COST SUMMARY

Costs Underwritten	TDHCA's Costs - Based on PCA		
Avg. Unit Size	830 SF	**Density**	16.6/acre
Acquisition		**$99K/unit**	$25,578K
Building Cost	$43.72/SF	$36K/unit	$9,357K
Hard Cost		$40K/unit	$10,431K
Total Cost		$192K/unit	$49,662K
Developer Fee	$5,990K	(39% Deferred)	Paid Year: 6
Contractor Fee	$1,328K	**30% Boost**	Yes

REHABILITATION COSTS / UNIT

DEBT (Must Pay)

Source	Term	Rate	Amount	DCR
R4 Capital	16/40	4.60%	$31,000,000	1.21
TOTAL DEBT (Must Pay)			**$31,000,000**	

CASH FLOW DEBT / GRANT FUNDS

Source	Term	Rate	Amount	DCR
CASH FLOW DEBT / GRANTS			**$0**	

EQUITY / DEFERRED FEES

Source	Amount
R4 Capital	$16,297,165
Villa Americana Developers, LLC	$2,365,042
TOTAL EQUITY SOURCES	$18,662,207
TOTAL DEBT SOURCES	$31,000,000
TOTAL CAPITALIZATION	**$49,662,207**

CONDITIONS

1 Receipt and acceptance before Determination Notice:

- HUD Section 8 HAP Contract assignment and 20-year renewal approved by HUD with current Contract Rents.

2 Receipt and acceptance by Cost Certification:

- Documentation clearing environmental issues in the ESA Report, specifically:

  i. Certification that a Ground-Penetrating Radar (GPR) survey has been completed to determine whether a UST is or was present in the vicinity of the exterior piping, and certification that any resultant recommendations or requirements have been fully implemented in accordance with all relevant regulations.

  ii: Certification of comprehensive testing for asbestos and lead-based paint; that any appropriate abatement procedures were implemented by a qualified abatement company; and that any remaining asbestos-containing materials or lead-based paint are being managed in accordance with an acceptable Operations and Maintenance (O&M) program.

  iii: Certification that testing for lead in the drinking water sourced from the on-site plumbing infrastructure has been completed and that any necessary abatement procedures were implemented.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

Issuer	Houston Housing Finance Corp.
Expiration Date	12/31/2019
Bond Amount	$31,000,000
BRB Priority	Carry Forward
Close Date	TBD
Bond Structure	Private Placement/Tax Exempt Loan

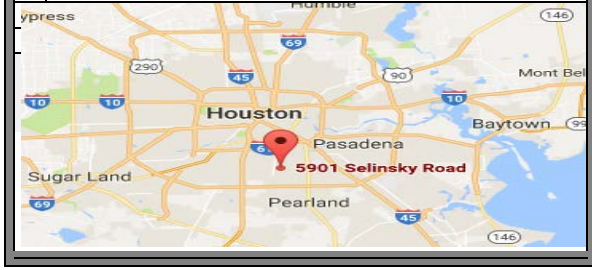
RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Experienced developer
- HUD Section 8 project-based rental subsidy on all of the units
- HUD Section 8 rental subsidies can be increased to offset operating cost increases

WEAKNESSES/RISKS

- Asbestos and mold remediation could exceed budgeted cost



AERIAL PHOTOGRAPH(s)

BOARD ACTION REQUEST
MULTIFAMILY FINANCE DIVISION
DECEMBER 14, 2017

Presentation, discussion and possible action on a Determination Notice for Housing Tax Credits with another Issuer (#17420 Del Valle 969 Apartments, Austin ETJ)

RECOMMENDED ACTION

WHEREAS, a 4% Housing Tax Credit application for Del Valle 969 Apartments, sponsored by Strategic Housing Finance Corporation of Travis County was submitted to the Department on August 7, 2017;

WHEREAS, in lieu of a Certification of Reservation, a Carryforward Designation Certificate was issued by the Texas Bond Review Board on January 10, 2017, and will expire on December 31, 2019;

WHEREAS, the proposed issuer of the bonds is the Strategic Housing Finance Corporation of Travis County;

WHEREAS, in accordance with 10 TAC §1.301(d)(1), the compliance history is designated as an Extra Large Category 3 and deemed acceptable by Executive Award and Review Advisory Committee ("EARAC") after review and discussion; and

WHEREAS, the EARAC recommends the issuance of the Determination Notice with the condition that the closing occur within 120 days (on or before April 13, 2018);

NOW, therefore, it is hereby

RESOLVED, that the issuance of a Determination Notice of $1,645,713 in 4% Housing Tax Credits, subject to underwriting conditions that may be applicable as found in the Real Estate Analysis report posted to the Department's website for Del Valle 969 Apartments is hereby approved as presented to this meeting; and

FURTHER RESOLVED, that provided the Applicant has not closed on the bond financing on or before April 13, 2018, the Board authorizes EARAC to approve or deny an extension of the Determination Notice date subject to an updated previous participation review, if necessary.

BACKGROUND

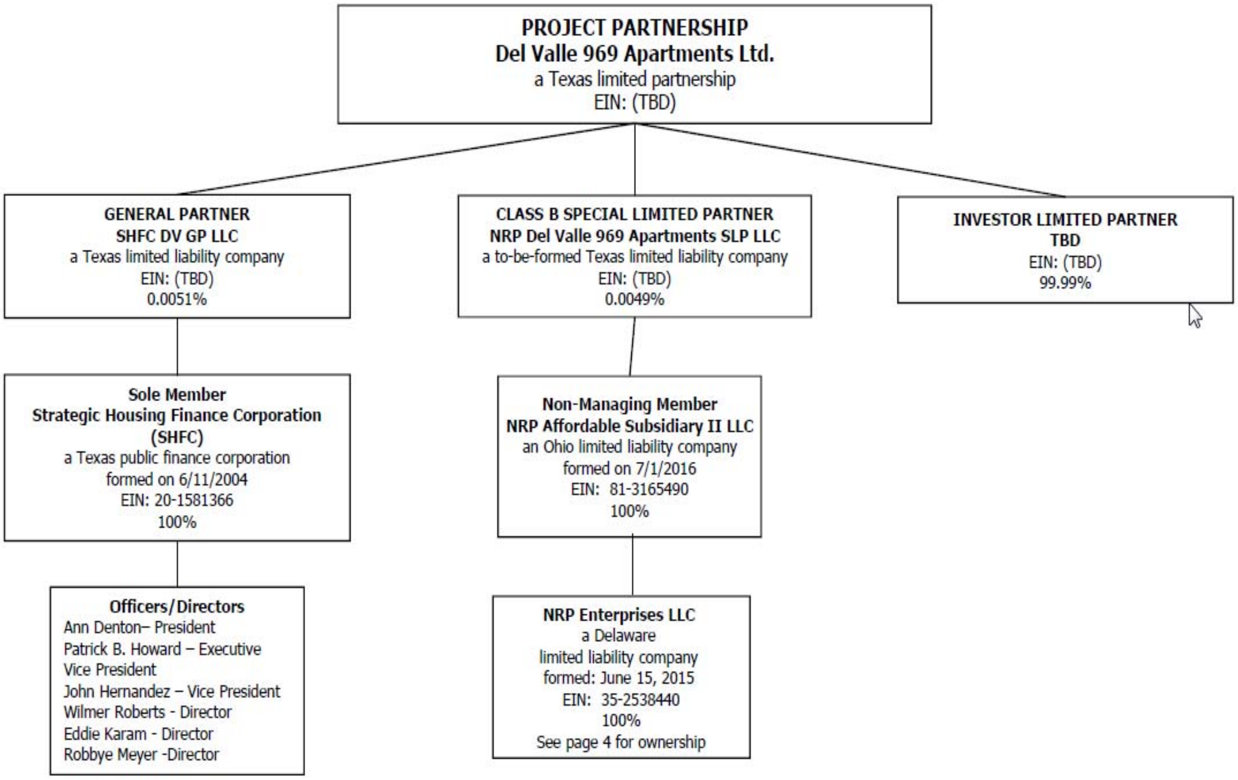
General Information: Del Valle 969 Apartments, proposed to be located at approximately 14011 FM 969 in the extraterritorial jurisdiction of Austin, Travis County, involves the new construction of 302 units; of which 286 will be rent and income restricted at 60% of Area Median Family Income ("AMFI"), nine will be rent and income restricted at 40% AMFI, and the remaining seven will be rent and income restricted at 30% AMFI.

The development will serve the general population and is currently zoned appropriately. The census tract (0022.07) has a median household income of $57,200, is in the third quartile, and has a poverty rate of 18.8%.

Organizational Structure and Previous Participation: The Borrower is Del Valle 969 Apartments, Ltd., and includes the entities and principals as illustrated in Exhibit A. The applicant's portfolio is considered an Extra Large Category 3 and the previous participation was deemed acceptable by EARAC after further review and discussion. EARAC also reviewed the proposed financing and the underwriting report, and recommends issuance of a Determination Notice.

Public Comment: No letters of support or opposition have been received by the Department.

EXHIBIT A



PROJECT PARTNERSHIP
Del Valle 969 Apartments Ltd.
a Texas limited partnership
EIN: (TBD)
GENERAL PARTNER
SHFC DV GP LLC
a Texas limited liability company
EIN: (TBD)
0.0051%
CLASS B SPECIAL LIMITED PARTNER
NRP Del Valle 969 Apartments SLP LLC
a to-be-formed Texas limited liability company
EIN: (TBD)
0.0049%
INVESTOR LIMITED PARTNER
TBD
EIN: (TBD)
99.99%
Sole Member
Strategic Housing Finance Corporation (SHFC)
a Texas public finance corporation
formed on 6/11/2004
EIN: 20-1581366
100%
Non-Managing Member
NRP Affordable Subsidiary II LLC
an Ohio limited liability company
formed on 7/1/2016
EIN: 81-3165490
100%
Officers/Directors
Ann Denton– President
Patrick B. Howard – Executive Vice President
John Hernandez – Vice President
Wilmer Roberts - Director
Eddie Karam - Director
Robbye Meyer -Director
NRP Enterprises LLC
a Delaware limited liability company
formed: June 15, 2015
EIN: 35-2538440
100%
See page 4 for ownership

17420 Del Valle 969 Apartments - Application Summary

REAL ESTATE ANALYSIS DIVISION
December 5, 2017

PROPERTY IDENTIFICATION

Application #	17420
Development	Del Valle 969 Apartments
City / County	Austin / Travis
Region/Area	7 / Urban
Population	General
Set-Aside	General
Activity	New Construction

RECOMMENDATION

TDHCA Program	Request	Recommended		
LIHTC (4% Credit)	$1,645,713	**$1,645,713**	**$5,449/Unit**	**$0.90**

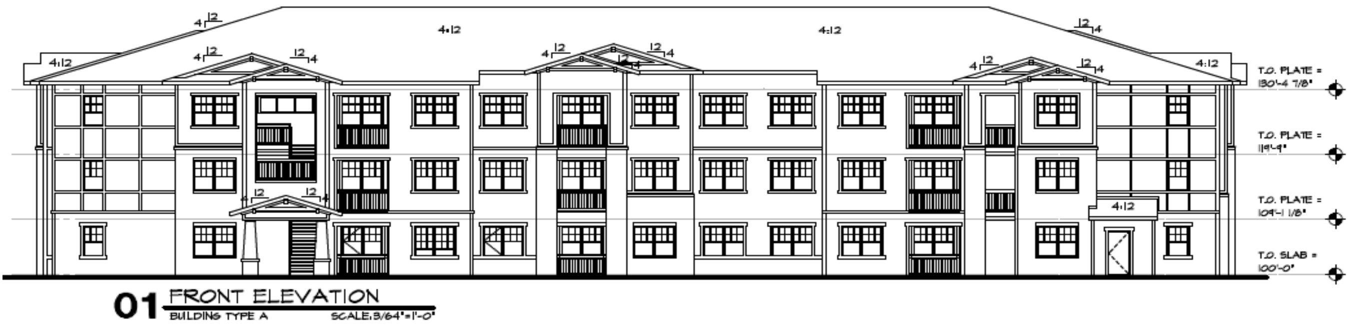
	Amount	Rate	Amort	Term	Lien

KEY PRINCIPAL / SPONSOR

Strategic Housing Finance Corporation
Patrick B. Howard

Related-Parties	Contractor - Yes	Seller - No

TYPICAL BUILDING ELEVATION/PHOTO



UNIT DISTRIBUTION

# Beds	# Units	% Total
Eff	-	0%
1	12	4%
2	162	54%
3	96	32%
4	32	11%
TOTAL	302	100%

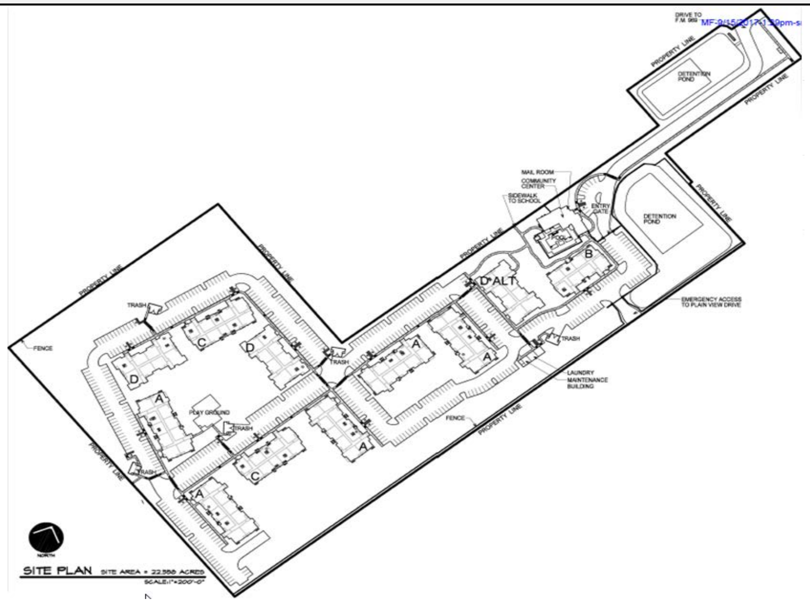
INCOME DISTRIBUTION

Income	# Units	% Total
30%	7	2%
40%	9	3%
50%	-	0%
60%	286	95%
MR	-	✓
TOTAL	302	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	! 1.15	**Expense Ratio**	✓ 35.5%
Breakeven Occ.	✓ 84.5%	**Breakeven Rent**	$937
Average Rent	$1,026	**B/E Rent Margin**	✓ $89
Property Taxes	Exempt	**Exemption/PILOT**	100%
Total Expense	$4,081/unit	**Controllable**	$2,850/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	✓ 5.1%		
Highest Unit Capture Rate	! 57%	4 BR/60%	N/A
Dominant Unit Cap. Rate	! 46%	2 BR/60%	155
Premiums (↑60% Rents)	N/A		N/A
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY

Costs Underwritten	Applicant's Costs		
Avg. Unit Size	1,016 SF	**Density**	13.4/acre
Acquisition		$06K/unit	$1,679K
Building Cost	$59.76/SF	$61K/unit	$18,334K
Hard Cost		$83K/unit	$24,949K
Total Cost		$152K/unit	$45,925K
Developer Fee	$5,174K	(12% Deferred)	Paid Year: 2
Contractor Fee	$3,313K	**30% Boost**	Yes

DEBT (Must Pay)

Source	Term	Rate	Amount	DCR
Navistone	15/35	5.40%	$30,500,000	1.15
TOTAL DEBT (Must Pay)			**$30,500,000**	

CASH FLOW DEBT / GRANT FUNDS

Source	Term	Rate	Amount	DCR
CASH FLOW DEBT / GRANTS			**$0**	

EQUITY / DEFERRED FEES

Source	Amount
Navistone	$14,809,933
Deferred Developer Fee	$615,070
TOTAL EQUITY SOURCES	$15,425,003
TOTAL DEBT SOURCES	$30,500,000
TOTAL CAPITALIZATION	$45,925,003

CONDITIONS

- Receipt and acceptance by Cost Certification:
  - a: Executed Ground Lease with Strategic Housing Finance Corporation clearly specifying all terms and conditions, including who will retain ownership of land and improvements at the end of the lease.
  - b: Documentation that a noise study has been completed, and certification from Architect that all recommendations from the noise study are incorporated into development plans.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

Issuer	Strategic HFC of Travis County
Expiration Date	12/31/2019
Bond Amount	$38,000,000
BRB Priority	CF
Close Date	TBD
Bond Structure	Private Placement

RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Experienced builder and developer
- Developer has multiple developments in the Austin
- Easy access to downtown Austin
- Proximity to surrounding schools

WEAKNESSES/RISKS

- Low visibility of property
- High per unit site cost at 13K per unit
- Dependent on Property Tax Exemption

AERIAL PHOTOGRAPH(s)

BOARD ACTION REQUEST
MULTIFAMILY FINANCE DIVISION
DECEMBER 14, 2017

Presentation, discussion, and possible action on a Determination Notice for Housing Tax Credits with another Issuer (#17429 Canyons at 45 West, Amarillo)

RECOMMENDED ACTION

WHEREAS, a 4% Housing Tax Credit application for Canyons at 45 West, sponsored by the Panhandle Regional Housing Finance Corporation and Post Investment Group, LLC., was submitted to the Department on June 16, 2017;

WHEREAS, the Certification of Reservation from the Texas Bond Review Board was issued on November 15, 2017, and will expire on April 14, 2018;

WHEREAS, the proposed issuer of the bonds is the Panhandle Regional Housing Finance Corporation; and

WHEREAS, in accordance with 10 TAC §1.301(d)(1), the compliance history is designated as a Category 3 and deemed acceptable by Executive Award and Review Advisory Committee ("EARAC") after review and discussion;

NOW, therefore, it is hereby

RESOLVED, that the issuance of a Determination Notice of $1,404,800 in 4% Housing Tax Credits, subject to underwriting conditions that may be applicable as found in the Real Estate Analysis report posted to the Department's website for Canyons at 45 West is hereby approved as presented to this meeting.

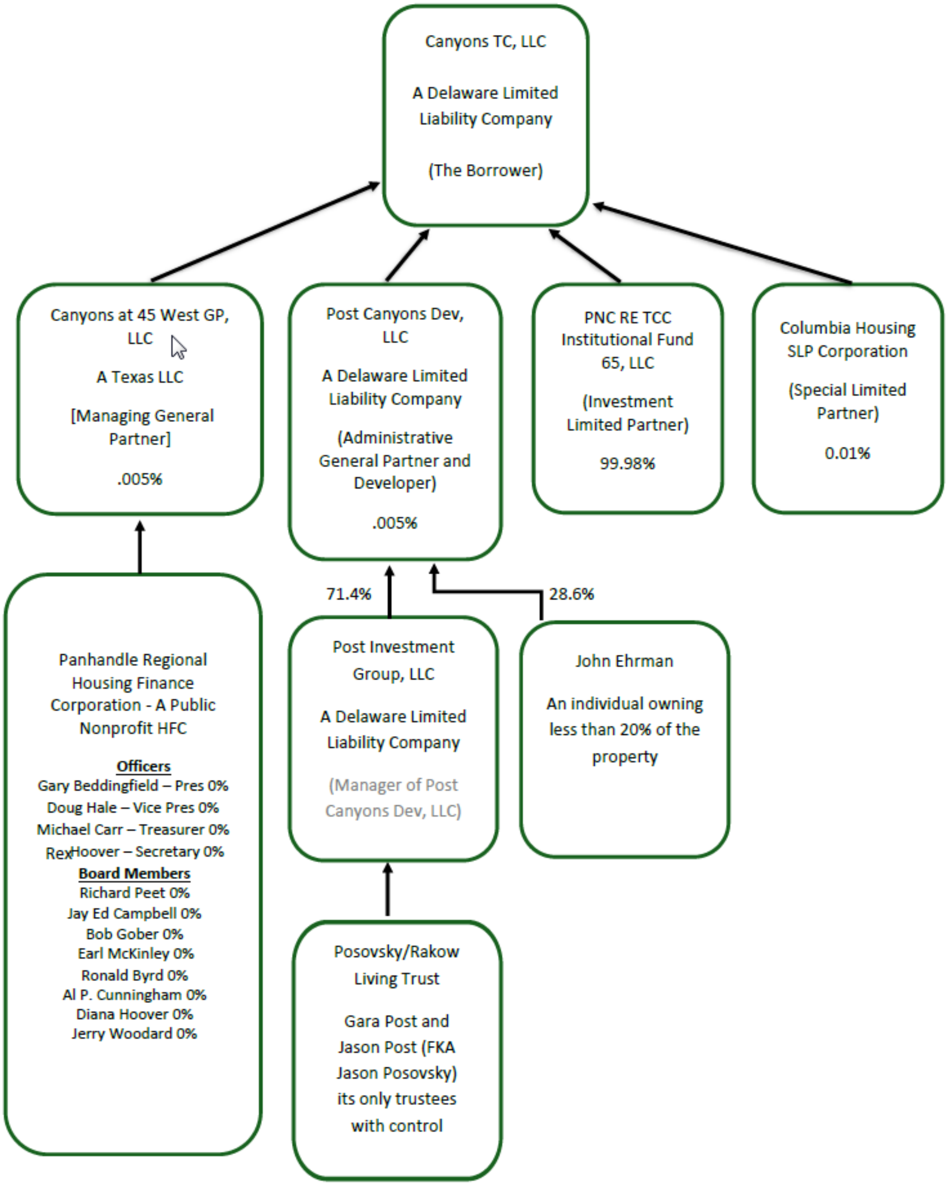
BACKGROUND

General Information: Canyons at 45 West is located at 4101 SW 45th Avenue in Amarillo, Randall County. The development, originally constructed in 1974 with a phase two added in 1980, will involve the rehabilitation of 328 units. It will serve a general population and conforms to current zoning ordinances. All of the units will be rent and income restricted at 60% of Area Median Family Income. The development is located in a census tract (0211.02) that has a median household income of $25,986, is in the fourth quartile, and has a poverty rate of 28.6%.

Organizational Structure and Previous Participation: The Borrower is Canyons TC, LLC, and includes the entities and principals as illustrated in Exhibit A. The applicant's portfolio is considered a Category 3 and the previous participation was deemed acceptable by EARAC after review and discussion. EARAC also reviewed the proposed financing and the underwriting report, and recommends issuance of a Determination Notice.

Public Comment: There have been no letters of support or opposition submitted to the Department.

EXHIBIT A


Canyons TC, LLC
A Delaware Limited Liability Company
(The Borrower)
Canyons at 45 West GP, LLC
A Texas LLC
[Managing General Partner]
.005%
Post Canyons Dev, LLC
A Delaware Limited Liability Company
(Administrative General Partner and Developer)
.005%
PNC RE TCC Institutional Fund 65, LLC
(Investment Limited Partner)
99.98%
Columbia Housing SLP Corporation
(Special Limited Partner)
0.01%
Panhandle Regional Housing Finance Corporation - A Public Nonprofit HFC
Officers
Gary Beddingfield – Pres 0%
Doug Hale – Vice Pres 0%
Michael Carr – Treasurer 0%
Rex Hoover – Secretary 0%
Board Members
Richard Peet 0%
Jay Ed Campbell 0%
Bob Gober 0%
Earl McKinley 0%
Ronald Byrd 0%
Al P. Cunningham 0%
Diana Hoover 0%
Jerry Woodard 0%
71.4%
28.6%
Post Investment Group, LLC
A Delaware Limited Liability Company
(Manager of Post Canyons Dev, LLC)
John Ehrman
An individual owning less than 20% of the property
Posovsky/Rakow Living Trust
Gara Post and Jason Post (FKA Jason Posovsky) its only trustees with control

17429 Canyons at 45 West - Application Summary

REAL ESTATE ANALYSIS DIVISION
December 4, 2017

PROPERTY IDENTIFICATION

Application #	17429
Development	Canyons at 45 West
City / County	Amarillo / Randall
Region/Area	1 / Urban
Population	General
Set-Aside	General
Activity	Acquisition/Rehab (Built in 1974)

RECOMMENDATION

TDHCA Program	Request	Recommended		
LIHTC (4% Credit)	$1,505,159	**$1,404,800**	**$4,283/Unit**	**$0.91**

	Amount	Rate	Amort	Term	Lien

KEY PRINCIPAL / SPONSOR

Jason Post (FKA Jason Posovsky) /
Post Development Group

Related-Parties	Contractor -	No	Seller -	Yes

TYPICAL BUILDING ELEVATION/PHOTO

SITE PLAN

UNIT DISTRIBUTION

# Beds	# Units	% Total
Eff	-	0%
1	136	41%
2	176	54%
3	16	5%
4	-	0%
TOTAL	328	100%

INCOME DISTRIBUTION

Income	# Units	% Total
30%	-	0%
40%	-	0%
50%	-	0%
60%	328	100%
MR	-	✓
TOTAL	328	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	❗ 1.18	**Expense Ratio**	✓ 45.8%
Breakeven Occ.	✓ 84.8%	**Breakeven Rent**	$680
Average Rent	$744	**B/E Rent Margin**	✓ $64
Property Taxes	Exempt	**Exemption/PILOT**	100%
Total Expense	$3,911/unit	**Controllable**	$2,956/unit

MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)			❗ 9.9%
Highest Unit Capture Rate	❗ 72%	2 BR/60%	176
Dominant Unit Cap. Rate	❗ 72%	2 BR/60%	176
Premiums (↑60% Rents)	N/A	N/A	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY

Costs Underwritten	TDHCA's Costs - Based on PCA		
Avg. Unit Size	874 SF	**Density**	23.6/acre
Acquisition		$49K/unit	$16,000K
Building Cost	$37.20/SF	$33K/unit	$10,661K
Hard Cost		$42K/unit	$13,635K
Total Cost		$123K/unit	$40,276K
Developer Fee	$2,725K	(81% Deferred)	Paid Year: 8
Contractor Fee	$1,809K	**30% Boost**	Yes

REHABILITATION COSTS / UNIT

Site Work	$5K	11%	Finishes/Fixture	$17K	41%
Building Shell	$11K	25%	Amenities	$1K	2%
HVAC	$4K	9%	Total Exterior	$16K	42%
Appliances	$1K	3%	Total Interior	$22K	58%

DEBT (Must Pay)

Source	Term	Rate	Amount	DCR
JLL - FHA 221(d)(4)	40/40	3.85%	$24,900,000	1.18
TOTAL DEBT (Must Pay)			**$24,900,000**	

CASH FLOW DEBT / GRANT FUNDS

Source	Term	Rate	Amount	DCR
Subject Property-Existing Cash Fl	0/0	0.00%	$370,700	1.18
CASH FLOW DEBT / GRANTS			**$370,700**	

EQUITY / DEFERRED FEES

Source	Amount
PNC	$12,782,398
Post Canyons Dev, LLC	$2,222,502
TOTAL EQUITY SOURCES	$15,004,900
TOTAL DEBT SOURCES	$25,270,700
TOTAL CAPITALIZATION	$40,275,600

CONDITIONS

1 Receipt and acceptance 60 days after Bond Closing

a: Final copy of an opinion from Borrower's counsel, addressed directly to TDHCA as well as Applicant, substantiating the legal interpretation that purchase of the property using an FHA 221(d)(4) loan is sufficient to exempt the transaction from the 10-Year Hold rule in IRC§42 and qualifies the property to receive acquisition credits.

b: A copy of the final, signed closing memorandum verifying that the FHA Mortgage was recorded prior to recording of the deed.

2 Receipt and acceptance by Cost Certification:

- Executed Ground Lease with the Panhandle Regional Housing Finance Corporation that clearly specifies all terms and conditions, including who will retain ownership of the land and improvements at the end of the lease.

3 Documentation at Cost Certification clearing environmental issues identified in the ESA report, specifically:

a: Evidence of continued implementation of the existing Asbestos Operations and Maintenance (O&M) Plan for the Subject Property.

b: Evidence that the source of moisture or water intrusion identified in Unit 1103 was repaired and that all water or mold impacted materials were removed and replaced by trained staff.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

Issuer	Panhandle Regional HFC
Expiration Date	4/14/2018
Bond Amount	$20,000,000
BRB Priority	Priority 3
Close Date	TBD
Bond Structure	FHA 221(d)(4) - Cash Collateralized

RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Most recent affordable property in PMA was built in 2010
- Renovated units more likely to command program rents
- Proximity to schools, medical services and potential employers
- Experienced developer

WEAKNESSES/RISKS

- Gross capture rate of 9.9%, with high unit capture rates
- 76% occupancy as of 10/18/17
- Large SMA required for feasibility conclusions
- Possibility of unforeseen deferred maintenance

AERIAL PHOTOGRAPH(s)

BOARD ACTION REQUEST
MULTIFAMILY FINANCE DIVISION
DECEMBER 14, 2017

Presentation, discussion, and possible action on Determination Notices for Housing Tax Credits with another Issuer (#17432 Valle Verde, El Paso)

RECOMMENDED ACTION

WHEREAS, a 4% Housing Tax Credit application for Valle Verde Apartments, sponsored by the Housing Authority of the City of El Paso ("HACEP"), was submitted to the Department on August 1, 2017;

WHEREAS, the Certification of Reservation from the Texas Bond Review Board was issued on November 7, 2017, and will expire on April 6, 2018;

WHEREAS, the proposed issuer of the bonds is the Alamito Public Facilities Corporation;

WHEREAS, in accordance with 10 TAC §1.301(d)(1), the compliance history is designated as an Extra Large Category 3 Portfolio and deemed acceptable, by the Executive Award and Review Advisory Committee ("EARAC") after review and discussion and subject to the conditions as noted herein AND have been placed on prior HACEP transactions and considered to be ongoing conditions; and

WHEREAS, all parties understand and agree that failure to meet these conditions and provide evidence of compliance with these conditions upon request may result in a negative recommendation for future awards and/or ownership transfer requests.

NOW, therefore, it is hereby

RESOLVED, that the issuance of a Determination Notice of $394,248 in 4% Housing Tax Credits, subject to underwriting conditions that may be applicable as found in the Real Estate Analysis report posted to the Department's website for Valle Verde is hereby approved as presented to this meeting conditioned upon the following:

1. The Housing Authority of the City of El Paso agrees to ensure that the Compliance Monitoring and Tracking System ("CMTS") is updated with current and correct contact information within 10 days of a change. Quarterly reviews of CMTS should be conducted to ensure a responsible party is properly identified as the Owner contact for all affiliated Developments.

2. HACEP will conduct appropriate due diligence to determine all compliance requirements prior to future acquisition of TDHCA administered property and not rely upon post closing rule waivers or material amendments to address inconsistencies or required amendments.

3. HACEP agrees that for future applications submitted through December 31, 2018, a qualified third party accessibility specialist will review the entire development site to confirm compliance with TDHCA accessibility standards and that such documentation be submitted as part of the application.

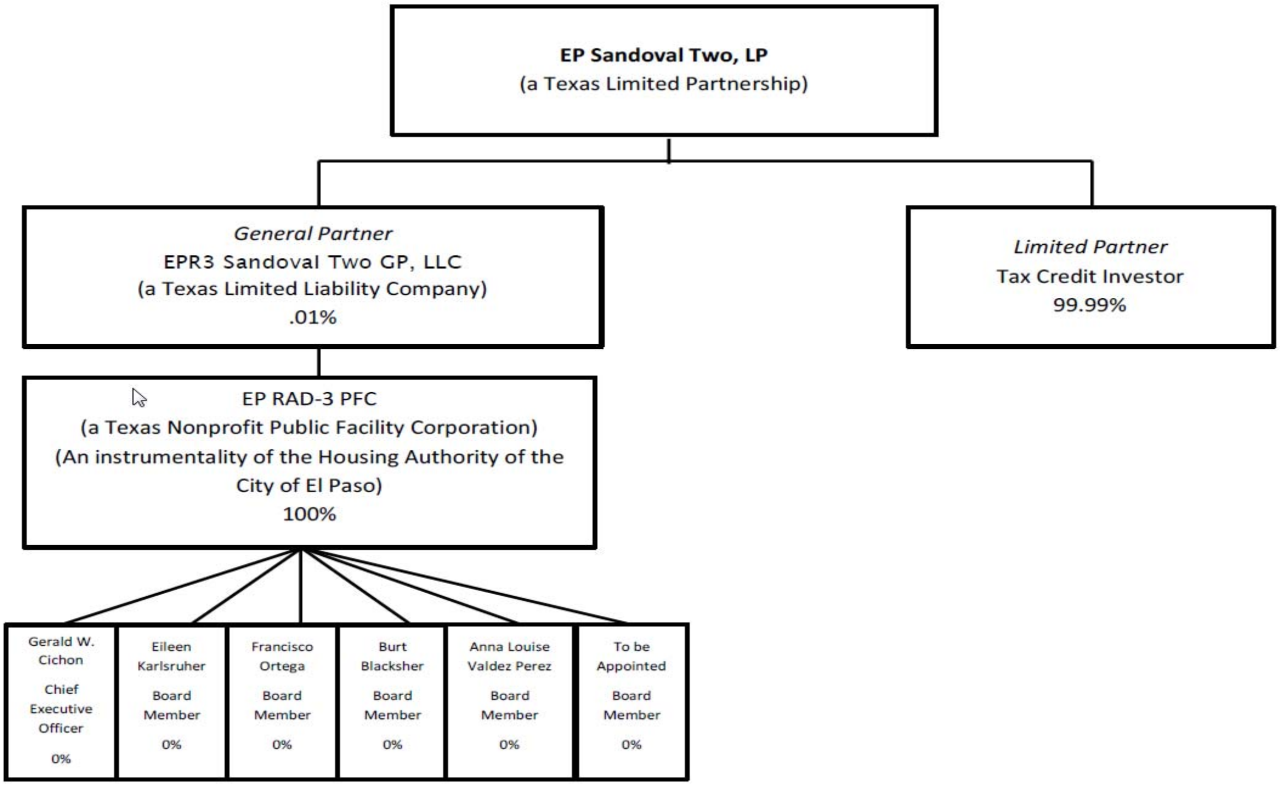
BACKGROUND

General Information: Valle Verde is located at 224 South Ascarate Street, El Paso, El Paso County, and consists of 50 units. The census tract (0036.02) has a median household income of $23,083, is in the fourth quartile, and has a poverty rate of 33.3%. The Development will serve the general population and conforms to current zoning. The units are occupied and operating as public housing that is owned and managed by HACEP. The subject property was originally constructed in 1972 and will be converted through HUD's Rental Assistance Demonstration program. One unit will be considered market rate in order to allow for over-income tenants to return to the property and 49 units will be rent and income restricted at 60% of the Area Median Family Income. Valle Verde will be combined in one financing with Sandoval Apartments (17433), also on the Board agenda today, with both applications utilizing the same partnership.

Organizational Structure: The Borrower is EP Sandoval Two, LP and includes the entities and principals as indicated in the organization chart in Exhibit A. The applicant's portfolio is considered an Extra Large Category 3 and the previous participation was deemed acceptable by EARAC, subject to the aforementioned conditions, after review and discussion. EARAC also reviewed the proposed financing and the underwriting report, and recommends issuance of a Determination Notice.

Public Comment: There were no letters of support or opposition received by the Department.

EXHIBIT A


EP Sandoval Two, LP
(a Texas Limited Partnership)
General Partner
EPR3 Sandoval Two GP, LLC
(a Texas Limited Liability Company)
.01%
Limited Partner
Tax Credit Investor
99.99%
EP RAD-3 PFC
(a Texas Nonprofit Public Facility Corporation)
(An instrumentality of the Housing Authority of the City of El Paso)
100%
Gerald W. Cichon
Chief Executive Officer
0%
Eileen Karlsruher
Board Member
0%
Francisco Ortega
Board Member
0%
Burt Blacksher
Board Member
0%
Anna Louise Valdez Perez
Board Member
0%
To be Appointed
Board Member
0%

BOARD ACTION REQUEST
MULTIFAMILY FINANCE DIVISION
DECEMBER 14, 2017

Presentation, discussion, and possible action on Determination Notices for Housing Tax Credits with another Issuer (#17433 Sandoval, El Paso)

RECOMMENDED ACTION

WHEREAS, a 4% Housing Tax Credit application for Sandoval Apartments, sponsored by the Housing Authority of the City of El Paso ("HACEP"), was submitted to the Department on August 1, 2017;

WHEREAS, the Certification of Reservation from the Texas Bond Review Board was issued on November 7, 2017, and will expire on April 6, 2018;

WHEREAS, the proposed issuer of the bonds is the Alamito Public Facilities Corporation;

WHEREAS, in accordance with 10 TAC §1.301(d)(1), the compliance history is designated as an Extra Large Category 3 Portfolio and deemed acceptable, by the Executive Award and Review Advisory Committee ("EARAC") after review and discussion and subject to the conditions as noted herein and have been placed on prior HACEP transactions and considered to be ongoing conditions; and

WHEREAS, all parties understand and agree that failure to meet these conditions and provide evidence of compliance with these conditions upon request may result in a negative recommendation for future awards and/or ownership transfer requests;

NOW, therefore, it is hereby

RESOLVED, that the issuance of a Determination Notice of $1,373,973 in 4% Housing Tax Credits, subject to underwriting conditions that may be applicable as found in the Real Estate Analysis report posted to the Department's website for Sandoval is hereby approved as presented to this meeting conditioned upon the following:

1. The Housing Authority of the City of El Paso agrees to ensure that the Compliance Monitoring and Tracking System ("CMTS") is updated with current and correct contact information within 10 days of a change. Quarterly reviews of CMTS should be conducted to ensure a responsible party is properly identified as the Owner contact for all affiliated Developments.

2. HACEP will conduct appropriate due diligence to determine all compliance requirements prior to future acquisition of TDHCA administered property and not rely upon post closing rule waivers or material amendments to address inconsistencies or required amendments.

3. HACEP agrees that for future applications submitted through December 31, 2018, a qualified third party accessibility specialist will review the entire development site to confirm compliance with TDHCA accessibility standards and that such documentation be submitted as part of the application.

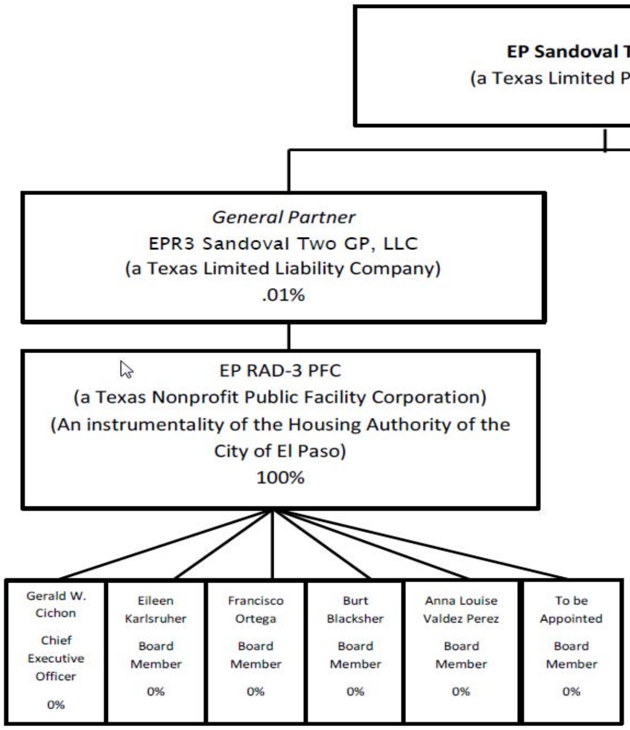
BACKGROUND

General Information: Sandoval is located at 5353 Ridge Street, El Paso, El Paso County, and consists of 224 units, of which 222 will be rent and income restricted at 60% of the Area Median Family Income and the remaining two units will be rented at market rate to allow for over-income tenants to return. The development will serve the general population and conforms to current zoning. The census tract (0012.01) has a median household income of $22,219 is in the fourth quartile and has a poverty rate of 42.6%. The Development was originally constructed in 1973 and the units are occupied and operating as public housing owned and managed by HACEP and will be converted through HUD's Rental Assistance Demonstration program. Sandoval will be combined in one financing with Valle Verde Apartments (17432), also on the Board agenda today, with both applications utilizing the same partnership.

Organizational Structure: The Borrower is EP Sandoval Two, LP and includes the entities and principals as indicated in the organization chart in Exhibit A. The applicant's portfolio is considered an Extra Large Category 3 and the previous participation was deemed acceptable by EARAC, subject to the aforementioned conditions, after review and discussion. EARAC also reviewed the proposed financing and the underwriting report, and recommends issuance of a Determination Notice.

Public Comment: There were no letters of support or opposition received by the Department.

EXHIBIT A


EP Sandoval Two, LP
(a Texas Limited Partnership)
General Partner
EPR3 Sandoval Two GP, LLC
(a Texas Limited Liability Company)
.01%
Limited Partner
Tax Credit Investor
99.99%
EP RAD-3 PFC
(a Texas Nonprofit Public Facility Corporation)
(An instrumentality of the Housing Authority of the City of El Paso)
100%
Gerald W. Cichon
Chief Executive Officer
0%
Eileen Karlsruher
Board Member
0%
Francisco Ortega
Board Member
0%
Burt Blacksher
Board Member
0%
Anna Louise Valdez Perez
Board Member
0%
To be Appointed
Board Member
0%

17432 & 17433 Valle Verde & Sandoval - Application Summary

REAL ESTATE ANALYSIS DIVISION
December 6, 2017

PROPERTY IDENTIFICATION

Application #	17432 & 17433
Development	Valle Verde & Sandoval
City / County	El Paso / El Paso
Region/Area	13 / Urban
Population	General
Set-Aside	General
Activity	Acquisition/Rehab 1972 & 1973

RECOMMENDATION

TDHCA Program	Request	Recommended		
LIHTC (4% Credit)	$1,773,225	**$1,768,221**	**$6,453/Unit**	**$0.94**

KEY PRINCIPAL / SPONSOR

Housing Authority of the City of El Paso (HACEP)
Miller Valentine
Alamito PFC (Related-Party Issuer)
Affordable Housing Enterprises (Contractor)
Gerald ("Jerry") W. Cichon

Related-Parties	Contractor - Yes	Seller - Yes

TYPICAL BUILDING ELEVATION/PHOTO

Valle Verde

Sandoval

UNIT DISTRIBUTION / INCOME DISTRIBUTION

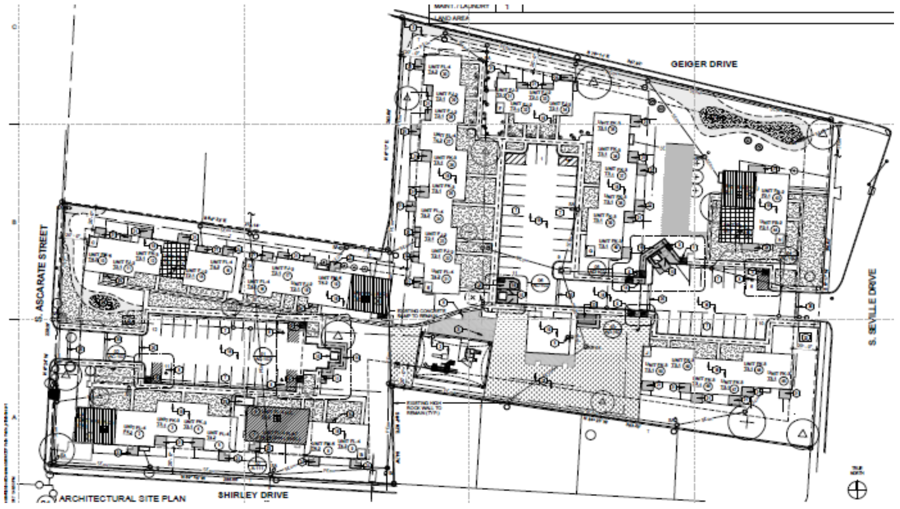
# Beds	# Units	% Total	Income	# Units	% Total
1	-	0%	30%	-	0%
2	60	22%	40%	-	0%
3	68	25%	50%	-	0%
4	120	44%	60%	271	99%
5	26	9%	MR	3	✓ 1%
TOTAL	274	100%	TOTAL	274	100%

PRO FORMA FEASIBILITY INDICATORS

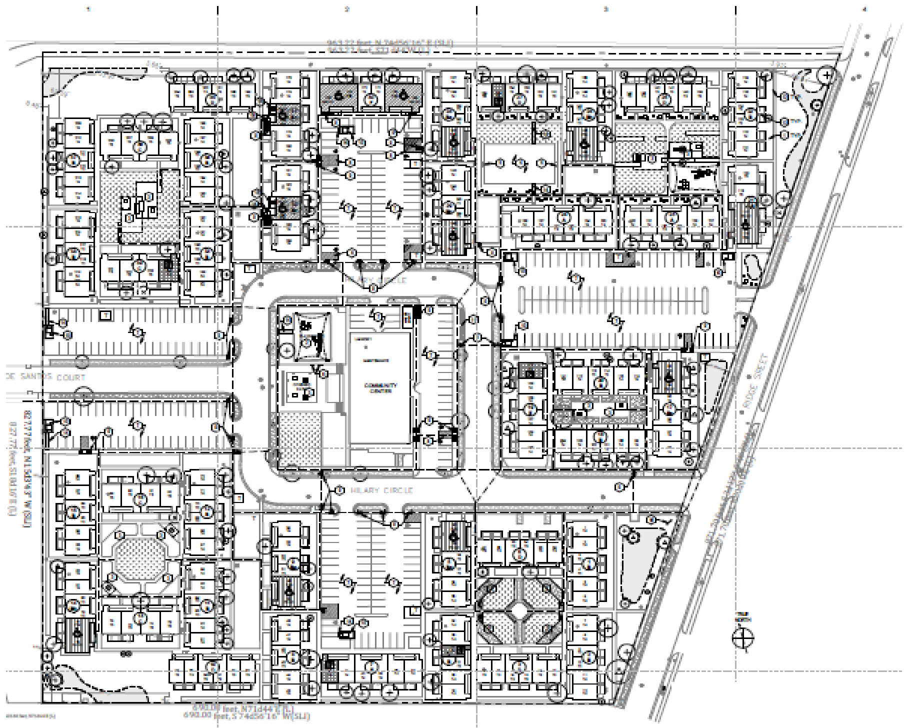
Pro Forma Underwritten	Applicant's Pro Forma		
Debt Coverage	⚠ 1.15	**Expense Ratio**	✓ 56.1%
Breakeven Occ.	⚠ 89.6%	**Breakeven Rent**	$609
Average Rent	$646	**B/E Rent Margin**	⚠ $37
Property Taxes	Exempt	**Exemption/PILOT**	100%
Total Expense	$4,168/unit	**Controllable**	$2,820/unit

SITE PLAN

224 S. Ascarate St.



5353 Ridge Street



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	✓ 0.8%		
Highest Unit Capture Rate	✓ 4%	4 BR/60%	14
Dominant Unit Cap. Rate	✓ 1%	3 BR/60%	20
Premiums (↑60% Rents)	No		
Rent Assisted Units	274	100% Total Units	

DEVELOPMENT COST SUMMARY

Costs Underwritten	TDHCA's Costs - Based on PCA		
Avg. Unit Size	1,125 SF	**Density**	14.0/acre
Acquisition		$42K/unit	$11,410K
Building Cost	$331.15/SF	$65K/unit	$17,874K
Hard Cost		$79K/unit	$21,585K
Total Cost		$175K/unit	$48,080K
Developer Fee	$5,542K	(28% Deferred)	Paid Year: 11
Contractor Fee	$2,747K	**30% Boost**	Yes

REHABILITATION COSTS / UNIT

Site Work	$4K	5%	Finishes/Fixtures	$23K	29%
Building Shell	$28K	36%	Amenities	$2K	3%
HVAC	$13K	16%	Total Exterior	$35K	44%
Appliances	$2K	2%	Total Interior	$37K	47%

DEBT (Must Pay)

Source	Term	Rate	Amount	DCR
Bank of America, NA - 221(d)(4)	40/40	3.90%	$14,951,009	1.15
TOTAL DEBT (Must Pay)			**$14,951,009**	

CASH FLOW DEBT / GRANT FUNDS

Source	Term	Rate	Amount	DCR
HACEP Seller Loan	0/0	0.00%	$11,450,000	1.15
HACEP Gap Loan	0/0	0.00%	$3,534,854	1.15
CASH FLOW DEBT / GRANTS			**$14,984,854**	

EQUITY / DEFERRED FEES

Source	Amount
Bank of America, NA	$16,619,610
Paisano Housing Redevelopment	$1,524,505
TOTAL EQUITY SOURCES	$18,144,115
TOTAL DEBT SOURCES	$29,935,863
TOTAL CAPITALIZATION	$48,079,978

CONDITIONS

1 Receipt and acceptance before Determination Notice:

a: HUD approval of RAD conversion including a commitment to enter into the Housing Assistance Payment contract (or executed CHAP or similar agreement), HUD approved rents and operating budget.

b: Receipt of MAP Invitation Letter for FHA 221(d)(4) loan, or letter from Lender indicating the date that the HUD concept meeting was held, and confirmation that based on that meeting the Lender intends to proceed with processing the application and submitting it to HUD.

2 Receipt and acceptance by Cost Certification:

a: Attorney opinion validating federally sourced funds can be considered bona fide debt with a reasonable expectation that it will be repaid in full and further stating that the funds should not be deducted from eligible basis.

b: Documentation clearing environmental issues contained in the ESA reports as detailed under the ESA section of each individual project.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

Issuer	Alamito PFC
Expiration Date	4/6/2018
Bond Amount	$25,300,000
BRB Priority	Priority 3
Close Date	TBD
Bond Structure	Short-Term Cash Collateralized

RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Cross collateralization
- 10% construction contingency & available
- Minimal lease up risk
- Pro forma based on historical expenses
- 100% rental assistance

WEAKNESSES/RISKS

- Valle Verde not feasible on its own
- Potential cost overruns associated with rehab
- Deal structure could create management

AERIAL PHOTOGRAPH(s)

Valle Verde

Sandoval

BOARD ACTION REQUEST
MULTIFAMILY FINANCE DIVISION
DECEMBER 14, 2017

Presentation, discussion and possible action on a Determination Notice for Housing Tax Credits with another Issuer (#17435 Lakeview Senior Living, Rowlett)

RECOMMENDED ACTION

WHEREAS, a 4% Housing Tax Credit application for Lakeview Senior Living, sponsored by Rise Residential Construction, LP and the Rowlett Housing Finance Corporation, was submitted to the Department on September 29, 2017;

WHEREAS, the Certification of Reservation from the Texas Bond Review Board was issued on August 18, 2017, and will expire on January 15, 2018;

WHEREAS, the proposed issuer of the bonds is the Rowlett Housing Finance ,Corporation; and

WHEREAS, in accordance with 10 TAC §1.301(d)(1), the compliance history is designated as a Category 3 portfolio and deemed acceptable by Executive Award and Review Advisory Committee ("EARAC") after review and discussion;

NOW, therefore, it is hereby

RESOLVED, that the issuance of a Determination Notice of $1,484,250 in 4% Housing Tax Credits; subject to underwriting conditions that may be applicable as found in the Real Estate Analysis report posted to the Department's website for Lakeview Senior Living, is hereby approved as presented to this meeting.

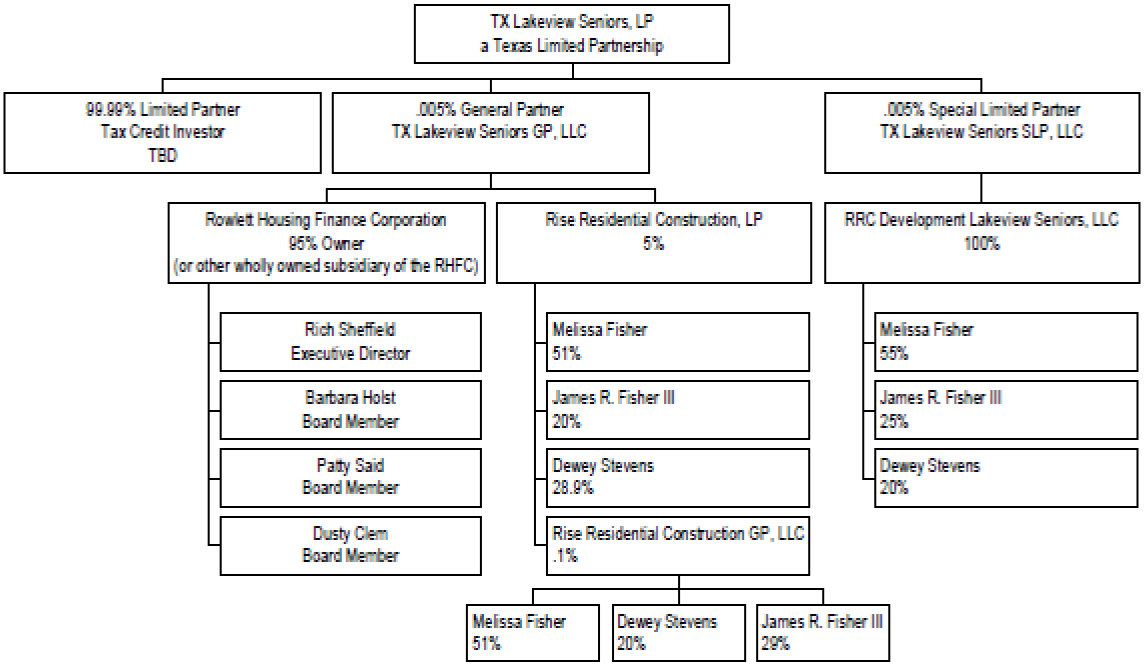
BACKGROUND

General Information: The Lakeview Senior Living, proposed to be located at 5314 Chiesa Road in Rowlett, Dallas County, involves the new construction of 272 units; all of which will be rent and income restricted at 60% of Area Median Family Income. The development will serve an elderly population (Elderly Limitation) and is currently in the process of requesting a zoning change that will allow for multifamily development. The census tract (0181.34) has a median household income of $90,399 is in the first quartile, and has a poverty rate of 3.6%.

Organizational Structure and Previous Participation: The Borrower is TX Lakeview Seniors, LP, and includes the entities and principals as illustrated in Exhibit A. The applicant's portfolio is considered a Category 3 and the previous participation was deemed acceptable by EARAC after review and discussion. EARAC also reviewed the proposed financing and the underwriting report, and recommends issuance of a Determination Notice.

Public Comment: The Department has not received any letters of support or opposition.

EXHIBIT A


TX Lakeview Seniors, LP
a Texas Limited Partnership
99.99% Limited Partner
Tax Credit Investor
TBD
.005% General Partner
TX Lakeview Seniors GP, LLC
.005% Special Limited Partner
TX Lakeview Seniors SLP, LLC
Rowlett Housing Finance Corporation
95% Owner
(or other wholly owned subsidiary of the RHFC)
Rise Residential Construction, LP
5%
RRC Development Lakeview Seniors, LLC
100%
Rich Sheffield
Executive Director
Barbara Holst
Board Member
Patty Said
Board Member
Dusty Clem
Board Member
Melissa Fisher
51%
James R. Fisher III
20%
Dewey Stevens
28.9%
Rise Residential Construction GP, LLC
.1%
Melissa Fisher
51%
Dewey Stevens
20%
James R. Fisher III
29%
Melissa Fisher
55%
James R. Fisher III
25%
Dewey Stevens
20%

17435 Lakeview Senior Living - Application Summary

REAL ESTATE ANALYSIS DIVISION
December 11, 2017

PROPERTY IDENTIFICATION

Application #	17435
Development	Lakeview Senior Living
City / County	Rowlett / Dallas
Region/Area	3 / Urban
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

RECOMMENDATION

TDHCA Program	Request	Recommended		
LIHTC (4% Credit)	$1,611,156	**$1,484,250**	**$5,457/Unit**	**$0.96**
	Amount	**Rate**	**Amort**	**Term**	**Lien**

KEY PRINCIPAL / SPONSOR

Rise Residential (Melissa Fisher - President)
&
Sonoma Advisors (Bill Fisher)

Related-Parties	Contractor - Yes	Seller - No

TYPICAL BUILDING ELEVATION/PHOTO

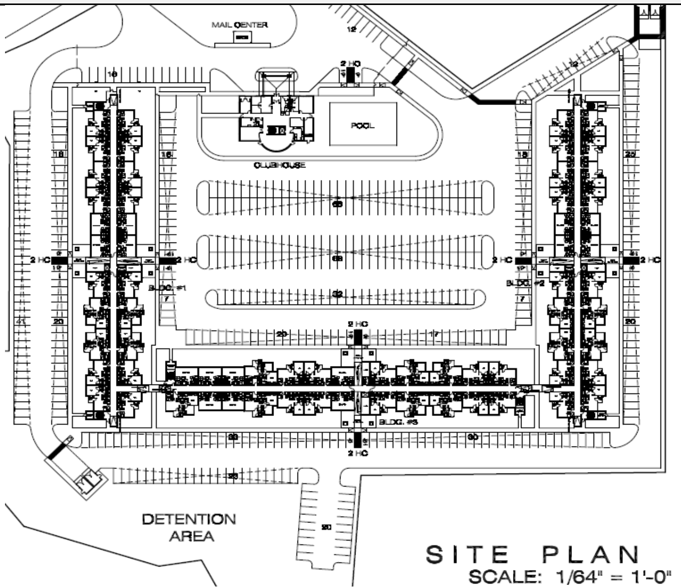
UNIT DISTRIBUTION / INCOME DISTRIBUTION

# Beds	# Units	% Total	Income	# Units	% Total
Eff	60	22%	**30%**	-	0%
1	152	56%	**40%**	-	0%
2	60	22%	**50%**	-	0%
3	-	0%	**60%**	272	100%
4	-	0%	**MR**	-	✓
TOTAL	272	100%	**TOTAL**	272	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	⚠ 1.19	**Expense Ratio**	✓ 39.2%
Breakeven Occ.	✓ 83.4%	**Breakeven Rent**	$718
Average Rent	$800	**B/E Rent Margin**	✓ $82
Property Taxes	Exempt	**Exemption/PILOT**	100%
Total Expense	$3,610/unit	**Controllable**	$2,679/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)			✓ 7.7%
Highest Unit Capture Rate	⚠ 19%	0 BR/60%	60
Dominant Unit Cap. Rate	⚠ 12%	1 BR/60%	152
Premiums (↑60% Rents)	N/A		N/A
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY

Costs Underwritten	Applicant's Costs		
Avg. Unit Size	691 SF	**Density**	26.5/acre
Acquisition		$08K/unit	$2,275K
Building Cost	$89.90/SF	$62K/unit	$16,905K
Hard Cost		$83K/unit	$22,465K
Total Cost		$142K/unit	$38,724K
Developer Fee	$4,502K	(50% Deferred)	Paid Year: 8
Contractor Fee	$3,780K	**30% Boost**	Yes

DEBT (Must Pay)

Source	Term	Rate	Amount	DCR
IBC Bank	15/40	5.15%	$21,600,000	1.19
TOTAL DEBT (Must Pay)			**$21,600,000**	

CASH FLOW DEBT / GRANT FUNDS

Source	Term	Rate	Amount	DCR
CASH FLOW DEBT / GRANTS			**$0**	

EQUITY / DEFERRED FEES

Source	Amount
42 Equity Partners	$14,248,804
Additional (Excess) Funds Req'd	($634,449)
TOTAL EQUITY SOURCES	$16,490,031
TOTAL DEBT SOURCES	$21,600,000
TOTAL CAPITALIZATION	$38,090,031

CONDITIONS

1 Receipt and acceptance before Determination Notice:

a: Certification that if the site is in the 100-year floodplain when it places in service, the finished ground floor elevation of the buildings will be at least one foot above the floodplain and that all drives, parking and amenities will be no more than 6 inches below the floodplain; and that the Owner will provide flood insurance coverage for the buildings and for the residents' personal property until such time that the site is officially designated to be no longer in the floodplain.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

Issuer	Rowlett HFC
Expiration Date	1/15/2018
Bond Amount	$25,000,000
BRB Priority	3
Close Date	TBD
Bond Structure	Tax-Exempt Loan ("TEL")

RISK PROFILE

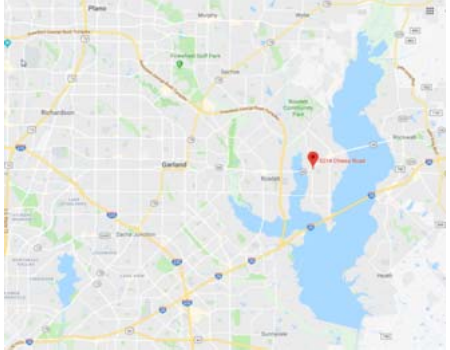
STRENGTHS/MITIGATING FACTORS

- Experienced development team
- All LIHTC comparables have 97.3% occupancy
- Expense Ratio 39%

WEAKNESSES/RISKS

- Contingent on land swap with neighbor
- Feasibility reliant on 100% tax exemption

AREA MAP



AERIAL PHOTOGRAPH(s)

BOARD ACTION REQUEST

MULTIFAMILY FINANCE DIVISION

DECEMBER 14, 2017

Presentation, discussion and possible action on a Determination Notice for Housing Tax Credits with another Issuer (#17436 Boyce Lane Apartment Homes, Austin ETJ)

RECOMMENDED ACTION

WHEREAS, a 4% Housing Tax Credit application for Boyce Lane Apartment Homes, sponsored by the Rise Residential Construction, LP and Cesar Chavez Foundation, was submitted to the Department on September 29, 2017;

WHEREAS, the Certification of Reservation from the Texas Bond Review Board was issued on August 16, 2017, and will expire on January 13, 2018;

WHEREAS, the proposed issuer of the bonds is the Strategic Housing Finance Corporation of Travis County;

WHEREAS, the applicant has requested a waiver of 10 TAC §10.4(6), relating to the required delivery date for the No Objection Resolution for Tax Exempt Bond Developments;

WHEREAS, pursuant to 10 TAC §10.4(6), the resolution is required to be submitted no later than 14 days before the Board meeting at which the applicant is requesting consideration of the Determination Notice;

WHEREAS, the proposed development is located in the Austin ETJ and therefore a resolution is required to be submitted from both the city and the county;

WHEREAS, the applicant has submitted the resolution from the county; however, the city will not be considering the resolution until their December 7, 2017, city council meeting;

WHEREAS, although staff has never recommended and the Board has never granted a waiver relating to the deadline to submit the No Objection Resolution, in light of pending federal legislation that proposes to eliminate the Private Activity Bond program by the end of this year, staff believes that granting the waiver would further the policies articulated in Tex. Gov't Code §2306.002 in assisting the Rowlett HFC (also a partner in the transaction) in providing affordable housing;

WHEREAS, staff recommends the waiver be granted and staff will provide an update at the Board meeting as to whether the city council resolution was adopted; and

WHEREAS, in accordance with 10 TAC §1.301(d)(1), the compliance history is designated as a Category 7 portfolio and deemed acceptable by the Executive Award and Review

Advisory Committee ("EARAC") after review and discussion and subject to the condition as noted below;

NOW, therefore, it is hereby

RESOLVED, a waiver of 10 TAC is hereby granted provided a copy of the adopted resolution has been received by staff prior to the date of the Board meeting, and

FURTHER RESOLVED, that the issuance of a Determination Notice of $1,908,329 in 4% Housing Tax Credits, subject to underwriting conditions that may be applicable as found in the Real Estate Analysis report posted to the Department's website for Boyce Lane Apartment Homes, and conditioned upon the following, is hereby approved as presented to this meeting.

1. All members responsible for ensuring compliance with fair housing, ADA and accessibility requirements with Cesar Chavez Foundation and Rise Residential will review the Fair Housing webinars posted on the Department's website. The applicant must provide a list of proposed persons who will be responsible for meeting this condition within 7 days after Board approval. This list must include the Senior Vice President of Property Management for Rise Residential. Along with the other 60day post Bond closing documents, a certification that the approved personnel have reviewed the webinars must be provided. The videos are available at http://www.tdhca.state.tx.us/fair-housing/presentations.htm and include: 2017 Fair Housing Overview and 2017 Reasonable Accommodations and Accessibility.

BACKGROUND

General Information: The Boyce Lane Apartment Homes, proposed to be located at Parmer Lane at Boyce Lane in the extraterritorial jurisdiction ("ETJ") of Austin, Travis County, involves the new construction of 280 units. Of those, 238 units will be rent and income restricted at 60% of Area Median Family Income ("AMFI") and 42 will be rent and income restricted at 50% AMFI. The development will serve a general population and is currently zoned appropriately. The census tract (0018.56) has a median household income of $80,027 is in the first quartile, and has a poverty rate of 7.8%.

Waiver Request: The applicant requested a waiver regarding the threshold requirement for Tax-Exempt Bond Developments to submit a No Objection resolution fourteen (14) calendar days before the Board meeting at which consideration of the Determination Notice will occur. The Resolution of No Objection must be obtained from both the appropriate Governing Body of a municipality and the county for a development located in an ETJ pursuant to 10 TAC §10.204(4)(B). Moreover, pursuant to Tex. Gov't Code §2306.67071(c) the Board may not approve an application for housing tax credits for a development financed through the private activity bond program unless the applicant has submitted a certified copy of a resolution from each applicable Governing Body. The applicant submitted the resolution from Travis County in a timely manner; however, the resolution from the City of Austin was not submitted to the Department by the required deadline for consideration at the December 14, 2017, Board meeting.

The applicant stated that the Austin City Council prefers the County to act first regarding the resolution since the proposed development is outside the city limits of Austin. The City scheduled the public hearing for the resolution on December 7, 2017, allowing for only one week before the December Board meeting.

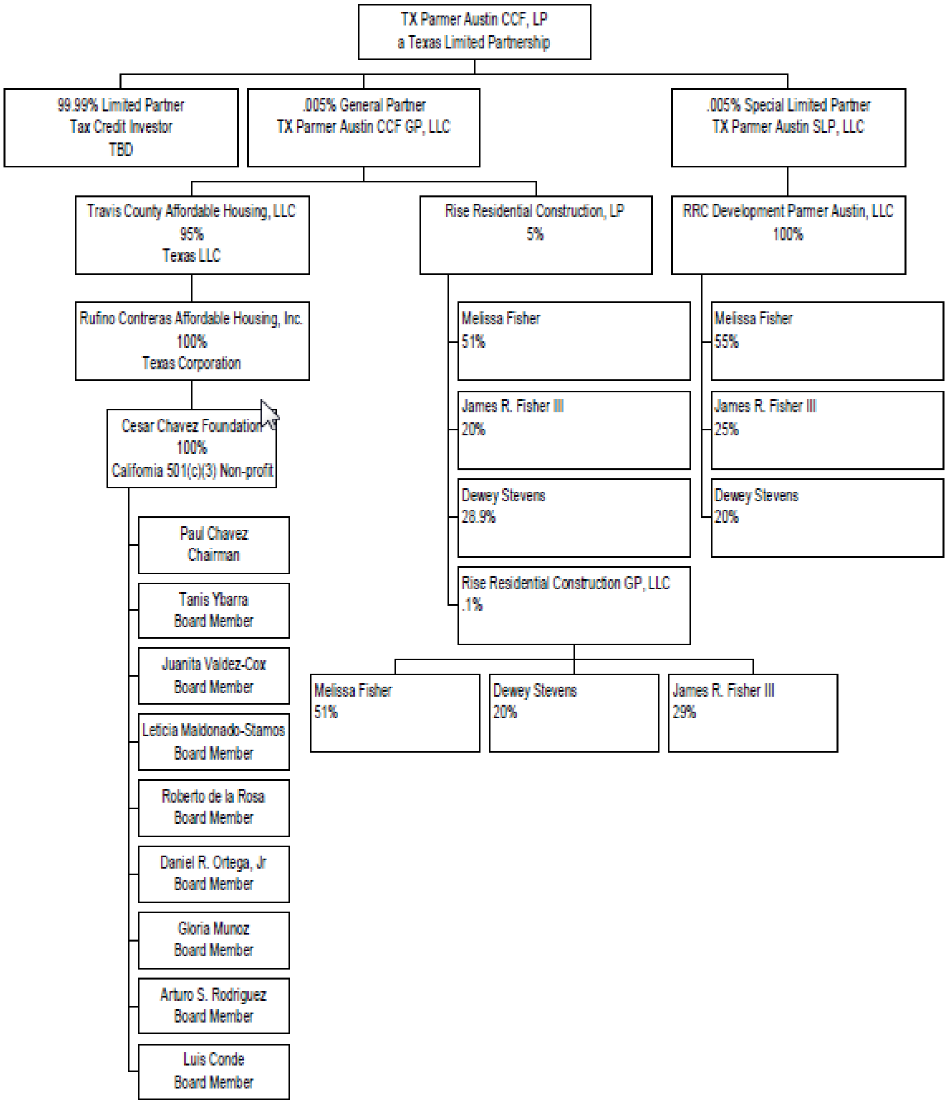
The applicant submitted communication from David Potter, Neighborhood Development Program Manager for the City of Austin, which indicates that he does not anticipate any problems passing the resolution for the proposed development at the December 7, 2017, City Council meeting.

Although staff has never recommended and the Board has never granted a waiver relating to the deadline to submit the No Objection Resolution, in light of pending federal legislation that proposes to eliminate the Private Activity Bond program by the end of this year, staff believes that granting the waiver would further the policies articulated in Tex. Gov't Code §2306.002 in assisting the Rowlett HFC (also a partner in the transaction) in providing affordable housing. While the resolution has not been submitted at the time of Board posting, staff will provide the Board with an update regarding the adoption of the resolution at the Board meeting.

Organizational Structure and Previous Participation: The Borrower is TX Parmer Austin CCF, LP, and includes the entities and principals as illustrated in Exhibit A. The applicant's portfolio is considered a Category 4 and the previous participation was deemed acceptable by EARAC subject to the aforementioned condition, after further review or discussion. EARAC also reviewed the proposed financing and the underwriting report, and recommends issuance of a Determination Notice.

Public Comment: The Department has not received any letters of support or opposition.

EXHIBIT A


TX Parmer Austin CCF, LP
a Texas Limited Partnership
99.99% Limited Partner
Tax Credit Investor
TBD
.005% General Partner
TX Parmer Austin CCF GP, LLC
.005% Special Limited Partner
TX Parmer Austin SLP, LLC
Travis County Affordable Housing, LLC
95%
Texas LLC
Rise Residential Construction, LP
5%
RRC Development Parmer Austin, LLC
100%
Rufino Contreras Affordable Housing, Inc.
100%
Texas Corporation
Cesar Chavez Foundation
100%
California 501(c)(3) Non-profit
Paul Chavez
Chairman
Tanis Ybarra
Board Member
Juanita Valdez-Cox
Board Member
Leticia Maldonado-Stamos
Board Member
Roberto de la Rosa
Board Member
Daniel R. Ortega, Jr
Board Member
Gloria Munoz
Board Member
Arturo S. Rodriguez
Board Member
Luis Conde
Board Member
Melissa Fisher
51%
James R. Fisher III
20%
Dewey Stevens
28.9%
Rise Residential Construction GP, LLC
.1%
Melissa Fisher
51%
Dewey Stevens
20%
James R. Fisher III
29%
Melissa Fisher
55%
James R. Fisher III
25%
Dewey Stevens
20%

17436 Boyce Lane Apartment Homes - Application Summary

REAL ESTATE ANALYSIS DIVISION
December 11, 2017

PROPERTY IDENTIFICATION

Application #	17436
Development	Boyce Lane Apartment Homes
City / County	Austin / Travis
Region/Area	7 / Urban
Population	General
Set-Aside	General
Activity	New Construction

RECOMMENDATION

TDHCA Program	Request	Recommended			
LIHTC (4% Credit)	$2,023,785	**$1,908,329**	**$6,815/Unit**		**$0.96**
	Amount	**Rate**	**Amort**	**Term**	**Lien**

KEY PRINCIPAL / SPONSOR

Rise Residential (Melissa Fisher - President)
&
Sonoma Advisors (Bill Fisher)

Related-Parties	Contractor - Yes	Seller - No

TYPICAL BUILDING ELEVATION/PHOTO

UNIT DISTRIBUTION

# Beds	# Units	% Total
Eff	20	7%
1	100	36%
2	112	40%
3	48	17%
4	-	0%
TOTAL	280	100%

INCOME DISTRIBUTION

Income	# Units	% Total
30%	-	0%
40%	-	0%
50%	42	15%
60%	238	85%
MR	-	✓
TOTAL	280	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten	TDHCA's Pro Forma		
Debt Coverage	! 1.17	**Expense Ratio**	✓ 42.6%
Breakeven Occ.	✓ 84.8%	**Breakeven Rent**	$870
Average Rent	$951	**B/E Rent Margin**	✓ $80
Property Taxes	$614/unit	**Exemption/PILOT**	50%
Total Expense	$4,590/unit	**Controllable**	$2,962/unit

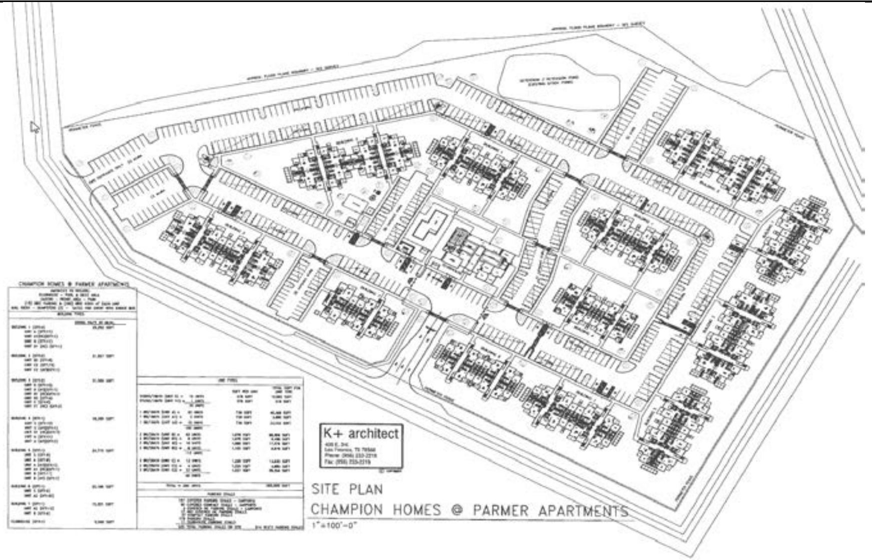
MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	✓ 6.0%		
Highest Unit Capture Rate	! 39%	3 BR/60%	40
Dominant Unit Cap. Rate	! 34%	2 BR/60%	94
Premiums (↑60% Rents)	N/A		N/A
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY

Costs Underwritten	Applicant's Costs		
Avg. Unit Size	946 SF	**Density**	14.5/acre
Acquisition		$04K/unit	$1,255K
Building Cost	$85.00/SF	$80K/unit	$22,524K
Hard Cost		$105K/unit	$29,274K
Total Cost		$170K/unit	$47,712K
Developer Fee	$5,716K	(71% Deferred)	Paid Year: 12
Contractor Fee	$4,315K	**30% Boost**	Yes

SITE PLAN



DEBT (Must Pay)				
Source	**Term**	**Rate**	**Amount**	**DCR**
IBC Bank	15/40	5.15%	$25,100,000	1.17
TOTAL DEBT (Must Pay)			**$25,100,000**	

CASH FLOW DEBT / GRANT FUNDS				
Source	**Term**	**Rate**	**Amount**	**DCR**
CASH FLOW DEBT / GRANTS			**$0**	

EQUITY / DEFERRED FEES	
Source	**Amount**
42 Equity Partners	$18,319,827
TOTAL EQUITY SOURCES	$22,395,413
TOTAL DEBT SOURCES	$25,100,000
TOTAL CAPITALIZATION	$47,495,413

CONDITIONS

1 Receipt and acceptance before Determination Notice:

: Certification that if the site is in the 100-year floodplain when it places in service, the finished ground floor elevation of the buildings will be at least one foot above the floodplain and that all drives, parking and amenities will be no more than 6 inches below the floodplain; and that the Owner will provide flood insurance coverage for the buildings and for the residents' personal property until such time that the site is officially designated to be no longer in the floodplain.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER	
Issuer	Strategic HFC
Expiration Date	1/13/2018
Bond Amount	$37,000,000
BRB Priority	3
Close Date	TBD
Bond Structure	Tax-Exempt Loan (“TEL”)

RISK PROFILE

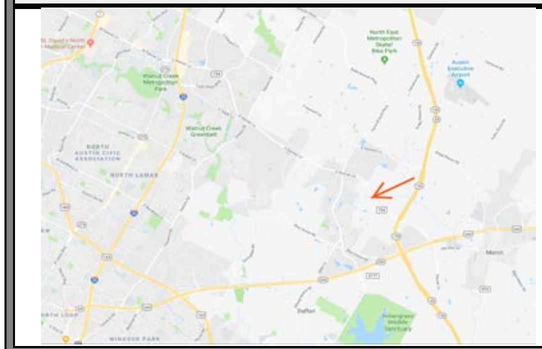
STRENGTHS/MITIGATING FACTORS

- Burgeoning part of Austin
- Opportunity to eventually leverage unused portion of
- Expense ratio of 39%
- High visibility on Parmer Rd

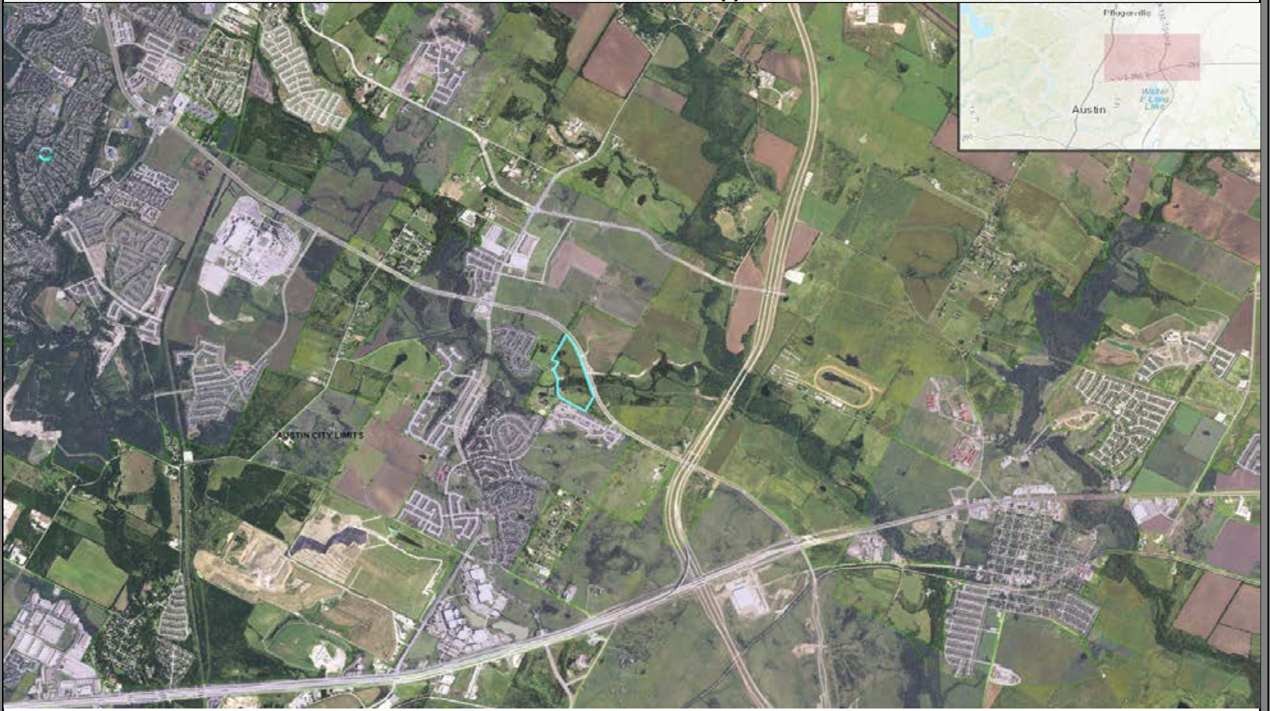
WEAKNESSES/RISKS

- Additional City of Austin review process due to location
- Currently, few location amenities

AREA MAP



AERIAL PHOTOGRAPH(s)



BOARD ACTION REQUEST

MULTIFAMILY FINANCE DIVISION

DECEMBER 14, 2017

Presentation, discussion and possible action on a Determination Notice for Housing Tax Credits with another Issuer (#17437 Trails at Leon Creek, San Antonio)

RECOMMENDED ACTION

WHEREAS, a 4% Housing Tax Credit application for Trails at Leon Creek, sponsored by Pedcor Development Associates and the San Antonio Housing Trust Public Facility Corporation, was submitted on October 5, 2017;

WHEREAS, in lieu of a Certification of Reservation, a Carryforward Designation Certificate was issued by the Texas Bond Review Board on January 10, 2017, and will expire on December 31, 2019;

WHEREAS, the proposed issuer of the bonds is the San Antonio Housing Trust Finance Corporation;

WHEREAS, in accordance with 10 TAC §1.301(d)(1), the compliance history is designated as a Category 3 Portfolio and deemed acceptable by Executive Award and Review Advisory Committee ("EARAC") after review and discussion; and

WHEREAS, EARAC recommends the issuance of the Determination Notice with the condition that the closing occur within 120 days (on or before April 14, 2018);

NOW, therefore, it is hereby

RESOLVED, that the issuance of a Determination Notice of $2,170,261 in 4% Housing Tax Credits; subject to underwriting conditions that may be applicable as found in the Real Estate Analysis report posted to the Department's website for Trails at Leon Creek is hereby approved as presented to this meeting; and

FURTHER RESOLVED, that provided the Applicant has not closed on the bond financing on or before April 14, 2018, the Board authorizes EARAC to approve or deny an extension of the Determination Notice date subject to an updated previous participation review, if necessary.

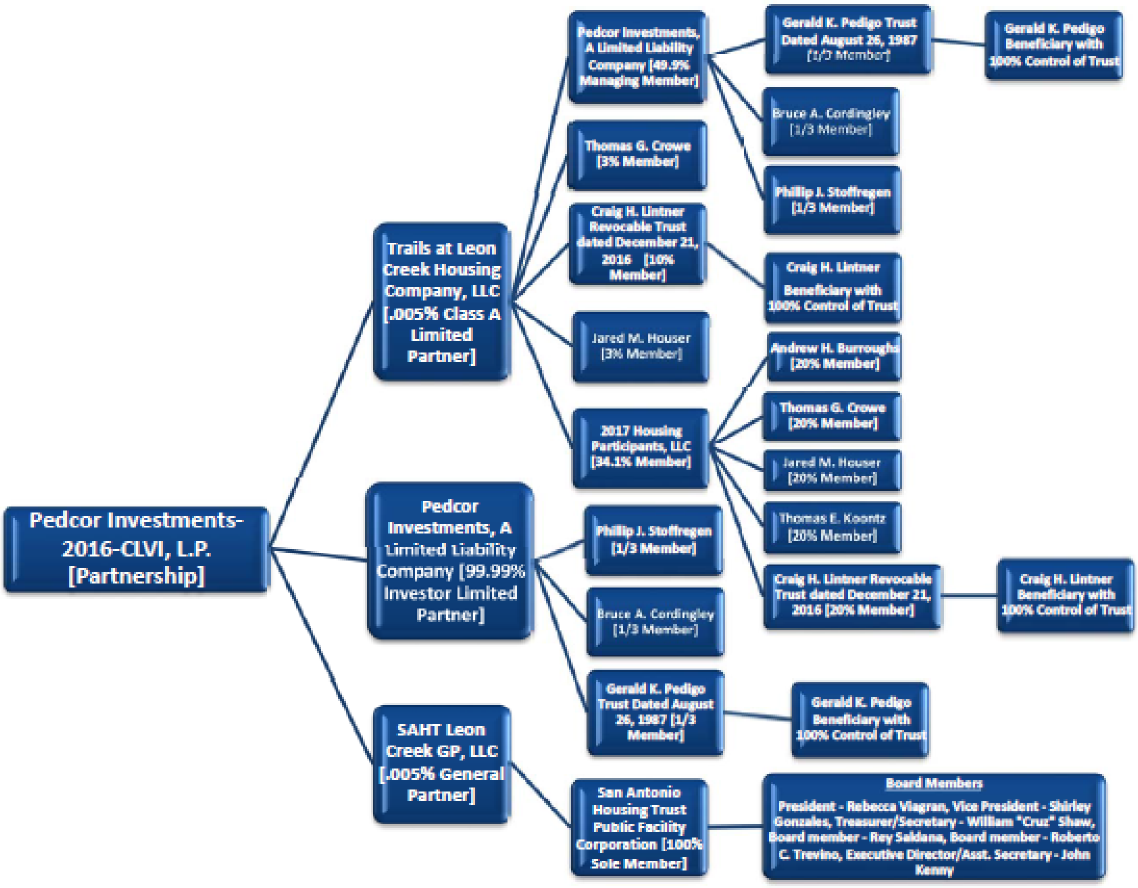
BACKGROUND

General Information: Trails at Leon Creek is proposed to be located at 7615 Bandera Road in San Antonio, Bexar County, and consists of 296 units, all of which will be rent and income restricted at 60% of Area Median Family Income. The development will serve a general population and conforms to current zoning. The census tract (1817.04) has a median household income of $57,647, is in the second quartile, and has a poverty rate of 12.70%.

Organizational Structure and Previous Participation: The Borrower is Pedcor Investments-2016-CLVI, LP and includes the entities and principals as illustrated in Exhibit A. The applicant is considered a Category 3, and the previous participation was deemed acceptable by EARAC without further review or discussion. EARAC also reviewed the proposed financing and the underwriting report, and recommends issuance of a Determination Notice.

Public Comment: There have been no letters of support or opposition submitted to the Department.

EXHIBIT A


Pedcor Investments-2016-CLVI, L.P. [Partnership]
Trails at Leon Creek Housing Company, LLC [.005% Class A Limited Partner]
Pedcor Investments, A Limited Liability Company [99.99% Investor Limited Partner]
SAHT Leon Creek GP, LLC [.005% General Partner]
Pedcor Investments, A Limited Liability Company [49.9% Managing Member]
Thomas G. Crowe [3% Member]
Craig H. Lintner Revocable Trust dated December 21, 2016 [10% Member]
Jared M. Houser [3% Member]
2017 Housing Participants, LLC [34.1% Member]
Gerald K. Pedigo Trust Dated August 26, 1987 [1/3 Member]
Gerald K. Pedigo Beneficiary with 100% Control of Trust
Bruce A. Cordingley [1/3 Member]
Phillip J. Stoffregen [1/3 Member]
Craig H. Lintner Beneficiary with 100% Control of Trust
Andrew H. Burroughs [20% Member]
Thomas G. Crowe [20% Member]
Jared M. Houser [20% Member]
Thomas E. Koontz [20% Member]
Craig H. Lintner Revocable Trust dated December 21, 2016 [20% Member]
Craig H. Lintner Beneficiary with 100% Control of Trust
Phillip J. Stoffregen [1/3 Member]
Bruce A. Cordingley [1/3 Member]
Gerald K. Pedigo Trust Dated August 26, 1987 [1/3 Member]
Gerald K. Pedigo Beneficiary with 100% Control of Trust
San Antonio Housing Trust Public Facility Corporation [100% Sole Member]
Board Members
President - Rebecca Viagran, Vice President - Shirley Gonzales, Treasurer/Secretary - William "Cruz" Shaw, Board member - Rey Saldana, Board member - Roberto C. Trevino, Executive Director/Asst. Secretary - John Kenny

17437 Trails at Leon Creek - Application Summary

REAL ESTATE ANALYSIS DIVISION
December 4, 2017

PROPERTY IDENTIFICATION

Application #	17437
Development	Trails at Leon Creek
City / County	San Antonio / Bexar
Region/Area	9 / Urban
Population	General
Set-Aside	General
Activity	New Construction

RECOMMENDATION

TDHCA Program	Request	Recommended			
LIHTC (4% Credit)	$2,170,261	**$2,170,261**	**$7,332/Unit**	**$0.91**	
	Amount	**Rate**	**Amort**	**Term**	**Lien**

KEY PRINCIPAL / SPONSOR

Craig Lintner / Pedcor

Related-Parties	Contractor - Yes	Seller - No

TYPICAL BUILDING ELEVATION/PHOTO

UNIT DISTRIBUTION

# Beds	# Units	% Total
Eff	-	0%
1	104	35%
2	168	57%
3	24	8%
4	-	0%
TOTAL	296	100%

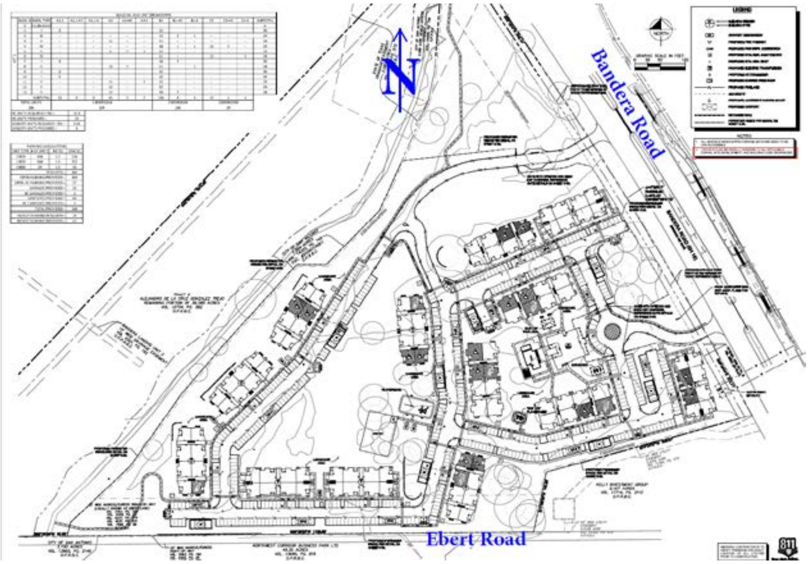
INCOME DISTRIBUTION

Income	# Units	% Total
30%	-	0%
40%	-	0%
50%	-	0%
60%	296	100%
MR	-	✓
TOTAL	296	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten	Applicant's Pro Forma		
Debt Coverage	⚠ 1.15	**Expense Ratio**	✓ 37.1%
Breakeven Occ.	✓ 84.7%	**Breakeven Rent**	$684
Average Rent	$748	**B/E Rent Margin**	✓ $65
Property Taxes	Exempt	**Exemption/PILOT**	100%
Total Expense	$3,165/unit	**Controllable**	$2,441/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	✓ 5.5%		
Highest Unit Capture Rate	⚠ 29%	2 BR/60%	168
Dominant Unit Cap. Rate	⚠ 29%	2 BR/60%	168
Premiums (↑60% Rents)	N/A		N/A
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY

Costs Underwritten	Applicant's Costs		
Avg. Unit Size	1,050 SF	**Density**	12.6/acre
Acquisition		$14K/unit	$4,000K
Building Cost	$77.22/SF	$81K/unit	$24,001K
Hard Cost		$113K/unit	$33,346K
Total Cost		$196K/unit	$57,937K
Developer Fee	$6,704K	(82% Deferred)	Paid Year: 15
Contractor Fee	$4,668K	**30% Boost**	Yes

DEBT (Must Pay)

Source	Term	Rate	Amount	DCR
PR Mortgage & Investments	40/40	2.50%	$32,939,180	1.15
TOTAL DEBT (Must Pay)			**$32,939,180**	

CASH FLOW DEBT / GRANT FUNDS

Source	Term	Rate	Amount	DCR
CASH FLOW DEBT / GRANTS			**$0**	

EQUITY / DEFERRED FEES

Source	Amount
Pedcor Funding Corp.	$19,739,507
Pedcor Development Associates	$5,508,087
TOTAL EQUITY SOURCES	$25,247,595
TOTAL DEBT SOURCES	$32,939,180
TOTAL CAPITALIZATION	$58,186,775

CONDITIONS

1 Receipt and acceptance by Cost Certification:

- Certification from Appraisal District that the property qualifies for 100% property tax exemption.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

Issuer	o Housing Trust Finance Corporation
Expiration Date	12/31/2019
Bond Amount	$35,000,000
BRB Priority	Traditional Carryforward
Close Date	TBD
Bond Structure	FHA 221(d)(4)-Cash Collateralized

RISK PROFILE

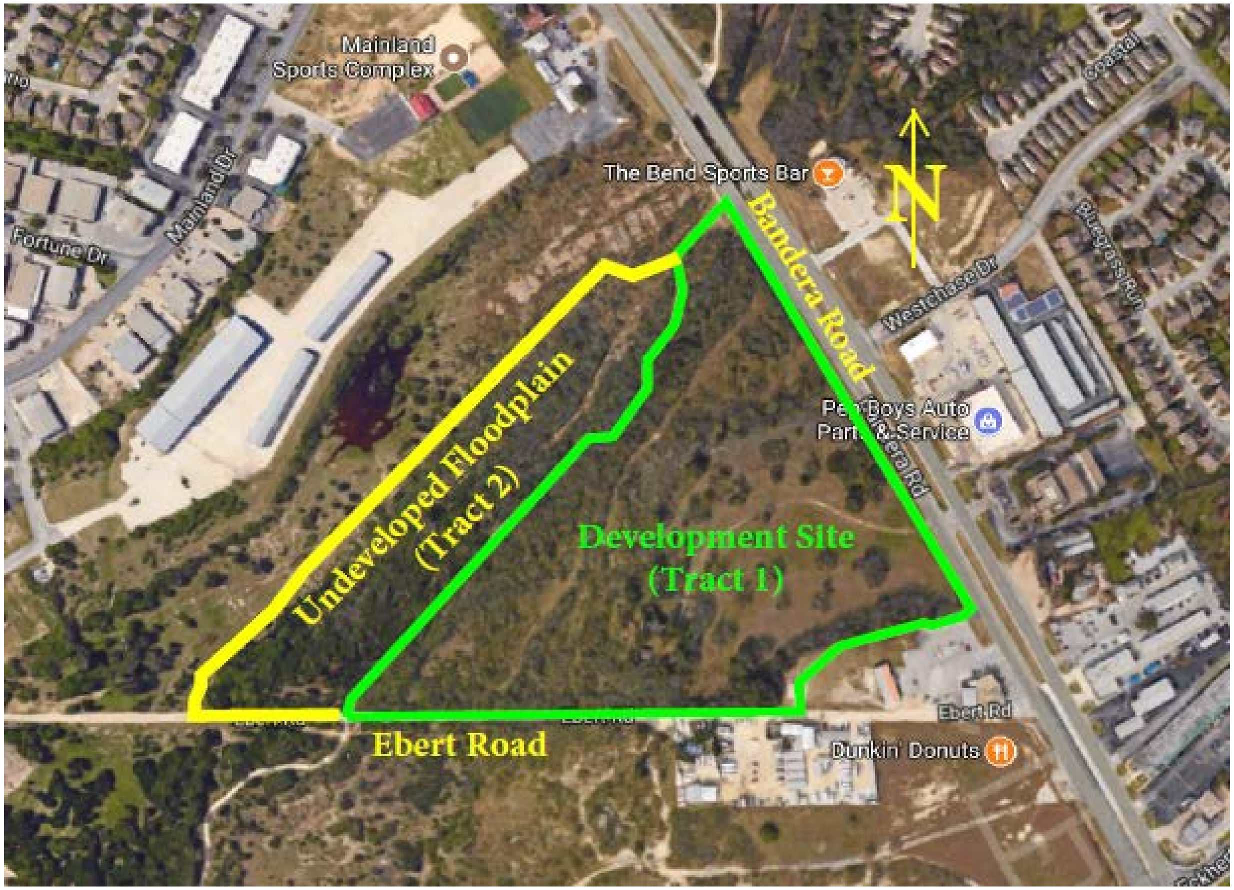
STRENGTHS/MITIGATING FACTORS

▫	Gross capture rate of 5.5%
▫	Affordable properties in PMA average 98% occupancy
▫	Attractive design should enhance leasing
▫	Developer experience

WEAKNESSES/RISKS

▫	Feasibility relies on 100% property tax exemption, achieving maximum 60% rents and a 3% management Fee
▫	Interest rate sensitivity
▫	Credit pricing sensitivity

AERIAL PHOTOGRAPH(s)



11

BOARD ACTION ITEM
MULTIFAMILY FINANCE DIVISION
DECEMBER 14, 2017

Presentation, discussion, and possible action on an award of Direct Loan funds from the 2017-1 Multifamily Direct Loan Notice of Funding Availability

RECOMMENDED ACTION

WHEREAS, the Department has received a total of 44 Applications for Multifamily Direct Loan funds under the 2017-1 Multifamily Direct Loan Notice of Funding Availability ("NOFA");

WHEREAS, a previously awarded 9% Housing Tax Credit Application (Application 13167) for the refinancing of a 49 unit development called Freedom's Path at Kerrville was submitted under the Supportive Housing/ Soft Repayment Set-Aside within the 2017-1 Multifamily Direct Loan Notice of Funding Availability ("2017-1 NOFA") as Application 17502 to the Department on January 9, 2017;

WHEREAS, the Application originally requested $800,000 to fund cost overruns associated with redesigning the development, reduction in loan amount from the Federal Home Loan Bank ("FHLB"), increased financing costs, and increased hard costs and corresponding increase in developer fee that were incurred during the construction period;

WHEREAS, the Applicant reduced their request to $300,000 consistent with the loss of the amount of FHLB funding and as recommended by EARAC;

WHEREAS, 10 TAC §13.5(d)(2) requires Applications for Developments previously awarded Department funds under any program to be found eligible by the Board; and

WHEREAS, this Application has provided evidence of circumstances beyond the Applicant's control that could not have been prevented by timely start of construction as a criteria for the Board to consider for being found eligible; and

WHEREAS, the requested amount of Direct Loan funds was recommended by the Executive Award and Review Advisory Committee ("EARAC");

NOW, therefore, it is hereby

RESOLVED, an award of $300,000 in Direct Loan funds from the NOFA, for Freedom's Path at Kerrville is hereby approved to help fill a reduction in sources on the FHLB loan; and

FURTHER RESOLVED, that the Board's approval is conditioned upon satisfaction of all conditions of underwriting and completion of any other reviews required to assure compliance with the applicable rules and requirements.

BACKGROUND

This development – in connection with Application #13167 – was awarded 9% Housing Tax Credits in July 2013 for new construction of 49 units serving a Supportive Housing population in Kerrville. In late October 2014, approximately 14 months prior to the placed in service deadline, and just a few weeks prior to closing on the financing, the Applicant contacted the Department to discuss applying for HOME funds. Construction began on this project in December 2014. The Applicant ultimately submitted an Application under the 2015-1 Multifamily Development Program Notice of Funding Availability, despite Section 2f of the NOFA stating "Any Applications for funds on developments that received an award of Department assistance in the past five years or are still within its federal affordability period will not be eligible." Therefore, staff terminated the Application. The Applicant subsequently appealed staff's termination to the Executive Director and the Board; both appeals were denied.

After a rule change in 2016 which provided more flexibility for previously funded transactions, the Applicant submitted an Application requesting $980,000 from the Deferred Forgivable Loan Set-Aside under the 2016-1 Multifamily Direct Loan NOFA on January 4, 2016. However, since the Application requested more funds than were available for rural sub-region 9 during the Regional Allocation Formula Period, other Applications that had requested less than the RAF amounts for their respective sub-regions were prioritized ahead of Freedom's Path. The Applicant asked that the Application be reconsidered under the General Set-Aside while requesting some repayable loan provisions outside of the provisions of the 2016-1 NOFA, such as interest-only payments from surplus cash flow. Staff ultimately issued a "Do Not Recommend" Underwriting Report and did not recommend reallocating unawarded funds under the General Set-Aside to the Deferred Forgivable Loan Set-Aside in order to potentially fund the Freedom's Path Application. The Executive Director and the Board upheld staff's recommendation.

The Applicant submitted an Application requesting $800,000 from the Supportive Housing/ Soft Repayment Set-Aside under the 2017-1 Multifamily Direct Loan NOFA on January 9, 2017. Sufficient funds are available within the set-aside to award this Application. However, through staff's analysis of the numbers and information provided in the Application and cost certification package provided around the same time, the need for these funds appears to be questionable. The Applicant indicated that the development experienced total cost increases of approximately $2.1 million since July 2013. Architectural and engineering ("A&E") expenses, as well as related party costs that could be considered Developer Services as defined in 10 TAC §10.3(37), raise significant concern. Staff has come to the conclusion that $225,148 in costs for items that are Developer Services should be reallocated to developer fee and that A&E should be held at the amount of $612,410 (approximately $12,500 per unit) previously underwritten. Furthermore, consistent with previous similar matters, staff recommends maintaining the developer fee that was previously underwritten and not allowing for any increase despite increased hard costs. Staying within these parameters allows for three options: 1) a recommendation of $116,000 in order to balance sources and uses, which would result in $896,000 (maximum that is repayable within 15 years) deferred developer fee; 2) a recommendation of $300,000 based on a reduction in funds from FHLB and minimum amount available to be awarded based on the NOFA, which would result in $712,000 in deferred developer fee; or 3) no funds recommended with a $420,000 reduction in Architectural and Engineering, which would result in $606,000 in deferred developer fee. In all three options, deferred developer fee should be repaid within 15 years. Additionally, the unsecured promissory notes totaling $461,229 from the contractor, architect, and sponsor can be repaid.

The only analogous Application to Freedom's Path that has received an award was Live Oak Trails (formerly known as Southwest Trails II), a 2014 9% HTC award that applied for Direct Loan funds earlier this year as the property was nearing completion. With Live Oak Trails, the Applicant received a $600,000 award under the Supportive Housing/ Soft Repayment Set-Aside as a result of their inability to secure a $600,000 grant from FHLB and a significant increase in building costs (76%) due mainly to circumstances beyond their control. In order to finance these increased costs, the Applicant closed with a sponsor loan which was eventually paid off with a combination of grants (including the $600,000 Direct Loan award) and fundraising. As a condition of the award, staff did not allow any increase in developer fee from the time of original Application. This resulted in the Applicant deferring 100% of developer fee, which was anticipated to be repaid by year 12 of operations.

It is worth noting that TCAP Repayment Funds – and more specifically, the interest earned on TCAP loans originated several years ago that now compose the Supportive Housing/ Soft Repayment Set-Aside within the Multifamily Direct Loan program – is a limited resource that few other state housing agencies have the fortune of being able to use. Moreover, TCAP Repayment Funds are typically used in urban areas of the state where the Department is limited by statute from using HOME funds. However, because this development is so far along in terms of being constructed and leased up, this development is not eligible for HOME funds, and therefore can only use TCAP Repayment Funds, should it be awarded funds.

Staff and the Board have been consistent over the past several years that, while the Applicant may apply for Direct Loan funds, there is no guarantee of funding. Furthermore, only after a thorough review of the Application could staff make a recommendation to the Board. Having performed several thorough reviews of this Application, staff believes the most prudent course of action is to replace the lost FHLB funding.

This Application has been underwritten and determined to meet the Real Estate Analysis rules and requirements and has received a previous participation review. Furthermore, a Closed Final Development Inspection Letter was issued on August 24, 2017.

Should the recommended award, as well as the other Direct Loan award recommendations on the agenda today, be approved, $14,723,353 will remain available under the NOFA with $5,110,529 ($2,810,529 in NHTF) remaining available under the Supportive Housing/ Soft Repayment Set-Aside, of which, three applications requesting a total of $3,896,926 within the set-aside are still under review. Subsequent award recommendations for applications undergoing staff reviews may appear on future Board agendas. Any funds remaining that are not currently applied for are being rolled into the 2018-1 Multifamily Direct Loan NOFA, the approval of which is also on this agenda.

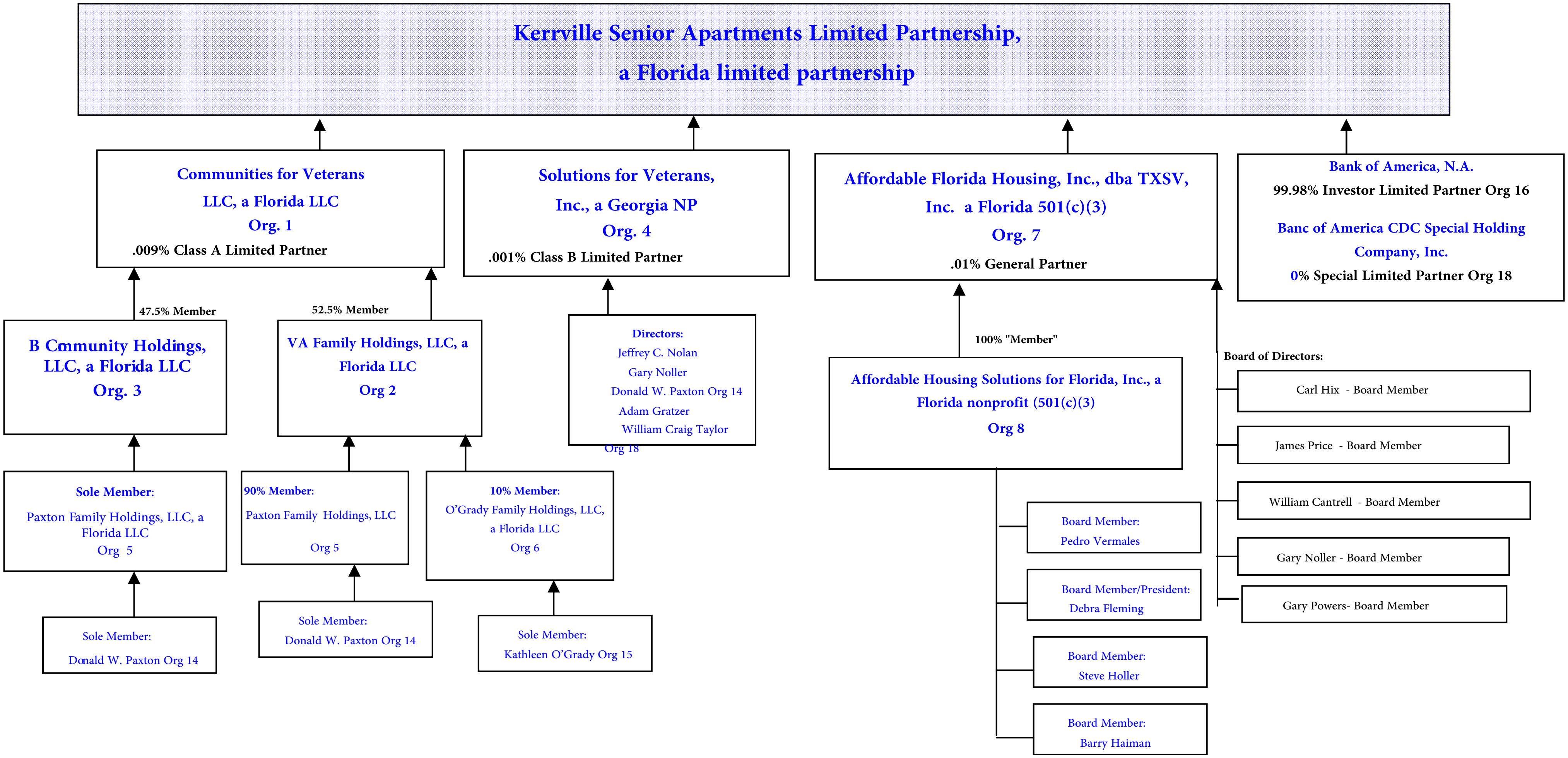
The Application and Award Recommendations Log is attached.

Organizational Structure and Previous Participation: The borrower is Kerrville Senior Apartments Limited Partnership and includes entities and principals as indicated in the organization chart below. At the time of the Previous Participation Review, the Applicant was a Small Category 3 portfolio.

Public Comment: There have been no letters of support or opposition received by the Department.

KERRVILLE SENIOR APARTMENTS LIMITED PARTNERSHIP

OWNERSHIP STRUCTURE CHART



Kerrville Senior Apartments Limited Partnership, a Florida limited partnership

Communities for Veterans LLC, a Florida LLC Org. 1
.009% Class A Limited Partner

47.5% Member

B Community Holdings, LLC, a Florida LLC Org. 3

Sole Member:
Paxton Family Holdings, LLC, a Florida LLC
Org 5

Sole Member:
Donald W. Paxton Org 14

52.5% Member

VA Family Holdings, LLC, a Florida LLC Org 2

90% Member:
Paxton Family Holdings, LLC
Org 5

Sole Member:
Donald W. Paxton Org 14

10% Member:
O'Grady Family Holdings, LLC, a Florida LLC
Org 6

Sole Member:
Kathleen O'Grady Org 15

Solutions for Veterans, Inc., a Georgia NP Org. 4
.001% Class B Limited Partner

Directors:
Jeffrey C. Nolan
Gary Noller
Donald W. Paxton Org 14
Adam Gratzer
William Craig Taylor
Org 18

Affordable Florida Housing, Inc., dba TXSV, Inc. a Florida 501(c)(3) Org. 7
.01% General Partner

100% "Member"

Affordable Housing Solutions for Florida, Inc., a Florida nonprofit (501(c)(3) Org 8

Board Member:
Pedro Vermales

Board Member/President:
Debra Fleming

Board Member:
Steve Holler

Board Member:
Barry Haiman

Board of Directors:

Carl Hix - Board Member

James Price - Board Member

William Cantrell - Board Member

Gary Noller - Board Member

Gary Powers- Board Member

Bank of America, N.A.
99.98% Investor Limited Partner Org 16

Banc of America CDC Special Holding Company, Inc.
0% Special Limited Partner Org 18

2017-1 Multifamily Direct Loan Program - Application Log - December 7, 2017

Per 2017-1 Multifamily Direct Loan Notice of Funding Availability published in the Texas Register on 12/30/2016 and First, Second, Third, and Fourth Amendments to NOFA

The following data was compiled using information submitted by each applicant. While this data has been reviewed or verified by the Department, errors may still be present. Those reviewing the log are advised to use caution in reaching any definitive conclusions based on this information alone. Where Applications are layered with 9% or 4% Tax credits, the Applications are also subject to evaluation under the Department criteria for those fund sources. Applicants are encouraged to review 10 TAC §§11.1(b) and 10.2(a) concerning Due Diligence and Applicant Responsibility, along with 10 TAC Subchapter C related to Application Submission Requirements, Ineligibility Criteria, Board Decisions and Waiver of Rules for Applications. This log will be updated periodically as staff completes application reviews and as more applications are received. The Multifamily Direct Loan Program - Application Log is presented for informational use only, and does not represent a conclusion or judgment by TDHCA, its staff or Board. Applicants that identify an error in the log should contact Andrew Sinnott at andrew.sinnott@tdhca.state.tx.us as soon as possible. Identification of an error early does not guarantee that the error can be addressed administratively.

Applications sorted by date received within set-aside.

TCAP RF	$4,000,000
NHTF	$4,310,529
Total Set Aside Funding Level:	**$8,310,529**

Supportive Housing/ Soft Repayment

TDHCA Application #	Property Name	Property City	Property County	Region	Housing Activity[1]	Multifamily Direct Loan Request/ Award	Target Population	Total Units	MF Direct Loan Units	Layering[2]	Date Received[3]	Comments
17501	Live Oak Trails	Austin	Travis	7	NC	$ 600,000	Supportive Housing	58	10	9%	1/9/2017	Recommended for TCAP RF award at 7/13/17 Board meeting
17502	Freedom's Path at Kerrville	Kerrville	Kerr	9	NC	$ 300,000	Supportive Housing	49	13	9%	1/9/2017	To be recommended for award at 12/14/17 Board meeting
17423	Palladium Glenn Heights	Glenn Heights	Ellis	3	NC	$ 800,000	General	270	7	4%	4/20/2017	Recommended for TCAP RF award at 9/7/17 Board meeting
17500	Works at Pleasant Valley Phase II	Austin	Travis	7	NC	$ 1,500,000	Supportive Housing	12	29		7/13/2017	To be recommended for award at 12/14/17 Board meeting
17028	The Vineyard on Lancaster	Fort Worth	Tarrant	3	NC	$ 1,100,000	Supportive Housing	104	0	9%	10/27/2017	Previously received 9% HTC allocation at 7/27/17 Board meeting
17511	AHA! at Briarcliff	Austin	Travis	7	NC	$ 1,296,926	General	27	10		10/27/2017	
17445	The Nightingale at Goodnight Ranch	Austin	Travis	7	NC	$ 1,500,000	Elderly Preference	174	16	4%	10/27/2017	
17512	Housing First Oak Springs	Austin	Travis	7	NC	$ -	Supportive Housing	50	50	4%	10/31/2017	Withdrawn
Total Amount Requested Under SH/SR Set Aside						**$ 7,096,926**	**Total Units**	**744**	**135**			
Total Amount Awarded Under SH/SR Set Aside (TCAP RF)						**$ 1,400,000**	**Total Units**	**328**	**17**			
Total Amount Remaining Under SH/SR Set Aside (TCAP RF)						**$ 2,600,000**						
Total Amount Remaining Under SH/SR Set Aside (NHTF)						**$ 4,310,529**						

CHDO (HOME funds only)

Total Set Aside Funding Level: **$4,723,589**

TDHCA#	Property Name	Property City	Property County	Region	Housing Activity[1]	Multifamily Direct Loan Request/ Award	Target Population	Total Units	MF Direct Loan Units	Layering[2]	Date Received[3]	Comments
17505	Merritt Monument	Midland	Midland	12	NC	$ -	General	104	34	9%	3/30/2017	Withdrawn
17504	Merritt Heritage	Georgetown	Williamson	7	NC	$ -	Elderly Limitation	244	34	9%	3/30/2017	Withdrawn
17509	Poesta Creek Apartments	Beeville	Bee	10	R	$ 2,000,000	General	50	50		3/31/2017	To be recommended for award at 12/14/17 Board meeting
17738	Las Casitas De Azucar	Santa Rosa	Cameron	11	NC	$ -	General	50	27	9%	4/3/2017	Withdrawn
17165	Merritt Headwaters	Dripping Springs	Hays	7	NC	$ -	General	80	20	9%	4/3/2017	Terminated
17508	Casitas San Miguel	San Elizario	El Paso	13	NC	$ -	General	24	24		4/12/2017	Withdrawn
17510	Brook Haven Supportive Housing	Rockdale	Milam	8	NC	$ 2,500,000	Supportive Housing	30	30		7/7/2017	
17436	Boyce Lane Apartment Homes	Austin ETJ	Travis	7	NC	$ -	General	280	42	4%	10/25/2017	Withdrawn
Total Amount Requested Under CHDO Set Aside						**$ 4,500,000**	**Total Units**	**862**	**261**			
Total Amount Awarded Under CHDO Set Aside						**$ -**	**Total Units**	**0**	**0**			
Total Amount Remaining Under CHDO Set Aside						**$ 4,723,589**						

HOME (available in non-PJs)	$6,240,000
NSP1 PI (available statewide)	$7,000,000
TCAP RF (available statewide)	$10,799,235

General

Total General Set Aside Funding Level: **$24,039,235**

TDHCA#	Property Name	Property City	Property County	Region	Housing Activity[1]	Multifamily Direct Loan Request/ Award	Target Population	Total Units	MF Direct Loan Units	Layering[2]	Date Received[3]	Comments
17503	The Reserve at Dry Creek	Hewitt	McLennan	8	NC	$ 1,450,000	Elderly Limitation	113	12	9%	1/9/2017	Recommended for HOME award at 5/25/17 Board meeting
17402	Harris Ridge Apartments	Austin	Travis	7	NC	$ 3,000,000	General	324	50	4%	1/9/2017	Recommended for TCAP RF award at 5/25/17 Board meeting
17403	Lord Road Apartments	San Antonio	Bexar	9	NC	$ -	General	324	50	4%	1/9/2017	Terminated
17404	Commons at Goodnight	Austin	Travis	7	NC	$ 3,000,000	General	304	23	4%	2/3/2017	To be recommended for award at 12/14/17 Board meeting
17405	Bridge at Cameron	Austin	Travis	7	NC	$ 2,590,000	General	263	22	4%	2/3/2017	Recommended for TCAP RF award at 10/12/17 Board meeting
17409	Bridge at Canyon View	Austin	Travis	7	NC	$ 2,900,000	General	264	21	4%	3/7/2017	Previously submitted application for 4% HTC/Bonds under app. 16449

17401	Primrose Village	Weslaco	Hidalgo	11	NC	$ 1,100,000	General	242	21	4%	3/10/2017	Recommended for NSP1 PI award at 10/12/17 Board meeting
17507	Easterling Culeba Apartments	San Antonio	Bexar	9	NC	$ -	General	90	50	9%	3/23/2017	Withdrawn
17506	Tuscany Park at Arcola	Arcola	Fort Bend	6	NC	$ 2,020,000	General	96	50	9%	3/24/2017	Recommended for TCAP RF award at 10/12/17 Board meeting
17107	The Residence at Wolfforth	Wolfforth	Lubbock	1	NC	$ 500,000	Elderly Limitation	49	6	9%	4/3/2017	Returned HOME award after being recommended for award 7/27/17
17273	The Residence at Lamar	Wichita Falls	Wichita	2	ADR	$ 950,000	Elderly Limitation	30	9	9%	4/3/2017	Recommended for 9% HTC without Direct Loan funds
17281	The Residence at Arbor Grove	Arlington	Tarrant	3	NC	$ 1,250,000	Elderly Limitation	126	11	9%	4/3/2017	Recommended for 9% HTC without Direct Loan funds
17012	Secretariat Apartments	Arlington	Tarrant	3	NC	$ 3,000,000	Elderly Limitation	74	50	9%	4/3/2017	Recommended for 9% HTC without Direct Loan funds
17076	Sphinx at Throckmorton Villas	McKinney	Collin	3	NC	$ -	General	124	21	9%	4/3/2017	Terminated
17372	Sunset Trails	Bullard	Cherokee	4	NC	$ 740,000	Elderly Limitation	48	7	9%	4/3/2017	Not recommended for 9% HTC
17208	Waverly Village	New Waverly	Walker	6	R	$ 300,000	General	50	5	9%	4/3/2017	Recommended for HOME award at 7/27/17 Board meeting
17007	Magnolia Station	Winnie	Chambers	6	NC	$ 1,220,000	General	44	11	9%	4/3/2017	Not recommended for 9% HTC
17204	Vista Bella	Lago Vista	Travis	7	NC	$ 1,935,000	General	72	40	9%	4/3/2017	Recommended for HOME award at 7/27/17 Board meeting
17179	The Nightingale at Goodnight Ranch	Austin	Travis	7	NC	$ -	Elderly Limitation	174	54	9%	4/3/2017	Withdrawn and resubmitted as 4%/ Direct Loan application (17445)
17205	Travis Flats	Austin	Travis	7	NC	$ 3,000,000	General	146	53	9%	4/3/2017	Not recommended for 9% HTC
17290	Golden Trails	West	McLennan	8	NC	$ 2,055,000	Elderly Limitation	45	17	9%	4/3/2017	Recommended for HOME award at 7/27/17 Board meeting
17013	Rio Lofts	San Antonio	Bexar	9	NC	$ 3,000,000	General	81	50	9%	4/3/2017	Recommended for 9% HTC without Direct Loan funds
17026	10715 Bandera Apartments	San Antonio	Bexar	9	NC	$ -	General	84	50	9%	4/3/2017	Withdrawn
17042	Huntington at Paseo de la Resaca	Brownsville	Cameron	11	NC	$ 2,500,000	Elderly Limitation	132	42	9%	4/3/2017	Recommended for 9% HTC without Direct Loan funds
17094	Catalon at Paseo de la Resaca	Brownsville	Cameron	11	NC	$ 2,500,000	General	128	42	9%	4/3/2017	Recommended for 9% HTC without Direct Loan funds
17258	Village at Henderson	Corpus Christi	Nueces	10	NC	$ 1,000,000	General	88	8	9%	4/3/2017	CHDO Set Aside requested
17069	Arlinda Gardens Supportive Housing	Bryan	Brazos	8	NC	$ -	Supportive Housing	100	30	9%	4/3/2017	Terminated
17416	Manchaca Commons	Austin	Travis	7	NC	$ 3,000,000	General	240	20	4%	4/4/2017	
Total Amount Requested Under General Set Aside: Development Sites in non-PJs						$ 8,200,000	**Total Units**	545	119			
Total Amount Requested Under General Set Aside: Development Sites in PJs						$ 34,810,000	**Total Units**	3,310	706			
Total Amount Requested Under General Set Aside: TOTAL						**$ 43,010,000**	**Total Units**	**3,855**	**825**			
Total Amount Awarded Under General Set Aside (HOME)						**$ 5,740,000**	**Total Units**	**280**	**74**			
Total Amount Awarded Under General Set Aside (TCAP RF)						**$ 7,610,000**	**Total Units**	**683**	**122**			
Total Amount Awarded Under General Set Aside (NSP1 PI)						**$ 1,100,000**	**Total Units**	**242**	**21**			
Total Amount Remaining Under General Set Aside (HOME)						**$ 500,000**						
Total Amount Remaining Under General Set Aside (TCAP RF)						**$ 3,189,235**						
Total Amount Remaining Under General Set Aside (NSP1 PI)						**$ 5,900,000**						

1 = Housing Activity: New Construction=NC, Rehabilitation=R, ADR = Adaptive Reuse

2= Layering of Other Department Funds: 9%=9% Competitive Tax Credits, 4%=4% Tax Credit Program

3 = Date Received: The date that the application, all required 3rd Party Reports, Application Fees (if applicable), and Certificate of Reservation (if applicable) were received.

1m

BOARD ACTION REQUEST

HOME AND HOMELESSNESS PROGRAMS DIVISION

DECEMBER 14, 2017

Presentation, discussion, and possible action on orders proposing adoption of amendments to 10 TAC §23.61, Tenant-Based Rental Assistance General Requirements and directing that they be published in the *Texas Register*

RECOMMENDED ACTION

WHEREAS, pursuant to Tex. Gov't Code §2306.053, the Department is authorized to adopt rules governing the administration of the Department and its programs;

WHEREAS, the U.S. Department of Housing and Urban Development ("HUD") has granted a waiver of the federal requirement at 24 CFR §92.209(e) for households impacted by disasters and registered with the Federal Emergency Management Agency ("FEMA");

WHEREAS, the Department is proposing amendments to 10 TAC §23.61, Tenant-Based Rental Assistance ("TBRA") General Requirements, through an emergency rulemaking pursuant to Tex. Gov't Code §2001.034, to improve timeliness of access to TBRA for affected households;

WHEREAS, the immediate applicability of this waiver is related to public health and safety and is required to conform the rule to current federal law, and requires adoption of an amendment to 10 TAC §23.61 on fewer than 30 days notice; and

WHEREAS, upon authorization of this item, these proposed actions amending 10 TAC §23.61 will be published as an emergency rulemaking for adoption;

NOW, therefore, it is hereby

RESOLVED, that the Board finds that the need for the rapid identification and providing of housing solutions for households displaced by hurricane Harvey constitutes a pressing matter of health and safety, supporting the use of emergency rulemaking, and is necessary to conform the TDHCA rule to the current federal regulation, and

FURTHER RESOLVED, that the Executive Director and his designees be and each of them hereby are authorized, empowered, and directed, for and on behalf of the Department, to cause the adoption of amendments to 10 TAC §23.61, TBRA General Requirements, through emergency rulemaking in the form presented to this meeting, to be published in the *Texas Register* for public comment and adoption, and in connection therewith, make such non-substantive technical corrections as they may deem necessary to effectuate the foregoing.

BACKGROUND

The immediate applicability of the waiver to the federal regulations related to public health and safety requires adoption of 10 TAC §23.61 on fewer than 30 days notice. On October 13, 2017, HUD released a memorandum related to availability of waivers of the HOME Program to facilitate recovery efforts from hurricanes Harvey, Irma, and Maria. The Department accepted a number of the waivers offered by HUD, including a waiver to 24 CFR §92.209(e), which requires the start date of HOME TBRA to correspond to the start date of a lease agreement under which TBRA is provided to an eligible household. The availability of this waiver extends through October 12, 2018. The Department also accepted a waiver to 24 CFR §92.209(i) which required rental units to pass a Housing Quality Standards ("HQS") inspection prior to provision of HOME TBRA.

The existing state rules at 10 TAC §23.61 related to general requirements under the HOME TBRA Program reiterate some of the requirements of the federal regulation, and are duplicative. Although the federal requirement has been waived by HUD for impacted households that are registered with FEMA, the state HOME rules as written do not allow for the waivers that have been granted.

10 TAC §23.61(g) requires the start date of the TBRA assistance and the start date of the lease to be the same date, and 10 TAC 23.61(j) requires that rental units must be inspected prior to occupancy. The proposed amendments to 10 TAC §23.61 remove the restated requirements, and allow HOME TBRA Administrators to take full advantage of the waivers provided by HUD to effectuate the timely provision of TBRA assistance to households registered with FEMA. Households that do not meet the requirements of the HUD granted waiver will still have to abide by the existing federal regulations.

The amendments to the rule relating to the waiver of the federal regulation be adopted to allow HOME Administrators to take advantage of the flexibility provided by HUD in responding to hurricanes Harvey, Irma, and Maria.

Preamble and amendment of 10 TAC Chapter 23.61, Tenant-Based Rental Assistance (TBRA) General Requirements

The Texas Department of Housing and Community Affairs (the "Department") adopts amendments to 10 Texas Administrative Code ("TAC"), Chapter 23, Subchapter F, Tenant-Based Rental Assistance (TBRA) General Requirements

REASONED JUSTIFICATION: The HOME Rules at 10 TAC §23.61 were made effective on December 6, 2017. On October 13, 2017, HUD provided waivers to certain regulations in the HOME Final Rule at 24 CFR Part 92. The purpose of the proposed amendments is to allow Administrators to take full advantage of the waivers provided by HUD to effectuate the timely provision of TBRA assistance to households registered with FEMA. The immediate applicability of these federal waivers requires adoption of this rule on fewer than 30 days notice.

STATUTORY AUTHORITY. The amendments are proposed pursuant to Texas Government Code §2306.053, which authorizes the Department to adopt rules.

The proposed new section affects no other code, article, or statute.

§23.61. Tenant-Based Rental Assistance (TBRA) General Requirements.
(a) The Household must participate in a self-sufficiency program.
(b) The amount of assistance will be determined using the Housing Choice Voucher method.
(c) Households certifying to zero income must also complete a questionnaire which includes a series of questions regarding how basic hygiene, dietary, transportation, and other living needs are met.
(d) The minimum Household contribution toward gross monthly rent must be ten percent of the Household's gross monthly income.
(e) Activity funds are limited to:
(1) rental subsidy: Each rental subsidy term is limited to no more than twenty-four (24) months. Total lifetime assistance to a Household may not exceed thirty-six (36) months cumulatively, except that a maximum of twenty-four (24) additional months of assistance, for a total of sixty (60) months cumulatively may be approved if:
(A) the Household has applied for a Section 8 Housing Choice Voucher, HUD Section 811 Supportive Housing for Persons with Disabilities, HUD Section 811 Project Rental Assistance Demonstration, or HUD Section 202 Supportive Housing for the Elderly Program, and is placed on a waiting list during their TBRA participation tenure; and
(B) the Household has not been removed from the waiting list for the Section 8 Housing Choice Voucher, HUD Section 811 Supportive Housing for Persons with Disabilities, HUD Section 811 Project Rental Assistance Demonstration, or HUD Section 202 Supportive Housing for the Elderly Program due to failure to respond to required notices or other ineligibility factors; and
(C) the Household has not been denied participation in the Section 8 Housing Choice Voucher, HUD Section 811 Supportive Housing for Persons with Disabilities, HUD Section 811 Project Rental Assistance Demonstration, or HUD Section 202 Supportive Housing for the Elderly Program while they were being assisted with HOME TBRA; and
(D) the Household did not refuse to participate in the Section 8 Housing Choice Voucher, HUD Section 811 Supportive Housing for Persons with Disabilities, HUD Section 811 Project Rental Assistance Demonstration, or HUD Section 202 Supportive Housing for the Elderly Program when a voucher was made available.

(2) security deposit: no more than the amount equal to two (2) month's rent for the unit.

(3) utility deposit in conjunction with a TBRA rental subsidy.

(f) The payment standard is determined at the date of assistance. The payment standard utilized by the Administrator must be:

(1) for metropolitan counties and towns, the current U.S. Department of Housing and Urban Development (HUD) Small Area Fair Market Rent for the Housing Choice Voucher Program;

(2) for nonmetropolitan counties and towns, the current HUD Fair Market Rent for the Housing Choice Voucher Program;

(3) for a HOME assisted unit, the current applicable HOME rent; or

(4) the Administrator may submit a written request to the Department for approval of a different payment standard. The request must be evidenced by a market study or documentation that the PHA serving the market area has adopted a different payment standard. An Administrator may request a Reasonable Accommodation as defined in §1.204 of this title for a specific household if the household, because of a disability, requires the features of a specific unit, and units with such features are not available in the Service Area at the payment standard.

~~(g) The lease agreement start date must correspond to the date of the TBRA rental coupon contract, and the rent reasonable analysis must be conducted prior to the date of the TBRA rental coupon contract.~~

(~~h~~g) Activity soft costs are limited to $1,200 per Household assisted for determining Household income eligibility, including recertification, and conducting Housing Quality Standards (HQS) inspections. All costs must be reasonable and customary for the Administrator's Service Area.

(~~i~~h) Funds for administrative costs are limited to 4 percent of Direct Activity Costs, excluding Match funds. Funds for administrative costs may be increased an additional 1 percent of Direct Activity Costs if Match is provided in an amount equal to 5 percent or more of Direct Activity Costs.

~~(j) Rental units must be inspected prior to occupancy, annually upon Household recertification, and must comply with HQS established by HUD.~~

(~~k~~i) Administrators must have a written agreement with Owner that the Owner will notify the Administrator within one (1) month if a tenant moves out of an assisted unit prior to the lease end date.

(~~l~~j) Administrator must not approve a unit if the owner is by consanguinity, affinity, or adoption the parent, child, grandparent, grandchild, sister, or brother of any member of the assisted Household, unless the Administrator determines that approving the unit would provide Reasonable Accommodation for a Household member who is a Person with Disabilities. This restriction against Administrator approval of a unit only applies at the time the Household initially receives assistance under a Contract or Agreement, but does not apply to Administrator approval of a recertification with continued tenant-based assistance in the same unit.

(~~m~~k) Administrators must maintain Written Policies and Procedures established for the HOME Program in accordance with §10.610 of this title, except that where the terms Owner, Property, or Development are used Administrator or Program will be substituted, as applicable. Additionally, the procedures in subsection (n) of this section (relating to the Violence Against Women Act (if in conflict with the provisions in §10.610 of this title)) will govern.

(~~n~~l) Administrators serving a Household under a Reservation Agreement may not issue a Certificate of Eligibility to the Household prior to reserving funds for the project.

(~~o~~m) Administrators are required to comply with regulations and procedures outlined in the Violence Against Women Act (VAWA), and provide tenant protections as established in the Act.

(1) An Administrator of Tenant-Based Rental Assistance must provide all Applicants (at the time of admittance or denial) and Households (before termination from the Tenant-Based Rental Assistance program or from the dwelling assisted by the Tenant-Based Rental Assistance Coupon Contract) the Department's "Notice of Occupancy Rights under the Violence Against Women

Act", (based on HUD form 5380) and also provide to Households "Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking" (HUD form 5382) prior to execution of a Rental Coupon Contract and before termination of assistance from the Tenant-Based Rental Assistance program or from the dwelling assisted by the Tenant-Based Rental Assistance coupon contract.

(2) Administrator must notify the Department within three (3) calendar days when tenant submits a Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking and/or alternate documentation to Administrator and must submit a plan to Department for continuation or termination of assistance to affected Household members.

(3) Notwithstanding any restrictions on admission, occupancy, or terminations of occupancy or assistance, or any Federal, State or local law to the contrary, Administrator may "bifurcate" a rental coupon contract, or otherwise remove a Household member from a rental coupon contract, without regard to whether a Household member is a signatory, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a recipient of TBRA and who engages in criminal acts of physical violence against family members or others. This action may be taken without terminating assistance to, or otherwise penalizing the person subject to the violence.

1n

BOARD ACTION REQUEST

EXECUTIVE DIVISION

DECEMBER 14, 2017

Presentation, discussion, and possible action on proposed new 10 TAC §1.5, Waiver Applicability in the Case of Federally Declared Disasters, and directing that it be published in the *Texas Register*.

RECOMMENDED ACTION

> WHEREAS, pursuant to Tex. Gov't Code, §2306.053, the Department is authorized to adopt rules governing the administration of the Department and its programs;
>
> WHEREAS, at times the Department's rules, formalized in Chapter 10 of the Texas Administrative Code ("10 TAC"), may include language that restates federal requirements;
>
> WHEREAS, in the cases of federally declared disasters, federal oversight agencies may grant waivers or suspensions of rules, which if duplicated in 10 TAC would then create an inconsistency;
>
> WHEREAS, the Department wants to provide clarity through the rule making process on how it would handle such situations; and
>
> WHEREAS, such proposed rulemaking is proposed at 10 TAC §1.5, Waiver Applicability in the Case of Federally Declared Disasters, and will be published in the *Texas Register* for public comment;
>
> NOW, therefore, it is hereby
>
> RESOLVED, that the Executive Director and his designees, be and each of them hereby are authorized, empowered, and directed, for and on behalf of the Department to cause the proposed new 10 TAC §1.5, Waiver Applicability in the Case of Federally Declared Disasters, in the form presented to this meeting, to be published in the *Texas Register* and in connection therewith, make such non-substantive technical corrections as they may deem necessary to effectuate the foregoing, including the preparation of the subchapter specific preambles.

BACKGROUND

In the interest of making Department rules understandable and transparent, at times the Department's rules, formalized at 10 Texas Administrative Code, include language that is duplicative of federal requirements. This allows program participants to see federal and state requirements in one place, and generally these types of clauses merely echo a federal requirement. As has been recently experienced with Hurricane Harvey, and is often the case with disaster response, federal oversight agencies have a practice of granting waivers or suspensions of federal rules so that the state can expedite the dissemination of resources to those in need. When such waivers or suspensions occur, and the requirements being waived or suspended have been echoed in the Department's rules at 10 TAC, an inconsistency may be created. In such cases, even with the federal waiver or suspension, the Department would be placed in the position of being federally compliant but possibly not compliant with its own rules, even though those rules only exist to echo the federal requirement.

To ensure that the Department would not face such limitations or restrictions, when federal authority has been granted, staff is recommending a rule in Chapter 1 of the Department's rules making clear how it would handle such situations.

Attachment 1: Preamble and order proposing new 10 TAC §1.5, Waiver Applicability in the Case of Federally Declared Disasters

The Texas Department of Housing and Community Affairs (the "Department") proposes new 10 TAC §1.5, Waiver Applicability in the Case of Federally Declared Disasters. This new section will specify how waivers of the Department's rules will be applied in cases of federally declared disasters, specifically when the Department's rules reiterate federal regulations or requirements that have been waived, suspended, or amended.

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

PUBLIC BENEFIT/COST NOTE. Mr. Irvine has also determined that for each year of the first five years the proposed new rule will be in effect, there will be no change in the public benefit anticipated as a result of the new rule. There will not be any economic cost to any individuals required to comply with the proposed new rule.

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

GOVERNMENT GROWTH IMPACT STATEMENT. Mr. Irvine has also determined that, for the first five years the rule would be in effect:

1. The proposed rule does not create or eliminate a government program;
2. The proposed rule will not require a change in the number of employees of the Department;
3. The proposed rule will not require additional future legislative appropriations;
4. The proposed rule will not require an increase in fees paid to the Department;
5. The proposed rule will not create a new regulation;
6. The proposed rule will not expand, limit, or repeal an existing regulation;
7. The proposed rule will not increase or decrease the number of individuals subject to the rule's applicability; and
8. The proposed rule will neither positively or negatively affect this state's economy.

REQUEST FOR PUBLIC COMMENT. The public comment period will be held from January 2, 2018, through February 2, 2018. Written comments may be submitted to the Texas Department of Housing and Community Affairs, Brooke Boston, Rule Comments, PO Box 13941, Austin, Texas 78711-3941, or by email to brooke.boston@tdhca.state.tx.us. ALL COMMENTS MUST BE RECEIVED BY 5:00 P.M. Austin local time February 2, 2018.

STATUTORY AUTHORITY. The new rule is proposed pursuant to Tex. Gov't Code §2306.053, which authorizes the Department to adopt rules.

The proposed new rule affects no other code, article or statute.

§1.5, Waiver Applicability in the Case of Federally Declared Disasters

When the federal government has provided the Department a waiver, suspension, or contract amendment of a federal programmatic regulation, statute, or contract term in response to a federally declared disaster, and the requirement waived, suspended, or amended had been codified in this Title, the Executive Director may waive, suspend or modify the rule within this Title, if:

(1) the Executive Director has determined that not doing so may negatively affect the health, safety, or welfare of program recipients;
(2) such waiver, suspension, or modification is limited to the federally provided waiver, suspension, or modification; and
(3) such waiver or suspension would not have negatively affected the selection of an award of Department resources.

10

BOARD ACTION REQUEST
ASSET MANAGEMENT DIVISION
DECEMBER 14, 2017

Presentation, discussion, and possible action on an order adopting the amended 10 TAC Chapter 10 Subchapter E concerning Post Award and Asset Management Requirements, and directing its publication in the *Texas Register*

RECOMMENDED ACTION

WHEREAS, at its meeting of October 12, 2017, the Board approved for publication and public comment in the *Texas Register* the proposed amendment of 10 TAC Chapter 10 Subchapter E concerning the Post Award and Asset Management Requirements;

WHEREAS, the proposed amendments were published in the October 27, 2017, issue of the *Texas Register*, and staff has received comments from two commenters and incorporated changes into the final rule for adoption;

NOW, therefore, it is hereby

RESOLVED, that the final order adopting the amended 10 TAC Chapter 10 Subchapter E, together with the preambles presented to this meeting, is hereby ordered and approved for publication in the *Texas Register;* and

FURTHER RESOLVED, that the Executive Director and his designees be and each them hereby are authorized, empowered, and directed, for and on behalf of the Department, to cause the amended 10 TAC Chapter 10 Subchapter E concerning Post Award and Asset Management Requirements in the form presented to this meeting, to be published in the *Texas Register* for final adoption, and in connection therewith, make such non-substantive technical corrections as they may deem necessary to effectuate the foregoing.

BACKGROUND

The Board approved the publication of proposed amendments to 10 TAC Subchapter E, concerning Post Award and Asset Management Requirements at the meeting on October 12, 2017, to be published in the *Texas Register* for public comment. The rulemaking was published in the October 27, 2017, issue of the *Texas Register* and made available for public comment from October 27, 2017, through November 27, 2017. Comments were received from two commenters and their comments are addressed in staff's reasoned responses.

Preamble, Reasoned Response and Amended

The Texas Department of Housing and Community Affairs (the "Department") adopts the amended 10 TAC Chapter 10, Subchapter E, §§10.400 – 10.408, concerning Post Award and Asset Management Requirements, with changes to text as published in the October 27, 2017, issue of the *Texas Register* (42 TexReg 5940).

REASONED JUSTIFICATION FOR THE RULE: The amended rule further clarifies, corrects, and adds additional information to ensure accurate processing of post award activities and communicate more effectively with multifamily development owners regarding their responsibilities after funding or award by the Department. Post award activities include requests for action to be considered on developments awarded funding from the Department through the end of the affordability period.

SUMMARY OF PUBLIC COMMENT AND STAFF RECOMMENDATIONS.
Comments were accepted from October 27, 2017, through November 27, 201, with comments received from (1) Cynthia Bast on behalf of Locke Lord LLP, and (2) Jen Brewerton on behalf of the Texas Affiliation of Affordable Housing Providers ("TAAHP"). Comments are listed in order of appearance within the rule.

1. §10.405(b)(1)(A)– Non-Material Amendments

COMMENT SUMMARY: Commenter 1 stated that the rule is written in such a way to describe removal of the HUB itself from the LURA rather than describing removal of the LURA requirement for HUB participation. Commenter 2 agreed with the comments made by Commenter 1. Commenter 1 suggested clarifying the rule as follows:

> "(A) HUB participation removal
>
> (i) Removal of a HUB participation requirement will only be processed as a non-material LURA amendment after the issuance of 8609s and requires that the Executive Director find that:
>
> (I) the HUB is requesting removal of its own volition or is being removed as the result of a default under the organizational documents of the Development Owner;
>
> (II) the participation by the HUB has been substantive and meaningful, or would have been substantive or meaningful had the HUB not defaulted under the organizational documents of the Development Owner, enabling it to realize not only financial benefit but to acquire skills relating to the ownership and operating of affordable housing;
>
> (III) where the HUB will be replaced as a general partner or special limited partner that is not a HUB and will sell its ownership interest, an ownership transfer request must be submitted as described in §10.406;"

STAFF RESPONSE: Staff agrees and adopts the suggested change as specified.

2. §10.406(f) – Ownership Transfers (Nonprofit)

COMMENT SUMMARY: Commenter 1 stated that participation by nonprofit organizations in a tax credit transaction where participation is worthy of points in the competitive process but does not result in the tax credits being awarded from the non-profit set-aside should be treated on the same terms as HUB participation that is worthy of points in the competitive process. Specifically, the rule makes clear that if a Development received tax credits from the non-profit set-aside, a Qualified Non-Profit Organization must participate in the ownership until the expiration of the extended use period. However, if the Development did not receive tax credits from the non-profit set-aside, the non-profit can withdraw from the ownership after the end of the 15-year Compliance Period, which is inconsistent with the treatment of HUBs.

Commenter 1 further states that if a HUB can withdraw from participation when it believes it is in its best interest, and given that the points for HUB participation and non-profit participation in the competitive process are derived from the same section of the QAP and are an "either/or" scenario whereby an Applicant receive points for HUB participation or non-profit participation, but not both, it seems inequitable to treat HUBs differently than non-profits. Commenter 1 requests that the rule be changed to allow a non-profit that is participating outside of the non-profit set-aside for tax credits be allowed to withdraw on the same terms that a HUB can withdraw.

STAFF RESPONSE: Staff considers the comment to be outside of the logical outgrowth of the published rule for public comment and that the implications could be significant without having provided the public an opportunity to comment on the proposed change. Therefore, staff is unable to make this adjustment at this time; however, staff will consider this comment in the coming year and will evaluate the concern expressed by the commenter. Staff recommends not change based on this comment.

3. Multiple Sections

COMMENT SUMMARY: Commenter 1 states that in various places throughout Subchapter E, staff has inserted language to the effect that any uncorrected issues of non-compliance "must be resolved to the satisfaction of the Department, or waived by the Board," before assistance is given. Commenter 1 states that recognizing that the Previous Participation Review rules in 10 TAC §1.301(a) acknowledges that certain uncorrected items will be excluded from consideration, it may be appropriate to have a cross-reference. Additional clarification from Commenter 1 revealed that the intent in making this comment was to tighten up the rule to reinforce that the events of noncompliance not taken into account for purposes of a Previous Participation review should also not be an impediment to requests for post award activities such as ownership transfers, amendments, etc.

STAFF RESPONSE: Staff believes that the rule as proposed, as well as the Previous Participation rule in 10 TAC §1.301(a) sufficiently addresses the commenter's concern. Staff recommends no change based on this comment.

The Board approved the final order adopting the amended 10 TAC Chapter 10, Subchapter E, §§10.400 – 10.408, concerning Post Award and Asset Management Requirements on December 14, 2017.

STATUTORY AUTHORITY. The amended sections are adopted pursuant to Tex. Gov't Code, §2306.053, which authorizes the Department to adopt rules.

§10.400. Purpose. The purpose of this Subchapter is to establish the requirements governing the post award and asset management activities associated with awards of multifamily development assistance pursuant to Tex. Gov't Code, Chapter 2306 and its regulation of multifamily funding provided through the Texas Department of Housing and Community Affairs (the "Department") as authorized by the legislature. This subchapter is designed to ensure that Developers and Development Owners of low-income Developments that are financed or otherwise funded through the Department maintain safe, decent and affordable housing for the term of the affordability period. Therefore, unless otherwise indicated in the specific section of this subchapter, any uncorrected issues of noncompliance outside of the corrective action period or outstanding fees (related to the Development subject to the request) owed to the Department, must be resolved to the satisfaction of the Department, or waived by the Board, before a request for any post award activity described in this subchapter will be acted upon.

§10.401. General Commitment or Determination Notice Requirements and Documentation.

(a) 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.

(b) All Commitments or Determination Notices, whether reflected in the Commitment or Determination Notice or not, are made subject to full compliance with all applicable provisions of law and rule, including but not limited to the Qualified Allocation Plan, the Uniform Multifamily Rules, the Multifamily Housing Revenue Bond Rules, all provisions of Commitment and Contract, satisfactory completion of underwriting, and satisfactory resolution of any conditions of underwriting, award, and administrative deficiencies.

(c) The Department shall notify, in writing, the mayor, chief county judge, or other appropriate official of the municipality or county, as applicable, in which the Development is located informing him/her of the Board's issuance of a Commitment or Determination Notice, as applicable.

(d) The Department may cancel a Commitment, Determination Notice or Carryover Allocation prior to the issuance of IRS Form(s) 8609 (for Housing Tax Credits) or completion of construction with respect to a Development and/or apply administrative penalties if:

(1) the Applicant, Development Owner, or the Development, as applicable, fails after written notice and a reasonable opportunity to cure, to meet any of the conditions of such Commitment, Determination Notice or Carryover Allocation or any of the

undertakings and commitments made by the Development Owner in the Application process for the Development;

(2) any material statement or representation made by the Development Owner or made with respect to the Development Owner or the Development is untrue or misleading;

(3) an event occurs with respect to the Applicant or the Development Owner which would have made the Application ineligible for funding pursuant to Subchapter C of this chapter (relating to Application Submission Requirements, Ineligibility Criteria, Board Decisions and Waiver of Rules if such event had occurred prior to issuance of the Commitment, Determination Notice or Carryover Allocation; or

(4) the Applicant, Development Owner, or the Development, as applicable, fails after written notice and a reasonable opportunity to cure, to comply with this chapter or other applicable Department rules, procedures, or requirements of the Department.

§10.402. Housing Tax Credit and Tax Exempt Bond Developments.

(a) Commitment. For Competitive HTC Developments, the Department shall issue a Commitment to the Development Owner which shall confirm that the Board has approved the Application and state the Department's commitment to make a Housing Credit Allocation to the Development Owner in a specified amount, subject to the feasibility determination described in Subchapter D of this chapter (relating to Underwriting and Loan Policy) and the determination that the Development satisfies the requirements of this chapter and other applicable Department rules. The Commitment shall expire on the date specified therein, which shall be thirty (30) calendar days from the effective date, unless the Development Owner indicates acceptance by executing the Commitment, pays the required fee specified in §10.901 of this Chapter (relating to Fee Schedule), and satisfies any conditions set forth therein by the Department. The Commitment expiration date may not be extended.

(b) Determination Notices. For Tax Exempt Bond Developments, the Department shall issue a Determination Notice which shall confirm the Board's determination that the Development satisfies the requirements of this chapter as applicable and other applicable Department rules in accordance with the §42(m)(1)(D) of the Internal Revenue Code (the "Code"). The Determination Notice shall also state the Department's determination of a specific amount of housing tax credits that the Development may be eligible for, subject to the requirements set forth in the Department's rules, as applicable. The Determination Notice shall expire on the date specified therein, which shall be thirty (30) calendar days from the effective date, unless the Development Owner indicates acceptance by executing the Determination Notice, pays the required fee specified in §10.901 of this chapter, and satisfies any conditions set forth therein by the Department. The Determination Notice expiration date may not be extended without prior Board approval for good cause. The Determination Notice will terminate if the Tax Exempt Bonds are not closed within the timeframe provided for by the Board on its approval of the Determination Notice, by the expiration of the Certificate of Reservation associated with the Determination Notice, or if the financing or Development changes significantly as determined by the Department pursuant to its rules and any conditions of approval included in the Board approval or underwriting report.

(c) Tax Credit Amount. The amount of tax credits reflected in the IRS Form(s) 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 will only be permitted if it is determined necessary by the Department, as required by §42(m)(2)(D) of the Code through the submission of the Cost Certification package. Increases to the amount of tax credits that exceed 110 percent of the amount of credits reflected in the Determination Notice must be approved by the Board. Increases to the amount of tax credits that do not exceed 110 percent of the amount of credits reflected in the Determination Notice may be approved administratively by the Executive Director and are subject to the Credit Increase Fee as described in §10.901 of this chapter.

(d) Documentation Submission Requirements at Commitment of Funds. No later than the expiration date of the Commitment (or no later than December 31 for Competitive HTC Applications, whichever is earlier) or Determination Notice, the documentation described in paragraphs (1) - (6) of this subsection must be provided. Failure to provide these documents may cause the Commitment or Determination Notice to be rescinded:

(1) for entities formed outside the state of Texas, evidence that the entity filed a Certificate of Application for foreign qualification in Texas, a Franchise Tax Account Status from the Texas Comptroller of Public Accounts and a Certificate of Fact from the Office of the Secretary of State. If the entity is newly registered in Texas and the Franchise Tax Account Status or Certificate of Fact are not available, a statement can be provided to that effect;

(2) for Texas entities, a copy of the Certificate of Filing for the Certificate of Formation from the Office of the Secretary of State; a Certificate of Fact from the Secretary of State and a Franchise Tax Account Status from the Texas Comptroller of Public Accounts. If the entity is newly registered and the Certificate of Fact and the

Franchise Tax Account Status are not available, a statement can be provided to that effect;

(3) evidence that the signer(s) of the Commitment or Determination Notice have sufficient authority to sign on behalf of the Applicant in the form of a corporate resolution which indicates the sub-entity in Control consistent with the entity contemplated and described in the Application;

(4) evidence of final zoning that was proposed or needed to be changed pursuant to the Development plan;

(5) evidence of satisfaction of any conditions identified in the Credit Underwriting Analysis Report or any other conditions of the award required to be met at Commitment or Determination Notice; and

(6) documentation of any changes to representations made in the Application subject to §10.405 of this chapter (relating to Amendments and Extensions).

(7) for Applications underwritten with a property tax exemption, documentation must be submitted in the form of a letter from an attorney identifying the statutory basis for the exemption and indicating that the exemption is reasonably achievable, subject to appraisal district review. Additionally, any Development with a proposed Payment in Lieu of Taxes ("PILOT") agreement must provide evidence regarding the statutory basis for the PILOT and its terms.

(e) Post Bond Closing Documentation Requirements.

(1) Regardless of the issuer of the bonds, no later than 60 calendar days following closing on the bonds, the Development Owner must submit the documentation in subparagraphs (A) - (E) of this paragraph.

(A) a training certificate from a Department approved "property owner and manager Fair Housing trainer" showing that the Development Owner and on-site or regional property manager has attended at least five (5) hours of Fair Housing training. The certificate must not be older than two years from the date of submission;

(B) a training certificate from a Department approved "architect and engineer Fair Housing trainer" showing that the lead architect or engineer responsible for certifying compliance with the Department's accessibility and construction standards has attended at least five (5) hours of Fair Housing training. The certificate must not be older than two years from the date of submission;

(C) evidence that the financing has closed, such as an executed settlement statement;

(D) a confirmation letter from the Compliance Division evidencing receipt of the Electronic Compliance Reporting Filing Agreement and the Owner's Designation of Administrator of Accounts forms pursuant to §10.607(a); and

(E) initial construction status report consisting of items (1) – (5) as outlined in §10.402(h) of this chapter (relating to Construction Status Reports).

(f) Carryover (Competitive HTC Only). All Developments which received a Commitment, and will not be placed in service and receive IRS Form(s) 8609 in the year the Commitment was issued, must submit the Carryover documentation, in the form prescribed by the Department in the Carryover Manual, no later than the Carryover Documentation Delivery Date as identified in §11.2 of this title (relating to Program Calendar for Competitive Housing Tax Credits) of the year in which the Commitment is issued pursuant to §42(h)(1)(C) of the Code.

(1) Commitments for credits will be terminated if the Carryover documentation has not been received by this deadline, unless an extension has been approved. This termination is final and not appealable, and immediately upon issuance of notice of termination, staff is directed to award the credits to other qualified Applicants on the approved waiting list.

(2) If the interim or permanent financing structure, syndication rate, amount of debt or syndication proceeds are finalized but different 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 re-evaluated by the Department for a reduction of credit or change in conditions.

(3) All Carryover Allocations will be contingent upon the Development Owner providing evidence that they have and will maintain Site Control through the 10 Percent Test or through the anticipated closing date, whichever is earlier. For purposes of this paragraph, any changes to the Development Site acreage between Application and Carryover must be addressed by written explanation or, as appropriate, in accordance with §10.405.

(4) Confirmation of the right to transact business in Texas, as evidenced by the Franchise Tax Account Status (the equivalent of the prior Certificate of Account Status) from the Texas Comptroller of Public Accounts and a Certificate of Fact from the Office of the Secretary of State must be submitted with the Carryover Allocation.

(g) 10 Percent Test (Competitive HTC Only). No later than July 1 of the year following the submission of the Carryover Allocation Agreement or as otherwise specified in the applicable year's Qualified Allocation Plan, under §11.2, documentation must be submitted to the Department verifying that the Development Owner has expended more than 10 percent of the Development Owner's reasonably expected basis, pursuant to §42(h)(1)(E)(i) and (ii) of the Code (as amended by The Housing and Economic Recovery Act of 2008), and Treasury Regulations, §1.42-6. The Development Owner must submit, in the form prescribed by the Department, documentation evidencing paragraphs (1) - (8) of this subsection, along with all information outlined in the Post Award Activities Manual. Satisfaction of the 10 Percent Test will be contingent upon the submission of the items described in paragraphs (1) - (8) of this subsection as well as all other conditions placed upon the Application in the Commitment. Requests for an extension will be reviewed on a case by case basis as addressed in §10.405(c) of this Subchapter and 10 TAC §13.12(1) of this title, as applicable, and a point deduction evaluation will be completed in accordance with Tex. Gov't Code §2306.6710(b)(2) and §11.9(f) of this title. Documentation to be submitted for the 10 Percent Test includes:

(1) an Independent Accountant's Report and Taxpayer's Basis Schedule form. The report must be prepared on the accounting firm's letterhead and addressed to the Development Owner or an Affiliate of the Development Owner. The Independent Accountant's Report and Taxpayers Basis Schedule form must be signed by the Development Owner. If, at the time the accountant is reviewing and preparing their report, the accountant has concluded that the taxpayer's reasonably expected basis is different from the amount reflected in the Carryover Allocation agreement, then the accountant's report should reflect the taxpayer's reasonably expected basis as of the time the report is being prepared;

(2) any conditions of the Commitment or Real Estate Analysis underwriting report due at the time of 10% Test submission;

(3) evidence that the Development Owner has purchased, transferred, leased, or otherwise has ownership of the Development Site. The Development Site must be identical to the Development Site that was submitted at the time of Application submission. For purposes of this paragraph, any changes to the Development Site acreage between Application and 10 Percent Test must be addressed by written explanation or, as appropriate, in accordance with §10.405 of this subchapter;

(4) a current survey or plat of the Development Site, prepared and certified by a duly licensed Texas Registered Professional Land Surveyor. The survey or plat must clearly delineate the flood plain boundary lines and show all easements and encroachments;

(5) for New Construction, Reconstruction, and Adaptive Reuse Developments, a certification from a Third Party civil engineer or architect stating that all necessary utilities will be available at the Development Site and that there are no easements, licenses, royalties, or other conditions on or affecting the Development that would materially or adversely impact the ability to acquire, develop, and operate as set forth in the Application. Copies of supporting documents may be required by the Department;

(6) for the Development Owner and on-site or regional property manager, a training certificate from a Department approved "property owner and manager Fair Housing trainer" showing that the Development Owner and on-site or regional property manager attended at least five (5) hours of Fair Housing training. For architects and engineers, a training certificate from a Department approved "architect and engineer Fair Housing trainer" showing that the lead architect or engineers responsible for certifying compliance with the Department's accessibility and construction standards has attended at least five (5) hours of Fair Housing training. Certifications required under this paragraph must not be older than two years from the date of submission of the 10 Percent Test Documentation;

(7) a Certification from the lender and syndicator identifying all known Guarantors. If identified Guarantors have changed from the Guarantors or Principals identified at the time of Application, a non-material amendment must be requested by the Applicant in accordance with §10.405 of this subchapter, and the new Guarantors or Principals must be reviewed in accordance with Chapter 1, Subchapter C of this title (relating to Previous Participation Reviews); and

(8) a Development Owner's preliminary construction schedule or statement showing the prospective construction loan closing date, construction start and end dates, prospective placed in service date for each building, and planned first year of the credit period.

(h) Construction Status Report (All Multifamily Developments). All multifamily developments must submit a construction status report. Construction status reports shall be due by the tenth day of the month following each reporting quarter's end (January, April, July, and October) and continue on a quarterly basis until the entire development is complete as evidenced by one of the following: certificates of occupancy for each building, the Architect’s Certificate(s) of Substantial Completion (AIA Document G704) for the entire development, the final Application and Certificate for Payment (AIA Document G702 and G703), or an equivalent form approved for submission by the construction lender and/or investor. For Competitive Housing Tax Credit Developments, the initial report must be submitted no later than October 10th following the year of award (this includes

Developments funded with HTC and TDHCA Multifamily Direct Loans), and for Developments awarded under the Department’s Multifamily Direct Loan programs only, the initial report must be submitted 90 calendar days after loan closing. For Tax Exempt Bond Developments, the initial construction status report must be submitted as part of the Post Bond Closing Documentation due no later than 60 calendar days following closing on the bonds as described in §10.402(e) of this section. The initial report for all multifamily Developments shall consist of the items identified in paragraphs (1) – (5) of this subsection, unless stated otherwise. All subsequent reports shall contain items identified in subparagraphs (3) – (5) of this paragraph and must include any changes or amendments to items in subparagraphs (1) – (2) if applicable:

(1) the executed partnership agreement with the investor (identifying all Guarantors) or, for Developments receiving an award only from the Department's Direct Loan Programs, other documents setting forth the legal structure and ownership. If identified Guarantors or Principals of a Guarantor entity were not already identified as a Principal of the Owner, Developer, or Guarantor at the time of Application, a non-material amendment must be requested in accordance with §10.405 of this subchapter and the new Guarantors and all of its Principals, as applicable, must be reviewed in accordance with Chapter 1, Subchapter C of this title (relating to Previous Participation Reviews);

(2) the executed construction contract and construction loan agreement. If the loan has not closed, the anticipated closing date must be provided and, upon closing, the agreement must be provided to the Department;

(3) the most recent Application and Certificate for Payment (AIA Document G702 and G703) certified by the Architect of Record (or equivalent form approved for submission by the construction lender and/or investor); and

(4) all Third Party construction inspection reports not previously submitted. If the lender and/or investor does not require third party construction inspection reports, the Development Owner must hire a third party inspector to perform these inspections on a quarterly basis and submit the reports to the Department. Third Party construction inspection reports must include, at a minimum, current photographs of the construction site and exterior and interior of buildings, an estimated percentage of construction completion as of the date of the site visit, identification of construction delays and other relevant progress issues, if any, and the anticipated construction completion date;

(5) Minority Owned Business Report (HTC only) showing the attempt to ensure that at least 30 percent of the construction and management businesses with which the

Applicant contracts in connection with the Development are Minority Owned Businesses as required and further described in Tex. Gov't Code §2306.6734 .

(i) LURA Origination.

(1) The Development Owner must request a copy of the HTC LURA as directed in the Post Award Activities Manual. The Department will draft a LURA for the Development Owner that will impose the income and rent restrictions identified in the Development's final underwriting report and other representations made in the Application, including but not limited to specific commitments to provide tenant services, to lease to Persons with Disabilities, and/or to provide specific amenities. After origination, the Department executed LURA and all exhibits and addendums will be sent to the Development Owner to execute and record in the real property records for the county in which the Development is located. The original or a copy of the recorded LURA must be returned to the Department no later than the end of the first year of the Credit Period. In general, no Housing Tax Credits are allowed to be issued for a building unless there is a properly executed and recorded LURA in effect at the end of the first year of the Credit Period. Nothing in this section negates a Development Owner's responsibility for full compliance with §42(h)(6) of the Code. The Department will not issue IRS Form(s) 8609 until it receives the original or a copy of the properly-recorded LURA, or has alternative arrangements which are acceptable to the Department and approved by the Executive Director.

(2) LURAs for Direct Loan awardees will be prepared by the Department's Legal Division and executed at loan closing.

(j) Cost Certification (Competitive and Non-Competitive HTC, and related activities only). The Department conducts a feasibility analysis in accordance with §42(m)(2)(C)(i)(III) of the Code and Subchapter D of this chapter (relating to Underwriting and Loan Policy) to make a final determination on the allocation of Housing Tax Credits. The requirements for cost certification include those identified in paragraphs (1) - (3) of this subsection.

(1) Development Owners must file cost certification documentation no later than January 15 following the first year of the Credit Period, as defined in §42(f)(1) of the Code.

(2) The Department will evaluate the cost certification documentation and notify the Development Owner of any additional required documentation needed to complete the review. The Department reserves the right to request additional documents or certifications as it deems necessary or useful in the determination of the Development's eligibility for a final Housing Tax Credit allocation amount. Any

communication issued to the Development Owner pertaining to the cost certification documentation may also be sent to the syndicator.

(3) IRS Form(s) 8609 will not be issued until the conditions as stated in subparagraphs (A) - (G) of this paragraph have been met. The Development Owner has:

> (A) provided evidence that all buildings in the Development have been placed in service by:
>
> > (i) December 31 of the year the Commitment was issued;
> >
> > (ii) December 31 of the second year following the year the Carryover Allocation Agreement was executed; or
> >
> > (iii) the approved Placed in Service deadline;
>
> (B) provided a complete final cost certification package in the format prescribed by the Department. As used herein, a complete final cost certification package means a package that meets all of the Department's criteria with all required information and exhibits listed in clauses (i) - (xxxvi) of this subparagraph, and pursuant to the Post Award Activities Manual. If any item on this list is determined to be unclear, deficient, or inconsistent with the cost certification review completed by the Department, a Request for Information (RFI) will be sent to the Development Owner. Failure to respond to the requested information within a thirty (30) day period from the date of request may result in the termination of the cost certification review and request for 8609s and require a new request be submitted with a Cost Certification Extension Fee as described in Subchapter G of this chapter (relating to Fee Schedule, Appeals and Other Provisions).
>
> > (i) Owner's Statement of Certification;
> >
> > (ii) Owner Summary & Organization Charts for the Owner, Developer, and Guarantors;
> >
> > (iii) Evidence of Qualified Nonprofit or CHDO Participation;
> >
> > (iv)Evidence of Historically Underutilized Business (HUB) Participation;
> >
> > (v) Development Team List;
> >
> > (vi) Development Summary with Architect's Certification;

(vii) Development Change Documentation;

(viii) As Built Survey;

(ix) Closing Statement;

(x) Title Policy;

(xi) Title Policy Update;

(xii) Placement in Service;

(xiii) Evidence of Placement in Service;

(xiv) Architect's Certification of Completion Date and Date Ready for Occupancy;

(xv) Auditor's Certification of Acquisition/Rehabilitation Placement in Service Election;

(xvi) Independent Auditor's Report;

(xvii) Independent Auditor's Report of Bond Financing;

(xviii) Development Cost Schedule;

(xix) Contractor's Application for Final Payment (G702/G703) for the General Contractor and all prime subcontractors;

(xx) Additional Documentation of Offsite Costs;

(xxi) Rent Schedule;

(xxii) Utility Allowances;

(xxiii) Annual Operating Expenses;

(xxiv) 30 Year Rental Housing Operating Pro Forma;

(xxv) Current Operating Statement in the form of a trailing twelve month statement;

(xxvi) Current Rent Roll;

(xxvii) Summary of Sources and Uses of Funds;

(xxviii) Financing Narrative;

(xxix) Final Limited Partnership Agreement with all amendments and exhibits;

(xxx) All Loan Agreements and Promissory Notes (except for Agreements and Notes issued directly by the Department);

(xxxi) Architect's Certification of Fair Housing Requirements;

(xxxii) Development Owner Assignment of Individual to Compliance Training;

(xxxiii) TDHCA Compliance Training Certificate (not older than two years from the date of cost certification submission);

(xxxiv) TDHCA Final Inspection Clearance Letter or evidence of submitted final inspection request to the Compliance Division;

(xxxv) Completion Certificate (TDHCA Issued Bonds Only); and

(xxxvi) Other Documentation as Required, including but not limited to conditions to be satisfied at cost certification as reflected in the Development's latest Underwriting Report;

(C) informed the Department of and received written approval for all amendments, extensions, and changes in ownership relating to the Development in accordance with §10.405 of this chapter (relating to Amendments and Extensions) and §10.406 of this chapter (relating to Ownership Transfers (§2306.6713));

(D) paid all applicable Department fees, including any past due fees;

(E) met all conditions noted in the Department underwriting report, Determination Notice, and Commitment;

(F) corrected all issues of noncompliance, including but not limited to noncompliance status with the LURA (or any other document containing an Extended Low-income Housing Commitment) or the program rules in effect for the subject Development, as described in this chapter. Developments in the corrective action period and/or with any uncorrected issues of noncompliance outside of the corrective action period or that have had a monitoring review where noncompliance was identified, will not be issued IRS Form(s) 8609s until all events of noncompliance are assessed, corrected, or otherwise approved by the Executive Award Review and Advisory Committee;

(G) completed an updated underwriting evaluation in accordance with Subchapter D of this chapter based on the most current information at the time of the review.

§10.403. Review of Annual HOME/NSP and National Housing Trust Fund Rents.

(a) Applicability. For participants of the Department's Multifamily HOME and NSP Direct Loan program, where Commitment of Funds occurred on or after August 23, 2013, the Department is required by 24 CFR §92.252(f) and for all NHTF participants by 24 CFR §93.302(c)(2), to review and approve or disapprove HOME/NSP/NHTF rents on an annual basis. The Department is also is required by 24 CFR §92.219 and §92.252(d)(4) to approve rents where Multifamily Direct Loan funds are used as HOME match. Development Owners must submit documentation for the review of HOME/NSP/NHTF rents by no later than June 1st of each year as further described in the Post Award Activities Manual.

(b) Documentation for Review. The Department will furnish an Annual Rent Approval Request packet for this purpose that will include a request for Development information and an Owner's proposed rent schedule and will require submission of a current rent roll and an approved utility allowance letter from the Department's Compliance Division. The Department may request additional documentation to perform a determination, as needed, including but not limited to annual operating statements, market surveys, or other information related to determining whether rents are sufficient to maintain the financial viability of a project or are in compliance with maximum rent limits.

(c) Review Process. Rents will be approved or disapproved within 30 days of receipt of all items required to be submitted by the Development Owner, and will be issued in the form of a signed letter from the Asset Management Division. Development Owners must keep copies of all approval letters on file at the Development site to be reviewed at the time of Compliance Monitoring reviews.

(d) Compliance. Development Owners for whom this section is applicable are subject to compliance under §10.622 of this chapter (relating to Special Rules regarding Rents and Limit Violations) and may be subject to penalties under §10.624 of this chapter (relating to Events of Noncompliance). Approval of rents by the Asset Management Division will be limited to a review of the documentation submitted and will not guarantee compliance with the Department's rules in Subchapter F or otherwise absolve an Owner of any past, current, or future non-compliance related to Department rules, guidance, Compliance Monitoring visits, or any other rules or guidance to which the Development or its Owner may be subject.

§10.404. Reserve Accounts.

(a) Replacement Reserve Account (§2306.186). The Department will require Development Owners to provide regular maintenance to keep housing sanitary, safe and decent by establishing and maintaining a reserve for replacement account for the Development in accordance with Tex. Gov't Code, §2306.186. The reserve account must be established, in accordance with paragraphs (3), (4), (5), and (6) of this subsection, and maintained through annual or more frequent regularly scheduled deposits, for each Unit in a Development of 25 or more rental units regardless of the amount of rent charged for the Unit. If the Department is processing a request for loan modification or other request under this subchapter, and the Development does not have an existing replacement reserve account, or sufficient funds in the reserve to meet future capital expenditure needs of the Development as determined by a history of uncorrected UPCS violations, ongoing issues related to keeping housing sanitary, safe, and decent, an account balance below the annual reserve deposit amount as specified in this section, or as indicated by the number or cost of repairs included in a PCA, the Development Owner will be required to establish and maintain a replacement reserve account or review whether the amount of regular deposits to the replacement reserve account can be increased, regardless of the number of units at the Development. The Department shall, through cooperation of its divisions responsible for asset management and compliance, ensure compliance with this section. The duties of the Development Owner under this section cease on the date of a change in ownership of the Development; however, the subsequent Development Owner of the Development is subject to the requirements of this section and any additional or revised requirements the Department may impose after reviewing a Development's compliance history, a PCA submitted by the Owner, or the amount of reserves that will be transferred at the time of any property sale.

(1) The LURA requires the Development Owner to begin making annual deposits to the replacement reserve account on the later of the:

(A) date that occupancy of the Development stabilizes as defined by the First Lien Lender or, in the absence of a First Lien Lender other than the Department, the date the Property is at least 90 percent occupied; or

(B) the date when the permanent loan is executed and funded.

(2) The Development Owner shall continue making deposits into the replacement reserve account until the earliest of the:

(A) date on which the owner suffers a total casualty loss with respect to the Development or the date on which the Development becomes functionally obsolete, if the Development cannot be or is not restored;

(B) date on which the Development is demolished;

(C) date on which the Development ceases to be used as a multifamily rental property; or

(D) end of the Affordability Period specified by the LURA, or if an Affordability Period is not specified and the Department is the First Lien Lender, then when the Department's loan has been fully repaid or as otherwise agreed by the Owner and Department.

(3) If the Department is the First Lien Lender with respect to the Development or if the establishment of a Reserve Account for repairs has not been required by the First Lien Lender or Bank Trustee, each Development Owner receiving Department assistance for multifamily rental housing shall deposit annually into a separate, Development-specific Reserve Account through the date described in paragraph (2) of this subsection:

(A) For New Construction Developments, not less than $250 per Unit. Withdrawals from such account will be restricted for up to five years following the date of award except in cases in which written approval from the Department is obtained relating to casualty loss, natural disaster, reasonable accommodations (but not for the construction standards required by the NOFA or program regulations), or demonstrated financial hardship; or

(B) For Adaptive Reuse, Rehabilitation and Reconstruction Developments, the greater of the amount per Unit per year either established by the information presented in a Property Condition Assessment in conformance with Subchapter D of this chapter (relating to Underwriting and Loan Policy) or $300 per Unit per year.

(4) For all Developments, a Property Condition Assessment ("PCA") must be conducted at intervals that are consistent with requirements of the First Lien Lender, other than the Department. If the Department is the First Lien Lender, or the First Lien Lender does not require a Third Party PCA, a PCA must be conducted at least once during each five (5) year period beginning with the eleventh (11th) year after the awarding of any financial assistance from the Department. PCAs conducted by the Owner at any time or for any reason other than as required by the Department in the year beginning with the eleventh (11th) year of award must be submitted to the Department for review within 30 days of receipt by the Owner.

(5) Where there is a First Lien Lender other than the Department or a Bank Trustee as a result of a bond trust indenture or tax credit syndication, the Development Owner shall comply with the lesser of the replacement reserve requirements of the

First Lien Lender or the requirements in paragraph (3) of this subsection. In addition, the Department should be listed as a party to receive notice under any replacement reserve agreement entered into by the Development Owner. The Development Owner shall submit on an annual basis, within the Department's required Development Owner's Financial Certification packet, requested information regarding:

(A) the reserve for replacement requirements under the first lien loan agreement (if applicable) referencing where those requirements are contained within the loan documents;

(B) compliance with the first lien lender requirements outlined in subparagraph (A) of this paragraph;

(C) if the Owner is not in compliance with the lender requirements, the Development Owner's plan of action to bring the Development in compliance with all established reserve for replacement requirements; and

(D) whether a PCA has been ordered and the Owner's plans for any subsequent capital expenditures, renovations, repairs, or improvements.

(6) Where there is no First Lien Lender but the allocation of funds by the Department and Tex. Gov't Code, §2306.186 requires that the Department oversee a Reserve Account, the Development Owner shall provide at their sole expense an escrow agent acceptable to the Department to act as Bank Trustee as necessary under this section. The Department shall retain the right to replace the escrow agent with another Bank Trustee or act as escrow agent at a cost plus fee payable by the Development Owner due to breach of the escrow agent's responsibilities or otherwise with thirty (30) days prior notice of all parties to the escrow agreement.

(7) Penalties and Non-Compliance. If the Development Owner fails to comply with the replacement reserve account requirements stated herein, and request for extension or waiver of these requirements is not approved by the Department, then a penalty of up to $200 per dwelling Unit in the Development and/or characterization of the Development as being in default with this requirement, may be imposed:

(A) a Reserve Account, as described in this section, has not been established for the Development;

(B) the Department is not a party to the escrow agreement for the Reserve Account, if required;

(C) money in the Reserve Account:

(i) is used for expenses other than necessary repairs, including property taxes or insurance; or

(ii) falls below mandatory annual, monthly, or Department approved deposit levels;

(D) Development Owner fails to make any required deposits;

(E) Development Owner fails to obtain a Third-Party Property Condition Assessment as required under this section or submit a copy of a PCA to the Department within 30 days of receipt; or

(F) Development Owner fails to make necessary repairs in accordance with the Third Party Property Condition Assessment or §10.621 of this chapter (relating to Property Condition Standards).

(8) Department-Initiated Repairs. The Department or its agent may make repairs to the Development within 30 calendar days of written notice from the Department if the Development Owner fails to complete necessary repairs indicated in the submitted Property Condition Assessment or identified by Department physical inspection. Repairs may be deemed necessary if the Development Owner fails to comply with federal, state, and/or local health, safety, or building code requirements. Payment for necessary repairs must be made directly by the Development Owner or through a replacement Reserve Account established for the Development under this section. The Department or its agent will be allowed to produce a Request for Bids to hire a contractor to complete and oversee necessary repairs. On a case-by-case basis, the Department may determine that the money in the Reserve Account may be used for expenses other than necessary repairs, including property taxes or insurance, if:

(A) Development income before payment of return to Development Owner or deferred developer fee is insufficient to meet operating expense and debt service requirements; or

(B) Development income after payment of operating expenses, but before payment of return to Development Owner or deferred developer fee is insufficient to fund the mandatory deposit levels;

(C) In the event of subparagraph (A) or (B) of this paragraph, funds withdrawn must be replaced from Cash Flow after payment of Operating Expenses but before return to Development Owner or deferred developer fee until the mandatory deposit level is replenished. The Department reserves the right to re-evaluate payments to the reserve, increase such payments or require a lump sum deposit to the reserve, or require the Owner to enter into a separate Reserve Agreement if necessary to protect the long term feasibility of the Development.

(9) Exceptions to Replacement Reserve Account. This section does not apply to a Development for which the Development Owner is required to maintain a Reserve Account under any other provision of federal or state law.

(10) In the event of paragraph (7) or (8) of this subsection, the Department reserves the right to require by separate Reserve Agreement a revised annual deposit amount and/or require Department concurrence for withdrawals from the Reserve Account to bring the Development back into compliance. Establishment of a new Bank Trustee or transfer of reserve funds to a new, separate and distinct account may be required if necessary to meet the requirements of such Agreement. The Agreement will be executed by the Department, Development Owner, and financial institution representative.

(b) Lease-up Reserve Account. A lease-up reserve funds start-up expenses in excess of the revenue produced by the Development prior to stabilization. The Department will consider a reasonable lease-up reserve account based on the documented requirements from a third-party lender, third-party syndicator, or the Department. During the underwriting at the point of the Cost Certification review, the lease-up reserve may be counted as a use of funds only to the extent that it represents operating shortfalls net of escrows for property taxes and property insurance. Funds from the lease-up reserve used to satisfy the funding requirements for other reserve accounts may not be included as a use of funds for the lease-up reserve. Funds from the lease-up reserve distributed or distributable as cash flow to the Development Owner will be considered and restricted as developer fee.

(c) Operating Reserve Account. At various stages during the application, award process, and during the operating life of a Development, the Department will conduct a financial analysis of the Development's total development costs and operating budgets, including the estimated operating reserve account deposit required. For example, this analysis typically occurs at application and cost certification review. The Department will consider a reasonable operating reserve account deposit in this analysis based on the needs of the Development and requirements of third-party lenders or investors. The amount used in the analysis will be the amount described in the project cost schedule or balance sheet, if it is within the range of two (2) to six (6) months of stabilized operating expenses plus debt service. The Department may consider a greater amount proposed or required by the

Department, any superior lien lender, or syndicator, if the detail for such greater amount is reasonable and well documented. Reasonable operating reserves in this chapter do not include capitalized asset management fees, guaranty reserves, or other similar costs. In no instance will operating reserves exceed twelve (12) months of stabilized operating expenses plus debt service (exclusive of transferred replacement reserves for USDA or HUD financed rehabilitation transactions). Operating reserves are generally for the term of the permanent loan. In no instance will operating reserves released within five (5) years be included as a cost.

(d) Special Reserve Account. If the funding program requires or allows for the establishment and maintenance of a Special Reserve Account for the purpose of assisting residents at the Development with expenses associated with their tenancy, this will be established in accordance with a written agreement with the Development Owner.

(1) The Special Reserve Account is funded through a one-time payment or annually through an agreed upon percentage of net cash flow generated by the Development, excess development funds at completion as determined by the Department, or as otherwise set forth in the written agreement. For the purpose of this account, net cash flow is defined as funds available from operations after all expenses and debt service required to be paid have been considered. This does not include a deduction for depreciation and amortization expense, deferred developer fee payment, or other payments made to related parties, except as allowed by the Department for property management. Proceeds from any refinancing or other fund raising from the Development will be considered net cash flow for purposes of funding the Special Reserve Account. The account will be structured to require Department concurrence for withdrawals.

(2) All disbursements from the account must be approved by the Department.

(3) The Development Owner will be responsible for setting up a separate and distinct account with a financial institution acceptable to the Department. A Special Reserve Account Agreement will be drafted by the Department and executed by the Department, Development Owner, and financial institution representative.

(4) Use of the funds in the Special Reserve Account is determined by a plan that is pre-approved by the Department. The Owner must create, update and maintain a plan for the disbursement of funds from the Special Reserve Account. The plan should be established at the time the account is created and updated and submitted for approval by the Department as needed. The plan should consider the needs of the tenants of the property and the existing and anticipated fund account balances such that all of the fund uses provide benefit to tenants. Disbursements from the

fund will only be approved by the Department if they are in accordance with the current approved plan.

(e) Other Reserve Accounts. Additional reserve accounts may be recognized by the Department as necessary and required by the Department, superior lien lender, or syndicator.

§10.405. Amendments and Extensions.

(a) Amendments to Housing Tax Credit (HTC) Application or Award Prior to Land Use Restriction Agreement (LURA) recording or amendments that do not result in a change to the LURA (§2306.6712). The Department expects the Development Owner to construct or rehabilitate, operate, and own the Development consistent with the representations in the Application. The Department must receive notification of any amendments to the Application. Regardless of development stage, the Board shall re-evaluate a Development that undergoes a material change, as identified in paragraph (3) of this subsection at any time after the initial Board approval of the Development (§2306.6731(b)). The Board may deny an amendment request and subsequently may rescind any Commitment or Determination Notice issued for an Application, and may reallocate the credits to other Applicants on the waiting list.

(1) Requesting an amendment. The Department shall require the Applicant to file a formal, written request for an amendment to the Application. Such request must include a detailed explanation of the amendment request and other information as determined to be necessary by the Department, and the applicable fee as identified in §10.901(13) of this chapter (relating to Fee Schedule) in order to be received and processed by the Department. Department staff will evaluate the amendment request to determine if the change would affect an allocation of Housing Tax Credits by changing any item that received points, by significantly affecting the most recent underwriting analysis, or by materially altering the Development as further described in this subsection.

(2) Notification Items. The Department must be notified of the changes described in subparagraphs (A) - (F) of this paragraph. The changes identified are subject to staff agreement based on a review of the amendment request, and any additional information or documentation requested. Notification items will be considered satisfied when an acknowledgment of the specific change(s) is received from the Department.

(A) changes to Development Site acreage required by the City or other local governmental authority, or changes resulting from survey discrepancies, as long as such change does not also result in a modification to the residential density of more than 5 percent;

(B) minor modifications to the site plan that will not significantly impact development costs, including, but not limited to, relocation or rearrangement of buildings on the site (as long as the number of residential and non-residential buildings remains the same), and movement, addition, or deletion of ingress/egress to the site;

(C) increases in net rentable square footage or common areas that will not significantly impact development costs;

(D) changes in amenities that do not require a change to the recorded LURA and do not negatively impact scoring, including changes to outdated amenities that could be replaced by an amenity with equal benefit to the resident community;

(E) changes in Developers or Guarantors that do not include the addition of new entities or Principals not previously checked by Previous Participation review at the time of Application and do not result in the removal of all persons used to meet the experience requirement in §10.204(6) of this chapter (relating to Required Documentation for Application Submission);

(F) any other amendment not identified in paragraphs (3) and (4) of this subsection.

(3) Nonmaterial amendments. The Executive Director may administratively approve all non-material amendments, including, but not limited to:

(A) any amendment that is determined by staff to exceed the scope of notification acknowledgement, as identified in paragraph (2) of this subsection but not to rise to a material alteration, as identified in paragraph (4) of this subsection;

(B) changes in the natural person(s) used to meet the experience requirement in §10.204(6) of this chapter provided that an appropriate substitute has been approved by the Multifamily Division prior to receipt of the amendment request (relating to Required Documentation for Application Submission);

(C) changes in Developers or Guarantors (to the extent Guarantors were identified in the Application) not addressed in §10.405(a)(2)(E). Changes in Developers or Guarantors will be subject to Previous Participation requirements as further described in §10.204(13) and the credit limitation described in §11.4(a).

(4) Material amendments. Amendments considered material pursuant to paragraph (4) of this subsection must be approved by the Board. When an amendment request requires Board approval, the Development Owner must submit the request and all required documentation necessary for staff's review of the request to the Department at least forty-five (45) calendar days prior to the Board meeting in which the amendment is anticipated to be considered. Before the fifteenth (15th) day preceding the date of Board action on the amendment, notice of an amendment and the recommendation of the Executive Director and Department staff regarding the amendment will be posted to the Department's website and the Applicant will be notified of the posting. (§2306.6717(a)(4)). Material Amendment requests may be denied if the Board determines that the modification proposed in the amendment would materially alter the Development in a negative manner or would have adversely affected the selection of the Application in the Application Round. 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 3 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 at least 5 percent;

(G) exclusion of any requirements as identified in Subchapter B of this chapter (relating to Site and Development Requirements and Restrictions) and Subchapter C of this chapter (relating to Application Submission Requirements, Ineligibility Criteria, Board Decisions and Waiver of Rules or Pre-Clearance for Applications); or

(H) any other modification considered significant by the Board.

(5) Amendment requests will be denied if the Department finds that the request would have changed the scoring of an Application in the competitive process such that the Application would not have received a funding award or if the need for the proposed modification was reasonably foreseeable or preventable by the Applicant

at the time the Application was submitted, unless good cause is found for the approval of the amendment.

(6) This section shall be administered in a manner that is consistent with §42 of the Code. If a Development has any uncorrected issues of noncompliance outside of the corrective action period (other than the provision being amended) or otherwise owes fees to the Department, such non-compliance or outstanding payment must be resolved to the satisfaction of the Department, or waived by the Board, before a request for amendment will be acted upon.

(7) In the event that an Applicant or Developer seeks to be released from the commitment to serve the income level of tenants identified in the Application and Credit Underwriting Analysis Report at the time of award and as approved by the Board, the procedure described in subparagraphs (A) and (B) of this paragraph will apply to the extent such request is not prohibited based on statutory and/or regulatory provisions:

(A) for amendments that involve a reduction in the total number of Low-Income Units, or a reduction in the number of Low-Income Units at any rent or income level, as approved by the Board, evidence must be presented to the Department to support the amendment. In addition, for such changes prior to issuance of IRS Forms 8609 by the Department, the lender and syndicator must submit written confirmation that the Development is infeasible without the adjustment in Units. The Board may or may not approve the amendment request; however, any affirmative recommendation to the Board is contingent upon concurrence from Department staff that the Unit adjustment is necessary for the continued financial feasibility of the Development; and

(B) if it is determined by the Department that the loss of low-income targeting points would have resulted in the Application not receiving an award in the year of allocation, and the amendment is approved by the Board, the approved amendment will carry a penalty that prohibits the Applicant and all Persons or entities with any ownership interest in the Application (excluding any tax credit purchaser/syndicator), from participation in the Housing Tax Credit Program (for both the Competitive Housing Tax Credit Developments and Tax-Exempt Bond Developments) for twenty-four (24) months from the time that the amendment is approved.

(b) Amendments to the LURA. Department approval shall be required for any amendment to a LURA in accordance with this section. An amendment request shall be submitted in writing, containing a detailed explanation of the request, the reason the change is necessary, the good cause for the change, financial information if the change will result in any financial impact on the development, information related to whether the necessity of the amendment was reasonably foreseeable at the time of application, and other information as determined to be necessary by the Department, along with any applicable fee as identified in §10.901 of this chapter (relating to Fee Schedule). The Department may order or require the Development Owner to order a Market Study or appraisal at the Development Owner's expense. If a Development has any uncorrected issues of noncompliance outside of the corrective action period (other than the provision being amended) or otherwise owes fees to the Department, such non-compliance or outstanding payment must be resolved to the satisfaction of the Department, waived by the Board, before a request for amendment will be acted upon. The Department will not approve changes that would violate state or federal laws including the requirements of §42 of the Code, 24 CFR Part 92 (HOME Final Rule), 24 CFR Part 93 (NHTF Interim Rule), Chapter 1 of this title (relating to Administrative Requirements,Chapter 11 of this title (relating to Housing Tax Credit Program Qualified Allocation Plan), Chapter 12 of this title (relating to Multifamily Housing Revenue Bond Rules), Chapter 13 of this title (relating to Multifamily Direct Loan Rule), Tex. Gov't Code, Chapter 2306, and the Fair Housing Act., For Tax-Exempt Bond Developments, compliance with their Regulatory Agreement and corresponding bond financing documents. Prior to staff taking a recommendation to the Board for consideration, the procedures described in paragraph (3) of this subsection must be followed.

(1) Non-Material LURA Amendments. The Executive Director or designee may administratively approve all LURA amendments not defined as Material LURA Amendments pursuant to paragraph (2) below. A non-material LURA amendment may include but is not limited to:

(A) HUB participation removal

(i) Removal of a HUB participation requirement will only be processed as a non-material LURA amendment after the issuance of 8609s and requires that the Executive Director find that:

(I) the HUB is requesting removal of its own volition or is being removed as the result of a default under the organizational documents of the Development Owner;

(II) the participation by the HUB has been substantive and meaningful, or would have been substantive or meaningful had the HUB not defaulted under the organizational documents of the Development Owner, enabling it to realize not only financial benefit but to acquire skills relating to the ownership and operating of affordable housing;

(III) where the HUB will be replaced as a general partner or special limited partner that is not a HUB and will sell its ownership interest, an ownership transfer request must be submitted as described in §10.406;

(B) a change resulting from a Department work out arrangement as recommended by the Department's Asset Management Division; or

(C) a correction of error.

(2) Material LURA Amendments. Development Owners seeking LURA amendment requests that require Board approval must submit the request and all required documentation necessary for staff's review of the request to the Department at least forty-five (45) calendar days prior to the Board meeting at which the amendment is anticipated to be considered. Before the fifteenth (15th) day preceding the date of Board action on the amendment, notice of an amendment and the recommendation of the Executive Director and Department staff regarding the amendment will be posted to the Department's website and the Applicant will be notified of the posting. (§2306.6717(a)(4)). The Board must consider and approve the following material LURA amendments:

(A) reductions to the number of Low-Income Units;

(B) changes to the income or rent restrictions;

(C) changes to the Target Population;

(D) the removal of material participation by a Nonprofit Organization as further described in §10.406 of this subchapter;

(E) a change in the Right of First Refusal period as described in amended §2306.6725 of the Tex. Gov't Code;

(F) any LURA amendment deemed material by the Executive Director.

(3) Prior to staff taking a recommendation to the Board for consideration, the Development Owner must provide notice and hold a public hearing regarding the requested amendment(s) at least fifteen (15) business days prior to the scheduled Board meeting where the request will be considered. Development Owners will be required to submit a copy of the notification with the amendment request. If a LURA amendment is requested prior to issuance of IRS Forms 8609 by the Department, notification must be provided to the recipients described in subparagraphs (A) - (E) of this paragraph. If an amendment is requested after issuance of IRS Forms 8609 by

the Department, notification must be provided to the recipients described in subparagraph (A) - (B) of this paragraph.

(A) each tenant of the Development;

(B) the current lender and investor;

(C) the State Senator and State Representative of the districts whose boundaries include the Development Site;

(D) the chief elected official for the municipality (if the Development Site is within a municipality or its extraterritorial jurisdiction); and

(E) the county commissioners of the county in which the Development Site is located (if the Development Site is located outside of a municipality).

(4) Contents of Notification. The notification must include, at a minimum, all of the information described in subparagraphs (A) - (D) of this paragraph.

(A) the Development Owner's name, address and an individual contact name and phone number;

(B) the Development name, address, city and county;

(C) the change(s) requested; and

(D) the date, time and location of the public hearing where the change(s) will be discussed.

(5) Verification of public hearing. Minutes of the public hearing and attendance sheet must be submitted to the Department within three (3) business days after the date of the public hearing.

(6) Approval. Once the LURA Amendment has been approved administratively or by the Board, as applicable, Department staff will provide the Development Owner with a LURA amendment for execution and recording in the county where the Development is located.

(c) HTC Extensions. Extensions must be requested if the original deadline associated with Carryover, the 10 Percent Test (including submission and expenditure deadlines), construction status reports, or cost certification requirements will not be met. Extension requests submitted at least thirty (30) calendar days in advance of the applicable deadline will not be required to submit an extension fee as described in §10.901 of this chapter. Any extension request submitted fewer than thirty (30) days in advance of the applicable deadline or after the applicable deadline will not be processed unless accompanied by the applicable fee. Extension requests will be approved by the Executive Director or Designee, unless, at staff's discretion it warrants Board approval due to extenuating circumstances stated in the request. The extension request must specify a requested extension date and the reason why such an extension is required. If the Development Owner is requesting an extension to the Carryover submission or 10 percent Test deadline(s), a point deduction evaluation will be completed in accordance with Tex. Gov't Code, §2306.6710(b)(2), and §11.9(f) of this title (relating to Competitive HTC Selection Criteria). Therefore, the Development Owner must clearly describe in their request for an extension how the need for the extension was beyond the reasonable control of the Applicant/Development Owner and could not have been reasonably anticipated. Carryover extension requests will not be granted an extended deadline later than December 1st of the year the Commitment was issued.

§10.406. Ownership Transfers (§2306.6713).

(a) Ownership Transfer Notification. All multifamily Development Owners must provide written notice and a completed Ownership Transfer packet, if applicable, to the Department at least forty-five (45) calendar days prior to any sale, transfer, or exchange of the Development or any portion of or Controlling interest in the Development. Except as otherwise provided herein, the Executive Director's prior written approval of any such transfer is required. The Executive Director may not unreasonably withhold approval of the transfer requested in compliance with this section.

(b) Exceptions. The following exceptions to the ownership transfer process outlined herein apply:

(1) A Development Owner shall be required to notify the Department but shall not be required to obtain Executive Director approval when the transferee is an Affiliate of the Development Owner with no new Principals or the transferee is a Related Party who does not Control the Development and the transfer is being made for estate planning purposes.

(2) Transfers that are the result of an involuntary removal of the general partner by the investment limited partner do not require advance approval but must be reported to the Department as soon as possible due to the sensitive timing and nature of this decision. In the event the investment limited partner has proposed a new general partner or will permanently replace the general partner, a full Ownership Transfer packet must be submitted.

(3) Changes to the investment limited partner, non-Controlling limited partner, or other non-Controlling partners affiliated with the investment limited partner do not require Executive Director approval. A General Partner's acquisition of the interest

of the investment limited partner does not require Executive Director approval, unless some other change in ownership is occurring as part of the same overall transaction.

(4) Changes resulting from foreclosure wherein the lender or financial institution involved in the transaction is the same resulting owner do not require advance approval but must be reported to the Department as soon as possible, due to the sensitive timing and nature of the decision.

(c) General Requirements.

(1) Any new Principal in the ownership of a Development must be eligible under §10.202 of Subchapter C (relating to Ineligible Applicants and Applications). In addition, Principals will be reviewed in accordance with Chapter 1, Subchapter C of this title (relating to Previous Participation).

(2) Changes in Developers or Guarantors must be addressed as non-material amendments to the application under §10.405 of this Subchapter.

(3) To the extent an investment limited partner or its Affiliate assumes a Controlling interest in a Development Owner, such acquisition shall be subject to the Ownership Transfer requirements set forth herein. Principals of the investment limited partner or Affiliate will be considered new Principals and will be reviewed as stated under paragraph (1) of this subsection.

(4) Simultaneous transfer or concurrent offering for sale of the General Partner's and Limited Partner's control and interest will be subject to the Ownership Transfer requirements set forth herein and will trigger a Right of First Refusal, if applicable.

(d) Transfer Actions Warranting Debarment. If the Department determines that the transfer, involuntary removal, or replacement was due to a default by the General Partner under the Limited Partnership Agreement, or other detrimental action that put the Development at risk of failure or the Department at risk for financial exposure as a result of non-compliance, staff may make a recommendation to the Board for the debarment of the entity and/or its Principals and Affiliates pursuant to the Department's debarment rule. In addition, a record of transfer involving Principals in new proposed awards will be reported and may be taken into consideration by the Executive Award and Review Committee, in accordance with Chapter 1, Subchapter C of this title (relating to Previous Participation), prior to recommending any new financing or allocation of credits.

(e) Transfers Prior to 8609 Issuance or Construction Completion. Prior to the issuance of IRS Form(s) 8609 (for Housing Tax Credits) or the completion of construction (for all Developments funded through other Department programs) an Applicant may request an amendment to its ownership structure to add Principals. The party(ies) reflected in the Application as having control must remain in the ownership structure and retain such control, unless approved otherwise by the Board. A development sponsor, General Partner or Development Owner may not sell the Development in whole or voluntarily end their control prior to the issuance of 8609s.

(f) Nonprofit Organizations. If the ownership transfer request is to replace a nonprofit organization within the Development ownership entity, the replacement nonprofit entity must adhere to the requirements in paragraph (1) or (2) of this subsection.

(1) If the LURA requires ownership or material participation in ownership by a Qualified Nonprofit Organization, and the Development received Tax Credits pursuant to §42(h)(5) of the Code, the transferee must be a Qualified Nonprofit Organization that meets the requirements of §42(h)(5) of the Code and Tex. Gov't Code §2306.6706, if applicable, and can demonstrate planned participation in the operation of the Development on a regular, continuous, and substantial basis.

(2) If the LURA requires ownership or material participation in ownership by a nonprofit organization or CHDO, the Development Owner must show that the transferee is a nonprofit organization or CHDO, as applicable, that complies with the LURA.

(3) Exceptions to the above may be made on a case by case basis if the Development is past its Compliance Period/Federal Affordability Period, was not reported to the IRS as part of the Department's Nonprofit Set Aside in any HTC Award year, and follows the procedures outlined in §10.405(b)(1) - (5) of this chapter (relating to LURA Amendments that require Board Approval). The Board must find that:

(A) the selling nonprofit is acting of its own volition or is being removed as the result of a default under the organizational documents of the Development Owner;

(B) the participation by the nonprofit was substantive and meaningful during the full term of the Compliance Period but is no longer substantive or meaningful to the operations of the Development; and

(C) the proposed purchaser is an affiliate of the current Owner or otherwise meets the Department's standards for ownership transfers.

(g) Historically Underutilized Business ("HUB") Organizations. If a HUB is the general partner or special limited partner of a Development Owner and it determines to sell its ownership interest, after the issuance of 8609's, the purchaser of that partnership interest or the general or special limited partner is not required to be a HUB as long as the procedure described in §10.405(b)(1) of this chapter (relating to Non-Material LURA Amendments) has been followed and approved.

(h) Documentation Required. A Development Owner must submit documentation requested by the Department to enable the Department to understand fully the facts and circumstances pertaining to the transfer and the effects of approval or denial. Documentation must be submitted as directed in the Post Award Activities Manual, which includes but is not limited to:

(1) a written explanation outlining the reason for the request;

(2) ownership transfer information, including but not limited to the type of sale, amount of Development reserves to transfer in the event of a property sale, and the prospective closing date;

(3) pre and post transfer organizational charts with TINs of each organization down to the level of natural persons in the ownership structure as described in §10.204(13)(A) of Subchapter C;

(4) a list of the names and contact information for transferees and Related Parties;

(5) Previous Participation information for any new Principal as described in §10.204(13)(B) of Subchapter C;

(6) agreements among parties associated with the transfer;

(7) Owners Certifications with regard to materials submitted further described in the Post Award Activities Manual;

(8) detailed information describing the organizational structure, experience, and financial capacity of any party holding a controlling interest in any Principal or Controlling entity of the prospective Development Owner;

(9) evidence and certification that the tenants in the Development have been notified in writing of the proposed transfer at least 30 calendar days prior to the date the transfer is approved by the Department. The ownership transfer approval letter will not be issued until this 30 day period has expired;

(10) any required exhibits and the list of exhibits related to specific circumstances of transfer or Ownership as detailed in the Post Award Activities Manual.

(i) Once the Department receives all necessary information under this section and as required under the Post Award Activities Manual, staff shall initiate a qualifications review of a transferee, in accordance with Chapter 1, Subchapter C of this title, to determine the transferee's past compliance with all aspects of the Department's programs, LURAs and eligibility under this chapter and §10.202 of Subchapter C (relating to ineligible applicants and applications).

(j) Credit Limitation. As it relates to the Housing Tax Credit amount further described in §11.4(a) of this title (relating to Tax Credit Request and Award Limits), the credit amount will not be applied in circumstances described in paragraphs (1) and (2) of this subsection:

> (1) in cases of transfers in which the syndicator, investor or limited partner is taking over ownership of the Development and not merely replacing the general partner; or
>
> (2) in cases where the general partner is being replaced if the award of credits was made at least five (5) years prior to the transfer request date.

(k) Penalties, Past Due Fees and Underfunded Reserves. The Development Owner must comply with any additional documentation requirements as stated in Subchapter F of this chapter (relating to Compliance Monitoring). The Development Owner, as on record with the Department, will be liable for any penalties or fees imposed by the Department even if such penalty can be attributable to the new Development Owner unless such ownership transfer is approved by the Department. In the event a transferring Development has a history of uncorrected UPCS violations, ongoing issues related to keeping housing sanitary, safe, and decent, an account balance below the annual reserve deposit amount as specified in §10.404(a) (relating to Replacement Reserve Accounts), or that appears insufficient to meet capital expenditure needs as indicated by the number or cost of repairs included in a PCA, the prospective Development Owner may be required to establish and maintain a replacement reserve account or increase the amount of regular deposits to the replacement reserve account by entering into a Reserve Agreement with the Department. The Department may also request a plan and timeline relating to needed repairs or renovations that will be completed by the departing and/or incoming Owner as a condition to approving the Transfer.

(l) Ownership Transfer Processing Fee. The ownership transfer request must be accompanied by the corresponding ownership transfer fee as outlined in §10.901 of this chapter (relating to Fee Schedule).

§10.407. Right of First Refusal.

(a) General. This section applies to Development Owners that agreed to offer a Right of First Refusal ("ROFR") to a Qualified Entity or as applicable a Qualified Nonprofit Organization, as memorialized in the applicable LURA. For the purposes of this section a Qualified Nonprofit Organization also includes an entity 100% owned by a Qualified

Nonprofit Organization pursuant to §42(h)(5)(C) of the Code and operated in a similar manner. The purpose of this section is to provide administrative procedures and guidance on the process and valuation of properties under the LURA. All requests for ROFR submitted to the Department, regardless of existing regulations, must adhere to this process.

(1) The Development Owner may market the Property for sale and sell the Property to a Qualified Entity, or as applicable a Qualified Nonprofit Organization without going through the ROFR process outlined in this section unless otherwise restricted or prohibited and only in the following circumstances:

(A) the LURA includes a 90-day ROFR and the Development Owner is selling to a Qualified Nonprofit Organization;

(B) the LURA includes a two (2) -year ROFR and the Development Owner is selling to a Qualified Nonprofit Organization that meets the definition of a Community Housing Development Organization ("CHDO") under 24 CFR Part 92, as approved by the Department; or

(C) the LURA includes a 180-day ROFR, and the Development Owner is selling to a Qualified Entity that meets the definition of a CHDO under 24 CFR Part 92, or that is controlled by a CHDO, as approved by the Department. Where the Development Owner is not required to go through the ROFR process, it must go through the ownership transfer process in accordance with §10.406.

(2) A ROFR request must be made in accordance with the LURA for the Development. If there is a conflict between the Development's LURA and this subchapter, every effort will be made to harmonize the provisions. If the conflict cannot be resolved, requirements in the LURA will supersede this subchapter. If there is a conflict between the Development's LURA and Tex. Gov't Code Chapter 2306, every effort will be made to harmonize the provisions. A Development Owner may request a LURA amendment to make the ROFR provisions in the LURA consistent with Tex. Gov't Code Chapter 2306 at any time.

(3) If a LURA includes the ROFR provision, the Development Owner may not request a Preliminary Qualified Contract (if such opportunity is available under the applicable LURA and §10.408) until the requirements outlined in this section have been satisfied.

(4) The Department reviews and approves all ownership transfers pursuant to §10.406. Thus, if a proposed purchaser is identified in the ROFR process, the

Development Owner and proposed purchaser must complete the ownership transfer process. A Development Owner may not transfer a Development to a Qualified Nonprofit Organization or Qualified Entity that is considered an ineligible entity under the Department's rules. In addition, ownership transfers to a Qualified Entity or as applicable a Qualified Nonprofit Organization pursuant to the ROFR process are subject to Chapter 1, Subchapter C of this title (relating to Previous Participation Reviews).

(5) Satisfying the ROFR requirement does not terminate the LURA or the ongoing application of the ROFR requirement to any subsequent Development Owner.

(6) The ROFR process is triggered upon:

(A) the Development Owner's determination to sell the Development to an entity other than as permitted in paragraph (1) of this subsection; or

(B) the simultaneous transfer or concurrent offering for sale of a General Partner's and limited partner's interest in the Development Owner's ownership structure.

(7) The ROFR process is not triggered if a Development Owner seeks to transfer the Development to a newly formed entity:

(A) that is under common control with the Development Owner; and

(B) the primary purpose of the formation of which is to facilitate the financing of the rehabilitation of the development using assistance administered through a state financing program.

(8) This section applies only to a Right of First Refusal memorialized in the Department's LURA. This section does not authorize a modification of any other agreement between the Development Owner and a Qualified Nonprofit Organization or Qualified Entity. The enforceability of a contractual agreement between the Development Owner and a Qualified Nonprofit Organization or Qualified Entity may be impacted by the Development Owner's commitments at Application and recorded LURA.

(b) Right of First Refusal Offer Price. There are two general expectations of the ROFR offer or sale price identified in the outstanding LURAs. The descriptions in paragraphs (1) and (2) of this subsection do not alter the requirements or definitions included in the LURA but provide further clarification as applicable:

(1) Fair Market Value is established using either a current appraisal (completed within three months prior to the ROFR request and in accordance with §10.304 of

this chapter (relating to Appraisal Rules and Guidelines)) of the Property or an executed purchase offer that the Development Owner would like to accept. In either case the documentation used to establish Fair Market Value will be part of the ROFR property listing on the Department's website. The purchase offer must contain specific language that the offer is conditioned upon satisfaction of the ROFR requirement. If a subsequent ROFR request is made within six months of the previously approved ROFR posting, the lesser of the prior ROFR posted value or new appraisal/purchase contract amount must be used in establishing Fair Market Value;

(2) Minimum Purchase Price, pursuant to §42(i)(7)(B) of the Code, is the sum of:

(A) the principal amount of outstanding indebtedness secured by the project (other than indebtedness incurred within the five (5) -year period immediately preceding the date of said notice); and

(B) all federal, state, and local taxes incurred or payable by the Development Owner as a consequence of such sale. If the Property has a minimum Applicable Fraction of less than 1, the offer must take this into account by multiplying the purchase price by the applicable fraction and the fair market value of the non-Low-Income Units. Documentation submitted to verify the Minimum Purchase Price calculation will be part of the ROFR property listing on the Department's website.

(c) Required Documentation. Upon establishing the value of the Property, the ROFR process is the same for all types of LURAs. To proceed with the ROFR request, documentation must be submitted as directed in the Post Award Activities Manual, which includes:

(1) ROFR fee as identified in §10.901 of this chapter (relating to Fee Schedule);

(2) a notice of intent to the Department and to such other parties as the Department may direct at that time;

(3) evidence and certification that the residents of the Development have been provided with a notice of intent;

(4) documentation evidencing any contractual ROFR between the Development Owner and a Qualified Nonprofit Organization or Qualified Entity, along with evidence that such Qualified Nonprofit Organization or Qualified Entity is in good standing in the state of its organization;

(5) documentation verifying the ROFR offer price of the Property:

(A) if the Development Owner receives an offer to purchase the Property from any buyer other than a Qualified Entity or Qualified Nonprofit Organization that the Development Owner would like to accept, the Development Owner may execute a sales contract, conditioned upon satisfaction of the ROFR requirement, and submit the executed sales contract to establish fair market value; or

(B) if the Development Owner of the Property chooses to establish fair market value using an appraisal, the Development Owner must submit an appraisal of the Property completed during the last three (3) months prior to the date of submission of the ROFR request, establishing a value for the Property in compliance with Subchapter D of this chapter (relating to Underwriting and Loan Policy) in effect at the time of the request. The appraisal should take into account the existing and continuing requirements to operate the Property under the LURA and any other restrictions that may exist. Department staff will review all materials within thirty (30) calendar days of receipt. If, after the review, the Department does not agree with the fair market value proposed in the Development Owner's appraisal, the Department may order another appraisal at the Development Owner's expense; or

(C) if the LURA requires valuation through the Minimum Purchase Price calculation, submit documentation verifying the calculation of the Minimum Purchase Price as described in subsection (b)(2) of this section regardless of any existing offer or appraised value;

(6) description of the Property, including all amenities and current zoning requirements;

(7) copies of all documents imposing income, rental and other restrictions (non-TDHCA), if any, applicable to the operation of the Property;

(8) a current title policy or a down date endorsement not older than six months prior to the date of submission of the ROFR request;

(9) the most recent Physical Needs Assessment, pursuant to Tex. Gov't Code §2306.186(e) conducted by a Third-Party;

(10) copy of the monthly operating statements, including income statements and balance sheets for the Property for the most recent twelve (12) consecutive months (financial statements should identify amounts held in reserves);

(11) the three (3) most recent consecutive audited annual operating statements, if available;

(12) detailed set of photographs of the Property, including interior and exterior of representative units and buildings, and the Property's grounds (including digital photographs that may be easily displayed on the Department's website);

(13) current and complete rent roll for the entire Property;

(14) if any portion of the land or improvements is leased for other than residential purposes, copies of the commercial leases

(d) Posting and offers. Within 30 business days of receipt of all required documentation, the Department will review the submitted documents and notify the Development Owner of any deficiencies. During that time, the Department will notify any Qualified Entity or as applicable any Qualified Nonprofit Organization identified by the Development Owner as having a contractual ROFR of the Development Owner's intent to sell. Once any deficiencies are resolved and the Development Owner and Department come to an agreement on the ROFR offer price of the Property, the Department will list the Property for sale on the Department's website and contact entities on the buyer list maintained by the Department to inform them of the availability of the Property at the agreed upon ROFR offer price as determined under this section. The Department will notify the Development Owner when the Property has been listed. The ROFR posting period commences on the date the Property is posted for sale on the Department's website. During the ROFR posting period, a Qualified Nonprofit Organization or Qualified Entity can submit an offer to purchase as follows:

(1) if the LURA requires a 90 day ROFR posting period with no priority for any particular kind of Qualified Nonprofit Organization or tenant organization, any Qualified Nonprofit Organization or tenant organization may submit an offer to purchase the property.

(2) If the LURA requires a two (2) -year ROFR posting period, a Qualified Nonprofit Organization may submit an offer to purchase the Property as follows:

(A) during the first six (6) months of the ROFR posting period, only a Qualified Nonprofit Organization that is a Community Housing Development Organization ("CHDO") under 24 CFR Part 92, or that is 100% owned by a CHDO, as approved by the Department, may submit an offer;

(B) during the next six (6) months of the ROFR posting period, only a Qualified Nonprofit Organization as described by Tex. Gov't Code §2306.6706, or that is 100% owned by Qualified Nonprofit Organization as described by Texas Government Code §2306.6706, or a tenant organization may submit an offer; and

(C) during the final twelve (12) months of the ROFR posting period, any Qualified Nonprofit Organization may submit an offer.

(3) If the LURA requires a 180-day ROFR posting period a Qualified Entity may submit an offer to purchase the Property as follows:

(A) during the first sixty (60) days of the ROFR posting period, only a Qualified Entity that is a CHDO under 24 CFR Part 92, or that is controlled by CHDO, as approved by the Department, may submit an offer;

(B) during the second sixty (60) days of the ROFR posting period, only a Qualified Entity as described by Tex. Gov't Code §2306.6706, or that is controlled by Qualified Entity as described by Tex. Gov't Code §2306.6706, or a tenant organization such may submit an offer;

(C) during the final sixty (60) days of the ROFR posting period, any Qualified Entity may submit an offer.

(4) If the LURA does not specify a required ROFR posting timeframe, or, is unclear on the required ROFR posting timeframe, and the required ROFR value is determined by the Minimum Purchase Price method, any Development that received a tax credit allocation prior to September 1, 1997, is required to post for a 90-day ROFR period and any Development that received a tax credit allocation on or after September 1, 1997, and until September 1, 2015, is required to post for a 2-year ROFR, unless the LURA is amended under §10.405(b), or after September 1, 2015 is required to post for a 180-day ROFR period as described in Tex. Gov't Code, §2306.6726.

(e) Acceptance of offers. A Development Owner may accept or reject any offer received during the ROFR posting period; provided however, that to the extent the LURA gives priority to certain classifications of Qualified Nonprofit Organizations or Qualified Entities to make offers during certain portions of the ROFR posting period, the Development Owner can only negotiate a purchase contract with such classifications of entities during their respective periods. For example, during the CHDO priority period, the Development Owner may only accept an offer from and enter into negotiations with a Qualified Nonprofit Organization or Qualified Entity in that classification.

(f) Satisfaction of ROFR.

(1) A Development Owner that has posted a Property under the ROFR process is deemed to have satisfied the ROFR requirements in the following circumstances:

(A) the Development Owner does not receive any bona fide offers from a Qualified Nonprofit Organization or Qualified Entity during the required ROFR posting period;

(B) a bona fide offer from a Qualified Nonprofit Organization or Qualified Entity is received at or above the posted ROFR offer price, the Development Owner accepts the offer, the Qualified Nonprofit Organization or Qualified Entity fails to close the purchase, the failure is determined to not be the fault of the Development Owner, and the Development Owner received no other bona fide offers from a Qualified Nonprofit Organization or Qualified Entity during the required ROFR posting period;

(C) a bona fide offer from a Qualified Nonprofit Organization or Qualified Entity is received at or above the posted ROFR offer price, the Qualified Nonprofit Organization or Qualified Entity is not approved by the Department during the ownership transfer review due to issues identified during the Previous Participation Review process pursuant to Chapter 1, Subchapter C of this title, and the Development Owner received no other bona fide offers from a Qualified Nonprofit Organization or Qualified Entity during the required ROFR posting period;

(D) an offer from a Qualified Nonprofit Organization or Qualified Entity is received at a price below the posted ROFR offer price, and the Development Owner received no other bona fide offers from a Qualified Nonprofit Organization or Qualified Entity during the required ROFR posting period at or above the posted ROFR offer price; or

(2) A Development Owner that has posted a Property under the ROFR process does not satisfy the ROFR requirements in the following circumstances:

(A) a bona fide offer from a Qualified Nonprofit Organization or Qualified Entity is received at or above the posted ROFR offer price, and the Development Owner does not accept the offer;

(B) the LURA identifies a specific Qualified Nonprofit Organization or Qualified Entity to be the beneficiary of the ROFR, and such entity no longer exists or is no longer conducting business;

(C) a bona fide offer from a Qualified Nonprofit Organization or Qualified Entity is received at or above the posted ROFR offer price, the Development

Owner accepts the offer, the Qualified Nonprofit Organization or Qualified Entity fails to close the purchase, the failure is determined to not be the fault of the Development Owner, the Development Owner received other bona fide offers from a Qualified Nonprofit Organization or Qualified Entity during the ROFR posting period and then fails to accept any of such other offers;

(D) a bona fide offer from a Qualified Nonprofit Organization or Qualified Entity is received at or above the posted ROFR offer price, the Development Owner accepts the offer, the Qualified Nonprofit Organization or Qualified Entity fails to close the purchase, and such failure is determined to be the fault of the Development Owner;

(E) a bona fide offer from a Qualified Nonprofit Organization or Qualified Entity is received at or above the posted ROFR offer price, the Qualified Nonprofit Organization or Qualified Entity is not approved by the Department during the ownership transfer review due to issues identified during the Previous Participation Review process pursuant to Chapter 1, Subchapter C of this title, the Development Owner received other bona fide offers from a Qualified Nonprofit Organization or Qualified Entity during the ROFR posting period and fails to accept any of such other offers; or

(F) an offer from a Qualified Nonprofit Organization or Qualified Entity is received at a price below the posted ROFR offer price, the Development Owner received other bona fide offers from a Qualified Nonprofit Organization or Qualified Entity during the ROFR posting period at or above the posted ROFR offer price, and the Development Owner fails to accept any of such offers.

(3) A Development Owner with a LURA that identifies a specific Qualified Nonprofit Organization or Qualified Entity to be the beneficiary of the ROFR will satisfy the ROFR if:

(A) the identified beneficiary is in existence and conducting business;

(B) the Development Owner offers the Development to the identified beneficiary pursuant to the terms of the ROFR;

(C) if the ROFR includes a priority for a certain type of Qualified Entity (such as a CHDO) to have the first opportunity make an offer to acquire the Development, the identified beneficiary meets such classification; and

(D) the identified entity declines to purchase the Development in writing, and such evidence is submitted to and approved by the Department.

(g) Activities Upon Satisfaction of ROFR.

(1) If a Development Owner satisfies the ROFR requirement pursuant to subsection (f)(1) - (3) of this section, it may request a Preliminary Qualified Contract (if such opportunity is available under §10.408) or proceed with the sale to an entity that is not a Qualified Nonprofit Organization or Qualified Entity at or above the ROFR offer price.

(2) Following notice that the ROFR requirement has been met, if the Development Owner does not post the Property for Qualified Contract in accordance with §10.408 or sell the Property to an entity that is not a Qualified Nonprofit Organization or Qualified Entity within twenty-four (24) months of the Department's written indication that the ROFR has been satisfied, the Development Owner must follow the ROFR process for any subsequent transfer.

(3) If the Department determines that the ROFR requirement has not been met during the ROFR posting period, the Owner may not re-post under this provision at a ROFR offer price that is higher than the originally posted ROFR offer price until twenty-four (24) months has expired from the Department's written indication that the ROFR has not been satisfied. The Development Owner may market the Property for sale and sell the Property to a Qualified Nonprofit Organization or Qualified Entity during this twenty-four (24) month period.

(h) Sale and closing.

(1) Prior to closing a sale of the Property, the Development Owner must obtain Department approval of the transfer through the ownership transfer process in accordance with §10.406 of this chapter (relating to Ownership Transfers (§2306.6713)). The request should include, among other required transfer documents outlined in the Post Award Activities Manual, the final settlement statement and final sales contract with all amendments.

(2) If the closing price is materially less than the ROFR offering price or the terms and conditions of the sale change materially from what was submitted in the ROFR posting, in the Department's sole determination, the Development Owner must go through the ROFR process again with a revised ROFR offering price equal to the reduced closing price or adjusted terms and conditions based upon the revised terms, before disposing of the Property.

(i) Appeals. A Development Owner may appeal a staff decision in accordance with §10.902 of this chapter (relating to the Appeals Process (§2306.0321; §2306.6715)).

§10.408. Qualified Contract Requirements.

(a) General. Pursuant to §42(h)(6) of the Code, after the end of the 14th year of the Compliance Period, the Development Owner of a Development utilizing Housing Tax Credits can request that the allocating agency find a buyer at the Qualified Contract Price. If a buyer cannot be located within one (1) year, the Extended Use Period will expire. This section provides the procedures for the submittal and review of a Qualified Contract Request.

(b) Eligibility. Development Owners who received an award of credits on or after January 1, 2002, are not eligible to request a Qualified Contract prior to the thirty (30) year anniversary of the date the property was placed in service (§2306.185). Unless otherwise permitted in the LURA, Development Owners awarded credits prior to 2002 may submit a Qualified Contract Request at any time after the end of the year proceeding the last year of the Initial Affordability Period, following the Department's determination that the Development Owner is eligible. The Initial Affordability Period starts concurrently with the credit period, which begins at placement-in-service or is deferred until the beginning of the next tax year, if there is an election. Unless the Development Owner has elected an Initial Affordability Period longer than the Compliance Period, as described in the LURA, this can commence at any time after the end of the 14th year of the Compliance Period. References in this section to actions which can occur after the 14th year of the Compliance Period shall refer, as applicable, to the year preceding the last year of the Initial Affordability Period, if the Development Owner elected an Initial Affordability Period longer than the Compliance Period.

(1) If there are multiple buildings placed in service in different years, the end of the Initial Affordability Period will be based upon the date the last building placed in service. For example, if five buildings in the Development began their credit periods in 1990 and one began in 1991, the 15th year would be 2005.

(2) If a Development received an allocation in multiple years, the end of the Initial Affordability Period will be based upon the last year of a multiple allocation. For example, if a Development received its first allocation in 1990 and a subsequent allocation and began the credit period in 1992, the 15th year would be 2006.

(c) Preliminary Qualified Contract Request. All eligible Development Owners must file a Preliminary Qualified Contract Request.

(1) In addition to determining the basic eligibility described in subsection (b) of this section, the pre-request will be used to determine that:

(A) the Development does not have any uncorrected issues of noncompliance outside the corrective action period;

(B) there is a Right of First Refusal (ROFR) connected to the Development that has been satisfied;

(C) the Compliance Period has not been extended in the LURA and, if it has, the Development Owner is eligible to file a pre-request as described in paragraph (2) of this subsection; and

(2) In order to assess the validity of the pre-request, the Development Owner must submit:

(A) Preliminary Request Form;

(B) Qualified Contract Pre-Request fee as outlined in §10.901 of this chapter (relating to Fee Schedule);

(C) copy of all regulatory agreements or LURAs associated with the Property (non-TDHCA);

(D) copy of the most recent Physical Needs Assessment/Property Condition Assessment, pursuant to Tex. Gov't Code §2306.186(e), conducted by a Third Party. If the PNA/PCA identifies the need for critical repairs that significantly impact habitability and tenant safety, the identified repairs and replacements must be resolved to the satisfaction of the Department before the Development will be considered eligible to submit a Qualified Contract Request.

(3) The pre-request will not bind the Development Owner to submit a Request and does not start the One (1) Year Period (1YP). A review of the pre-request will be conducted by the Department within ninety (90) days of receipt of all documents and fees described in paragraph (2) of this subsection. If the Department determines that this stage is satisfied, a letter will be sent to the Development Owner stating that they are eligible to submit a Qualified Contract (QC) Request.

(d) Qualified Contract Request. A Development Owner may file a QC Request anytime after written approval is received from the Department verifying that the Development Owner is eligible to submit the Request.

(1) Documentation that must be submitted with a Request is outlined in subparagraphs (A) - (P) of this paragraph:

(A) a completed application and certification;

(B) the Qualified Contract price calculation worksheets completed by a Third-Party certified public accountant (CPA). The CPA shall certify that they have reviewed annual partnership tax returns for all years of operation, loan documents for all secured debt, and partnership agreements. They shall also certify that they are not being compensated for the assignment based upon a predetermined outcome;

(C) a thorough description of the Development, including all amenities;

(D) a description of all income, rental and other restrictions (non-TDHCA), if any, applicable to the operation of the Development;

(E) a current title report;

(F) a current appraisal with the effective date within six months of the date of the QC Request and consistent with Subchapter D of this chapter (relating to Underwriting and Loan Policy);

(G) a current Phase I Environmental Site Assessment (Phase II if necessary) with the effective date within six months of the date of the QC Request and consistent with Subchapter D of this chapter;

(H) a copy of the most recent Physical Needs Assessment of the property conducted by a Third Party, if different from the assessment submitted during the preliminary qualified contract request, consistent with Subchapter D of this chapter and in accordance with the requirement described in Tex. Gov't Code, §2306.186(e);

(I) a copy of the monthly operating statements for the Development for the most recent twelve (12) consecutive months;

(J) the three most recent consecutive annual operating statements;

(K) a detailed set of photographs of the development, including interior and exterior of representative units and buildings, and the property's grounds (including digital photographs that may be easily displayed on the Department's website);

(L) a current and complete rent roll for the entire Development;

(M) a certification that all tenants in the Development have been notified in writing of the request for a Qualified Contract. A copy of the letter used for the notification must also be included;

(N) if any portion of the land or improvements is leased, copies of the leases;

(O) the Qualified Contract Fee as identified in §10.901 of this chapter; and

(P) additional information deemed necessary by the Department.

(2) Unless otherwise directed by the Department pursuant to subsection (g) of this section, the Development Owner shall contract with a broker to market and sell the Property. The Department may, at its sole discretion, notify the Owner that the selected Broker is not approved by the Department. The fee for this service will be paid by the seller, not to exceed six percent of the QC Price.

(3) Within 90 days of the submission of a complete Request, the Department will notify the Development Owner in writing of the acceptance or rejection of the Development Owner's QC Price calculation. The Department will have one (1) year from the date of the acceptance letter to find a Qualified Purchaser and present a QC. The Department's rejection of the Development Owner's QC Price calculation will be processed in accordance with subsection (e) of this section and the 1YP will commence as provided therein.

(e) Determination of Qualified Contract Price. The QC Price calculation is not the same as the Minimum Purchase Price calculation for the ROFR. The CPA contracted by the Development Owner will determine the QC Price in accordance with §42(h)(6)(F) of the Code taking the following into account:

(1) distributions to the Development Owner of any and all cash flow, including incentive management fees and reserve balance distributions or future anticipated distributions, but excluding payments of any eligible deferred developer fee. These distributions can only be confirmed by a review of all prior year tax returns for the Development;

(2) all equity contributions will be adjusted based upon the lesser of the consumer price index or 5 percent for each year, from the end of the year of the contribution to the end of year fourteen or the end of the year of the request for a QC Price if requested at the end of the year or the year prior if the request is made earlier than the last year of the month; and

(3) these guidelines are subject to change based upon future IRS Rulings and/or guidance on the determination of Development Owner distributions, equity contributions and/or any other element of the QC Price.

(f) Appeal of Qualified Contract Price. The Department reserves the right, at any time, to request additional information to document the QC Price calculation or other information submitted. If the documentation does not support the price indicated by the CPA hired by the Development Owner, the Department may engage its own CPA to perform a QC Price calculation and the cost of such service will be paid for by the Development Owner. If a

Development Owner disagrees with the QC Price calculated by the Department, a Development Owner may appeal in writing. A meeting will be arranged with representatives of the Development Owner, the Department and the CPA contracted by the Department to attempt to resolve the discrepancy. The 1YP will not begin until the Department and Development Owner have agreed to the QC Price in writing. Further appeals can be submitted in accordance with §10.902 of this title (relating to Appeals Process (§2306.0321; §2306.6715)).

(g) Marketing of Property. By submitting a Request, the Development Owner grants the Department the authority to market the Development and provide Development information to interested parties. Development information will consist of pictures of the Development, location, amenities, number of Units, age of building, etc. Development Owner contact information will also be provided to interested parties. The Development Owner is responsible for providing staff any requested information to assist with site visits and inspections. Marketing of the Development will continue until such time that a Qualified Contract is presented or the 1YP has expired. Notwithstanding subsection (d)(2) of this section, the Department reserves the right to contract directly with a Third Party in marketing the Development. Cost of such service, including a broker's fee not to exceed 6 percent, will be paid for by the existing Development Owner. The Department must have continuous cooperation from the Development Owner. Lack of cooperation will cause the process to cease and the Development Owner will be required to comply with requirements of the LURA for the remainder of the Extended Use Period. A prospective purchaser must complete all requirements of an ownership transfer request and be approved by the Department prior to closing on the purchase. Responsibilities of the Development Owner include but are not limited to the items described in paragraphs (1) - (3) of this subsection. The Development Owner must:

(1) allow access to the Property and tenant files;

(2) keep the Department informed of potential purchasers; and

(3) notify the Department of any offers to purchase.

(h) Presentation of a Qualified Contract. If the Department finds a Qualified Purchaser willing to present an offer to purchase the property for an amount at or above the QC Price, the Development Owner may accept the offer and enter into a commercially reasonable form of earnest money agreement or other contract of sale for the property and provide a reasonable time for necessary due diligence and closing of the purchase. If the Development Owner chooses not to accept the QC offer that the Department presents, the QC request will be closed and the possibility of terminating the Extended Use Period through the Qualified Contract process is eliminated; the Property remains bound by the provisions of the LURA. If the Development Owner decides to sell the development for the

QC Price pursuant to a QC, the consummation of such a sale is not required for the LURA to continue to bind the Development for the remainder of the Extended Use Period.

(1) The Department will attempt to procure a QC only once during the Extended Use Period. If the transaction closes under the contract, the new Development Owner will be required to fulfill the requirements of the LURA for the remainder of the Extended Use Period.

(2) If the Department fails to present a QC before the end of the 1YP, the Department will file a release of the LURA and the Development will no longer be restricted to low-income requirements and compliance. However, in accordance with §42(h)(6)(E)(ii) of the Code, for a three (3) year period commencing on the termination of the Extended Use Period, the Development Owner may not evict or displace tenants of Low-Income Units for reasons other than good cause and will not be permitted to increase rents beyond the maximum tax credit rents. Additionally, the Development Owner should submit to the Department a request to terminate the LURA and evidence, in the form of a signed certification and a copy of the letter, to be approved by the Department, that the tenants in the Development have been notified in writing that the LURA will be terminated and have been informed of their protections during the three (3) year time frame.

(3) Prior to the Department filing a release of the LURA, the Development Owner must correct all instances of noncompliance at the Development.

(i) Compliance Monitoring during Extended Use Period. For Developments that continue to be bound by the LURA and remain affordable after the end of the Compliance Period, the Department will monitor in accordance with the Extended Use Period Compliance Policy in Subchapter F of this Chapter (relating to Compliance Monitoring).

1p

BOARD ACTION REQUEST
HOUSING RESOURCE CENTER
DECEMBER 14, 2017

Presentation, discussion, and possible action on the draft 2018 State of Texas Low Income Housing Plan and Annual Report, and proposed repeal and proposed new 10 TAC Chapter 1, Subchapter A, General Policies and Procedures §1.23 concerning State of Texas Low Income Housing Plan and Annual Report, and directing their publication for public comment in the *Texas Register*

RECOMMENDED ACTION

WHEREAS, Tex. Gov't Code §2306.0721 requires that the Department produce a state low income housing plan, and Tex. Gov't Code §2306.0722 requires that the Department produce an annual low income housing report;

WHEREAS, Tex. Gov't Code §2306.0723 requires that the Department consider the annual low income housing report to be a rule;

WHEREAS, the draft 2018 State of Texas Low Income Housing Plan and Annual Report ("SLIHP") has been developed as a proposed rule and must be published for public comment; and

WHEREAS, 10 TAC §1.23, which adopts the SLIHP by reference, is required tobe repealed and replaced to reflect the updated SLIHP;

NOW, therefore, it is hereby

RESOLVED, that staff is hereby directed to cause the draft 2018 State of Texas Low Income Housing Plan and Annual Report, in the form presented to this meeting, together with such grammatical and non-substantive technical corrections as they may deem necessary or advisable, to be published online for public comment, a notice of which will be published in the *Texas Register*, and in connection therewith, to make such non-substantive grammatical and technical changes as they deem necessary or advisable; and

FURTHER RESOLVED, that the Executive Director and his designees be and each of them are hereby authorized, empowered, and directed, for and on behalf of the Department, to cause the proposed repeal and proposed new10 TAC §1.23, in the form presented to this meeting to be published in the *Texas Register* for review and public comment, and in connection therewith, to make such non-substantive technical corrections as they may deem necessary to effectuate the foregoing.

BACKGROUND

Overview

The Texas Department of Housing and Community Affairs ("TDHCA" or the "Department") is required to prepare and submit to the Board not later than March 18 of each year an annual report of the Department's housing activities for the preceding year. This State of Texas Low Income Housing Plan and Annual Report ("SLIHP") must be submitted annually to the Governor, Lieutenant Governor, Speaker of the House, and legislative oversight committee members not later than 30 days after the Board receives and approves the final SLIHP. The document offers a comprehensive reference on statewide housing needs, housing resources, and strategies for funding allocations. It reviews TDHCA's housing programs, current and future policies, resource allocation plans to meet state housing needs, and reports on performance during the preceding state fiscal year (September 1, 2016, through August 31, 2017).

Proposed Rule and Public Comment

Tex. Gov't Code §2306.0723 requires that the Department consider the SLIHP to be a rule and in developing the SLIHP, the Department is required to follow rulemaking procedures required by Texas Government Code, Chapter 2001. Attachment A provided under this item proposes the repeal and replacement of 10 TAC §1.23, which adopts the SLIHP by reference, and directs their publication for public comment in the *Texas Register*. The proposed repeal and proposed new rule will be made available for 20 days of public comment from Friday, December 29, 2017, through Thursday, January 18, 2018. (Please note that the Proposed Rulemaking actions and the Draft 2018 SLIHP have different start dates for accepting public comment due to the *Texas Register* posting scheduled. Both comment periods end on the same day.)

Draft 2018 SLIHP and Public Comment

The draft 2018 SLIHP will be made available for 30 days public comment on Monday, December 18, 2017, through Thursday, January 18, 2018, at 6:00 pm Austin Local Time. Written comments may be submitted to Texas Department of Housing and Community Affairs, Elizabeth Yevich, P.O. Box 13941, Austin, Texas 78711-3941, by email to the following address: info@tdhca.state.tx.us, or by fax to (512) 475-0070. A public hearing will be held at 2:00 p.m. Austin local time on Tuesday, January 16, 2018, at Stephen F. Austin State Office Building, Room #170, 1700 N. Congress, Austin, Texas 78701.

The full text of the draft 2018 SLIHP may be viewed at the Department's website: http://www.tdhca.state.tx.us/public-comment.htm. The public may also receive a copy of the draft 2018 SLIHP by contacting the Department's Housing Resource Center at (512) 475-3976.

It is expected that the 2018 SLIHP and the final rule amendment will be presented to the Board for approval at the board meeting on Thursday, February 22, 2018. The approved 2018 SLIHP will then be distributed to the Governor, Lieutenant Governor, Speaker of the House, and legislative oversight committee members.

Summary of Major Changes from the 2017 SLIHP

- General updates
    - Cover sheets have been created for each chapter denoting sections of relevant statute covered by chapter and including a chapter outline.
    - Appendices updated to include one page Regional Analysis charts for each region, Public Assistance Requests, Community Affairs and Homelessness program subrecipient tables, and Performance Measure Goals and Objectives.
- Introduction chapter:
    - The Housing Continuum has been moved to the Action Plan chapter and replaced in this Intro chapter with brief program and division descriptions.
- Housing Analysis chapter:
    - Updated with most recent socio-economic data available.
    - A regional overview section with basic demographics for each region has been added.
    - Detailed regional breakout narratives and tables have been removed or moved to an appendix.
- Annual Report chapter:
    - Updated to reflect FY 2017 program performance by households/individuals and income group.
    - Community Affairs and Homelessness program subrecipient tables have been removed and included as an appendix.
    - Added reporting for Section 811 PRA and Multifamily Direct Loan.
- Action Plan chapter:
    - Updates for program descriptions and activities including addition of Ending Homelessness Fund, the addition of recent Disaster Recovery actions, and updates to Fair Housing Activities.
    - Performance measures moved to appendix.
    - The Housing Continuum has been streamlined and changed to a table format; programmatic details from the Housing Continuum have been added into Program Descriptions section.
    - Demographics and statistics in the Special Populations section have been moved to the Housing Analysis chapter.
    - Community Involvement section has been moved to the Public Participation chapter.
- Public Participation chapter
    - Updated to include Community Involvement section.
- Colonia Action Plan chapter
    - Updated for the 2018-2019 biennium, including updates to 2017 performance data.

Attachment A. Preamble and proposed repeal and proposed new 10 TAC §1.23

The Texas Department of Housing and Community Affairs (the "Department") proposes repeal and new 10 TAC Chapter 1, §1.23, concerning the State of Texas Low Income Housing Plan and Annual Report (SLIHP). The purpose of the proposed repealed and proposed new section is to adopt by reference the 2018 SLIHP. The purpose of the SLIHP is to serve as a comprehensive reference on statewide housing needs, housing resources, and strategies for funding allocations. The document reviews the Department's programs, current and future policies, and resource allocation plan to meet state housing needs, and reports on State Fiscal Year 2017 performance. The Department is required to submit the SLIHP annually to its Governing Board in accordance with Texas Government Code §2306.072.

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

GOVERNMENT GROWH IMPACT STATEMENT. Mr. Irvine also has determined that, for the first five years a rule would be in effect:

1. The proposed rule does not create or eliminate a government program;
2. The proposed rule will not require a change in the number of employees of the Department;
3. The proposed rule will not require additional future legislative appropriations;
4. The proposed rule will result in neither an increase nor a decrease in fees paid to the Department;
5. The proposed rule will not create a new regulation;
6. The proposed rule will not expand, limit, or repeal an existing regulation;
7. The proposed rule will not increase or decrease the number of individuals subject to the rule's applicability; and
8. Will neither positively or negatively affect this state's economy.

PUBLIC BENEFIT/COST NOTE. Mr. Irvine also has determined that, for each year of the first five years the new section is in effect, the public benefit anticipated as a result of the new section will be improved communication with the public regarding the Department's programs and activities. There will not be any economic cost to any individuals required to comply with the new section.

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

REQUEST FOR PUBLIC COMMENT. The public comment period will be held Friday, December 29, 2017 to Thursday, January 18, 2018, at 6:00 pm Austin local time to receive input on the proposed repeal and proposed new section. Written comments may be submitted to the Texas Department of Housing and Community Affairs, Elizabeth Yevich, Rule Comments, P.O. Box 13941, Austin, Texas 78711-3941, by fax to (512) 475-0070, or email info@tdhca.state.tx.us. ALL COMMENTS MUST BE RECEIVED BY 6:00 P.M. AUSTIN LOCAL TIME ON THURSDAY, JANUARY 18, 2018.

The full text of the draft 2018 SLIHP may be viewed at the Department's website: http://www.tdhca.state.tx.us/public-comment.htm. The public may also receive a copy of the draft 2018 SLIHP by contacting the Department's Housing Resource Center at (512) 475-3976.

STATUTORY AUTHORITY. The proposed repeal and proposed new section is proposed pursuant to Texas Government Code, §2306.053, which authorizes the Department to adopt rules. Additionally, the proposed repeal and proposed new section is proposed pursuant to §2306.0723 which specifically authorizes the Department to consider the SLIHP as a rule.

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

PROPOSED REPEAL:

§1.23. State of Texas Low Income Housing Plan and Annual Report (SLIHP)

PROPOSED NEW RULE:

§1.23. State of Texas Low Income Housing Plan and Annual Report (SLIHP)

The Texas Department of Housing and Community Affairs (the "Department") adopts by reference the 2018State of Texas Low Income Housing Plan and Annual Report (SLIHP). The full text of the 2018 [2017] SLIHP may be viewed at the Department's website: www.tdhca.state.tx.us. The public may also receive a copy of the 2018[SLIHP by contacting the Department's Housing Resource Center at (512) 475-3976.

2018

State of Texas Low Income Housing Plan and Annual Report

Texas Department of Housing and Community Affairs

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Prepared by the Housing Resource Center
P.O. Box 13941, Austin, TX 78711
Phone: 512-475-3976 • Fax: 512-475-0070
www.tdhca.state.tx.us

The Section 811 Project Rental Assistance ("PRA") program provides project-based rental assistance for extremely low-income persons with disabilities linked with long term services. The program is made possible through a partnership between TDHCA, the Texas Health and Human Services Commission ("HHSC") and eligible multifamily properties. PRA creates the opportunity for persons with disabilities to live as independently as possible through the coordination of voluntary services and providing a choice of subsidized, integrated rental housing options. Learn more at: http://www.tdhca.state.tx.us/section-811-pra/index.htm

Contents

SECTION 1: INTRODUCTION

The Texas Department of Housing and Community Affairs ("TDHCA" or the "Department") is the State of Texas' lead agency responsible for affordable housing. TDHCA offers a range of housing assistance programs for low- to moderate-income Texans with services ranging from homelessness prevention to homeownership.

This section is organized as follows:

- Institutional Structure
- Agency Mission and Charge
- Administrative Structure
- 2018 State of Texas Low Income Housing Plan and Annual Report (the "Plan") Overview

INSTITUTIONAL STRUCTURE

In 1991, the 72nd Texas Legislature created the Department. The Department's enabling statute Tex. Gov't Code Chapter 2306, combined programs from the Texas Housing Agency, the Texas Department of Community Affairs, and the Community Development Block Grant ("CDBG") Program from the Texas Department of Commerce.

On September 1, 1992, two programs were transferred to TDHCA from the Texas Department of Human Services: the Low Income Home Energy Assistance Program ("LIHEAP") and the Emergency Nutrition and Temporary Emergency Relief Program ("ENTERP"). LIHEAP remains at the Department, but ENTERP was discontinued in 2006. Effective September 1, 1995, in accordance with House Bill 785 from the 74th Texas Legislature, regulation of manufactured housing was transferred to the Department. In accordance with House Bill 7 from the 77th Texas Legislature, effective September 1, 2002, the CDBG and Local Government Services programs were transferred to the newly-created Office of Rural Community Affairs, now the Office of Rural Affairs within the Texas Department Agriculture ("TDA") as a result of the 82nd Legislative Regular Session. However, TDHCA, through an interagency agreement with TDA, administers 2.5% of the CDBG funds used for colonia Self-Help Centers ("SHCs") along the Texas-Mexico border. Effective September 1, 2002, in accordance with Senate Bill 322 from the 77th Texas Legislature, the Manufactured Housing Division became an independent entity administratively attached to TDHCA. Regarding CDBG Disaster Recovery, effective July 1, 2011, the CDBG Disaster Recovery Programs were transferred to the Texas General Land Office ("GLO") from the Department.

AGENCY MISSION AND CHARGE

The mission of TDHCA is to administer its assigned programs efficiently, transparently, and lawfully, and to invest its resources strategically and develop high quality affordable housing which allows Texas communities to thrive.

TDHCA accomplishes this mission by administering a variety of housing and community affairs programs primarily for households whose incomes are low to moderate as determined in reference to either Area Median Family Income ("AMFI"), Area Median Income ("AMI"), or the federal poverty level. A major function of TDHCA is to act as a conduit for federal resources and grant funds for housing and community services, including serving as a public housing authority. Because several major housing programs require the participation of private investors and private lenders, TDHCA also operates as a housing finance agency. With a few limited exceptions, TDHCA does not assist individuals or households directly. As a rule, TDHCA does not engage directly in the development of affordable housing. Rather it awards funds and other assistance to others to administer in accordance with applicable state and federal laws, rules, and regulations and with contractual terms.

More specific policy directives are provided in Tex. Gov't Code §2306.002:

> (a) The legislature finds that:
>
> > (1) every resident of this state should have a decent, safe and affordable living environment;
> >
> > (2) government at all levels should be involved in assisting individuals and families of low income in obtaining a decent, safe, and affordable living environment; and

> (3) the development and diversification of the economy, the elimination of unemployment or underemployment, and the development or expansion of commerce in this state should be encouraged.

(b) The highest priority of the department is to provide assistance to individuals and families of low and very low income who are not assisted by private enterprise or other governmental programs so that they may obtain affordable housing or other services and programs offered by the department.

Funding sources to meet the legislative goals include the U.S. Department of Housing and Urban Development ("HUD"), U.S. Department of the Treasury, U.S. Department of Health and Human Services ("USHHS"), U.S. Department of Energy ("DOE") and State of Texas general revenue funds. In addition, TDHCA administers two federal low income housing tax credit programs; a competitive 9% credit program and a 4% program paired with private activity bonds. TDHCA utilizes private sector financing mechanisms and converts a portion of its tax exempt bond cap to mortgage credit certificates to provide financing for homeownership. With these resources, TDHCA strives to promote sound housing policies; promote leveraging of state and local resources; and ensure the stability and continuity of services through a fair, nondiscriminatory and open process. TDHCA ensures that those programs that it administers that are subject to the requirement to affirmatively further fair housing are in compliance with applicable regulations. Because of the great amount of need in proportion to the federal and state funding available, the Department strives to provide the most benefit by managing these limited resources to have the greatest impact.

TDHCA is one organization in a network of housing and community services providers located throughout Texas. This document focuses on programs within TDHCA's oversight, which are intended to work either in cooperation with or as complements to the funding and services provided by other organizations.

ADMINISTRATIVE STRUCTURE

Department programs are grouped into the following divisions:

- The Community Affairs Division administers the Community Services Block Grant Program ("CSBG"), the Comprehensive Energy Assistance Program ("CEAP"), the Housing Choice Voucher Program ("Section 8"), and the Weatherization Assistance Program ("WAP").
- The HOME and Homeless Programs Division administers the Contract for Deed Program ("CFD"), Single Family Development Program ("SFD"), Tenant-Based Rental Assistance Program ("TBRA"), Homebuyer Assistance Program ("HBA"), and the Homeowner Rehabilitation Assistance Program ("HRA") funded through HUD's HOME Program. Homelessness programs administered by this division are the Emergency Solutions Grants Program ("ESG"), the Homeless Housing and Services Program ("HHSP"), and the Ending Homelessness Fund.
- The Multifamily Finance Division administers the Housing Tax Credit Program ("HTC"), the Multifamily Bond Program ("MF Bond"), and the Multifamily Direct Loan Program ("MF Direct Loan").
- The Section 811 Project Rental Assistance Program ("Section 811 PRA").
- The Single Family Operations and Services Division ("SFOS") administers the Texas Housing Trust Fund ("HTF"), the Office of Colonia Initiatives ("OCI") Programs, and the Neighborhood Stabilization Program. HTF offers the Amy Young Barrier Removal Program ("AYBR"). OCI offers the Colonia Self-Help Center Program ("SHC") and the Texas Bootstrap Loan

Program. In addition to administering these single-family programs, SFOS also performs administrative functions for other areas such as single-family and multifamily loan servicing, and single-family loan closing and asset management. Additionally, the Division is responsible for the adherence, processing and completion of cross-cutting federal and departmental requirements for programs administered by the Department, including environmental clearances, labor standards requirements, minimizing resident relocation, and the commitment and disbursement of federal funds. The division through the OCI operates three Border Field Offices along the Texas-Mexico border, located in Pharr, Laredo and El Paso, to act as a liaison between nonprofit organizations and units of local government as they administer various OCI programs. The Border Field Offices also provide technical assistance to nonprofits, for-profits, units of local government, community organizations, and colonia residents along the 150 mile Texas-Mexico border region.

- The Texas Homeownership Division offers the My First Texas Home Program, Texas Mortgage Credit Certificate Program ("TX MCC"), and the Texas Statewide Homebuyer Education Program ("TSHEP").
- The Manufactured Housing Division is administratively attached to TDHCA, although it operates independently with its own executive director and governing board.

It should be noted that, with the exception of Section 8 and Section 811 PRA, TDHCA administers its programs and services through a network of local governments, organization administrators, property owners, or developers across Texas and does not provide assistance directly to individuals. Detailed descriptions of these programs including eligibility information are available in the Action Plan section of this document (Section 4).

Additionally, several Divisions within TDHCA are involved in the administration of the Department as a whole but do not administer specific programs:

- The Asset Management Division oversees the ongoing economic viability of multifamily properties funded by the Department and works with owners and the Department's Legal Division and Executive Management to resolve regulatory and financial issues on those properties through the approval and completion of amendments, workout scenarios, and/or foreclosure and resale solutions which sustain affordability.
- The Compliance Division monitors to ensure compliance with federal and state regulations by using various oversight measures including onsite monitoring visits and desk reviews. Key compliance monitoring requirements for housing activities include ensuring that units are leased to income qualified households, that rents are properly restricted and that developments funded through the Department are accessible to persons with disabilities and in compliance with property condition standards.
- The Division of Policy and Public Affairs disseminates Department information to the public and serves as the Department's liaison with industry stakeholders, advocacy groups, and the executive and legislative branches of state and federal government.
- The Fair Housing, Data Management, and Reporting Division is responsible for the development and oversight of cross-cutting agency projects and initiatives and the compilation of Department reports, performance measures and metric tools. Projects pertain to quantifying, assessing and reporting Department performance and/or the coordination of resources to enhance the efficiency and cost-effectiveness of Department efforts. The group heads the Department's efforts to address fair housing issues in the state, working collaboratively across TDHCA divisions to review rules, collect data, and guide the implementation of agency policies and initiatives to decrease impediments to

access and further fair housing choice as directed in the State of Texas's Phase 2 Analysis of Impediments ("AI"). Fair Housing initiatives include creating internal and external collaborations, collating service data, developing and refining agency fair housing goals, and developing materials and trainings for use by residents, affordable housing and services providers, community groups, and units of local government. Staff is preparing to comply with HUD's final Affirmatively Furthering Fair Housing rule (released in August 2015) and the new Assessment of Fair Housing process.

- The Housing Resource Center is required by the Department's governing statute. It provides educational materials and information to the public, community-based housing development organizations, nonprofit housing developers, and other state, federal, and local agencies. This assistance helps providers determine local housing needs, access appropriate housing programs, and identify available funding sources needed to increase the stock of affordable housing. The Housing Resource Center also offers assistance to the general public in locating the appropriate service providers in their community. The Center is also responsible for plans and reports that TDHCA is required to submit to receive funding from both the state and federal government. These policy documents are integral components of the strategic planning process that determines the direction of housing policy for the State of Texas.
- The Real Estate Analysis Division provides the TDHCA Board and staff with comprehensive analytical reports necessary to make well-informed financial decisions for funding of affordable multifamily housing developments.
- Other divisions that are involved in TDHCA's internal management include Bond Finance, Financial Administration, Human Resources, Information Systems, Internal Audit, and Legal.

2018 STATE OF TEXAS LOW INCOME HOUSING PLAN AND ANNUAL REPORT OVERVIEW

The 2018 State of Texas Low Income Housing Plan and Annual Report ("SLIHP", the "Plan") is prepared annually in accordance with Tex. Gov't Code §§2306.072-2306.0724, which require that TDHCA provide a comprehensive statement of activities in the preceding year, an overview of statewide housing needs, and a resource allocation plan to meet Texas' housing needs. The SLIHP is adopted by reference annually in 10 Texas Administrative Code ("TAC") §1.23. The Plan offers policy makers, affordable housing providers and local communities a comprehensive reference on statewide housing need, housing resources and performance-based funding allocations. The format is intended to help these entities measure housing needs, understand general housing issues, formulate policies and identify available resources. As such, the Plan is a working document and its annual changes reflect changes in programs or funding amounts, policy changes, statutory guidance and input received throughout the year.

The Plan is organized into seven sections and appendices:

- Section 1: Introduction - An overview of TDHCA and the Plan;
- Section 2: Housing Analysis - An analysis of statewide and regional demographic information, housing characteristics, and housing needs;
- Section 3: Annual Housing Report - A comprehensive statement of activities for state fiscal year 2017, including performance measures, actual numbers served and a discussion of TDHCA's goals;

- Section 4: Action Plan - A description of TDHCA's program descriptions and plans, resource allocations, policy initiatives, special needs and goals;

- Section 5: Public Participation - Information on the Plan preparation and a summary of public comment;
- Section 6: Colonia Action Plan - A biennial plan for 2018-2019 which discusses housing and community development needs in the colonias, describes TDHCA's policy goals, summarizes the strategies and programs designed to meet these goals and describes projected outcomes to support the improvement of living conditions of residents of colonias;
- Section 7: Texas State Affordable Housing Corporation ("TSAHC") Plan - This section outlines TSAHC's plans and programs for 2018 and is included in accordance with Tex. Gov't Code §2306.0721(g);
- Appendix A: TDHCA's enabling statute and Tex. Gov't Code Chapter 2306;
- Appendix B: Housing Analysis Regional Tables;
- Appendix C: Subrecipient Tables for Community Affairs Programs and Homelessness Programs;
- Appendix D: TDHCA Goals and Objectives;
- Appendix E: Bibliography; and
- Appendix F: Acronyms.

Because the Plan's legislative requirements are extensive, TDHCA has prepared a collection of publications in order to fulfill these requirements. TDHCA produces the following publications in compliance with Tex. Gov't Code §§2306.072-2306.0724:

- State of Texas Low Income Housing Plan and Annual Report (this document);
- Basic Financial Statements and Operating Budget: Produced by TDHCA's Financial Administration Division, which fulfills Tex. Gov't Code §2306.072(c)(1);
- Help for Texans online database: A description of TDHCA's housing programs and other state and federal housing and housing-related programs, which fulfills Tex. Gov't Code §§2306.0721(c)(4) and 2306.0721(c)(10); and
- TDHCA Housing Sponsor Report: A report that provides property and occupant profiles of developments that have received assistance from TDHCA, which fulfills Tex. Gov't Code §§2306.072(c)(6), 2306.072(c)(8), and 2306.0724.

SECTION 2: HOUSING ANALYSIS

This section of the Plan contains an overview of the affordable housing needs in the State and an estimate and analysis of the housing need in each of the state's thirteen uniform service regions.

This section of the SLIHP includes the following information per Tex. Gov't Code §2306.0721:

- An estimate and analysis of the size and the different housing needs of special populations in each uniform service region as required by Tex. Gov't Code §2306.0721(c)(1)(A-G).

- An estimate of the number of federally assisted housing units available for individuals and families of low and very low income and individuals with special needs in each uniform state service region as required by Tex. Gov't Code §2306.0721(c)(3).

- An estimate and analysis of the housing supply in each uniform state service region as required by Tex. Gov't Code §2306.0721(c)(9).

- Information Regarding foreclosures of residential property in this state, including the number and geographic location of those foreclosures as required by Tex. Gov't Code §2306.0721(c)(13-a).

This section is organized as follows:

- Data Sources and Limitations
- State of Texas
    - Demographic Characteristics
    - TDHCA Service Regions and Regional Demographics
- Special Needs Populations
- Poverty and Income
- Affordable Housing Need
- Housing Availability and Affordability
- Local Assessment of Need

DATA SOURCES AND LIMITATIONS

The information provided in this section should be considered within the context of its limitations. The Department recognizes that the most accurate assessment of housing need can best be found at the local level based on the direct experience of local households and those who work to assist low and moderate income households. Alternative methods such as detailed on-location assessments by professionals skilled at reviewing such matters might be used, but the Department lacks the resources to obtain such data through third parties or to compile it directly. Therefore, the issues detailed in this section should be considered when reviewing the information contained in this report.

Many facets of housing need, especially those tied to localized conditions, are not captured when data is aggregated into regional, county, and statewide totals. For example, housing needs in rural communities are often distorted when reported at the county level because the large population of metropolitan areas can skew the data and mask the needs of the rural areas. Whenever possible and appropriate, rural data is considered separately from urban data.

Reliable data available on the condition of the housing stock, the persons experiencing homelessness, and the housing needs of special needs populations have limitations.

Major data sources include the decennial Census, the Comprehensive Housing Affordability Strategy ("CHAS"), and the American Community Survey ("ACS").

The CHAS database is developed by the U.S. Department of Housing and Urban Development ("HUD") and classifies households into five relative income categories based on reported household income, the number of people in each household and geographic location. These income categories are used to reflect income limits that define eligibility for HUD's major assistance programs, as well as for other housing programs, such as the Housing Tax Credit ("HTC") Program. Households are classified into income groups by comparing reported household income to HUD-Area Median Family Income ("HAMFI"). When analyzing CHAS data, the term area median income ("AMFI") will refer to HAMFI. The income classifications are 0-30% of AMFI (extremely low income), 31-50% of AMFI (very low income), 51-80% of AMFI (low income), 81-100% of AMFI (moderate income) and above 100% of AMFI. Unit affordability compares housing cost to local area AMFI. Affordable units are defined as units for which a household would not pay more than 30% of its income for rent and no more than two and one-half times its annual income to purchase.

A "rural area" is defined for the relevant period in Tex. Gov't Code §2306.004(28-a) as "an area that is located:

> (A) outside the boundaries of a primary metropolitan statistical area or a metropolitan statistical area; or
>
> (B) within the boundaries of a primary metropolitan statistical area or a metropolitan statistical area, if the statistical area has a population of 25,000 or less and does not share a boundary with an urban area."

In the 84th Texas Legislature this section was amended to enable certain urban places to request designation as rural as described in 10 TAC §10.204(5), Required Documentation for Application Submission.

For the purposes of analysis in the SLIHP, urban and rural designations will be determined by counties' characteristics. County-level data allows the needs factors in the Housing Analysis chapter to be compared accurately to the Annual Report chapter data. The Annual Report chapter is based on county-level data because of the reporting requirements of the programs.

The definition of rural in Tex. Gov't Code §2306.004(28a) requires the examination into the location of Metropolitan Statistical Areas ("MSAs"). The U.S. Office of Management and Budget ("OMB") determines which counties are within each MSA. During the OMB's 2013 update of MSA, it became apparent that some MSA counties have no urban places as defined in Tex. Gov't Code §2306.004(36) (*i.e.*, the MSA county had no places over 25,000, nor any places touching a boundary of a place with a population of 25,000 or greater). The following analysis will refer to "MSA counties with urban places" and "Non-MSA counties and counties with only rural places." The data for "MSA counties with urban places" will be counted as "urban" and the data for "Non-MSA counties and counties with only rural places" will be counted as "rural." The rural or urban counties of a given region are collectively referred to as "subregions."

The needs assessment data is augmented with local information, when available. Please note that subregional data is included in Appendix B: Housing Analysis Regional Tables.

STATE OF TEXAS

The state-level housing analysis includes information on demographics, special-needs populations and affordable-housing need indicators. The Department's plans reflect this statewide information as well as the consideration of affordable housing assistance from various sources.

DEMOGRAPHIC CHARACTERISTICS

By using the Census Bureau's ACS 5-Year Estimates from 2011-2015, it is possible to analyze population trends compared to the nation as a whole and its implication for housing need.

- Texas has approximately 26,538,614 people, which is about 8.4% of the US population.
- Texas mirrors the US closely in terms of percentages of races in the population. Texas has 74.9% of its population as White Alone, while the US has 73.6%, a difference of only 1.3%. The difference in percentage population between Texas and the US ranges from 0.9% to 0.09% for Black or African American Alone, American Indian or Alaskan Native Alone, Asian Alone, Native Hawaiian and Other Pacific Island Alone, and Two or More Races. Texas' population is 6.0% Some Other Race Alone compared to the US' 4.7%.
- Ethnically, Texas diverges from national trends. The percentage of Hispanics is 21.3% higher in Texas as compared to the US population. Texas has 38.4% of its population who identify as Hispanic, while the US has 17.1%.
- Texas has a greater percentage of children under 18 than the US as a whole. Texas has 26.6% of its population as persons under 18 years old, compared to 23.3% for the nation. The median age of the Texas population is 34.1 years, while the median age of the national population is 37.6 years.

Expected housing demand is influenced by the demographic makeup of Texas. There are currently differences among race and ethnicities in terms of income level. According to 2011-2015 ACS Estimates, the number of people in poverty varied dramatically by race and ethnicity. In Texas, White (non-Hispanic) had a poverty rate of 9.0%; Blacks or African Americans had a poverty rate of 22.5%;

the Hispanic population had a poverty rate of 24.8%; and Asians had a poverty rate of 11.4%. Lower incomes often lead to greater housing challenges.

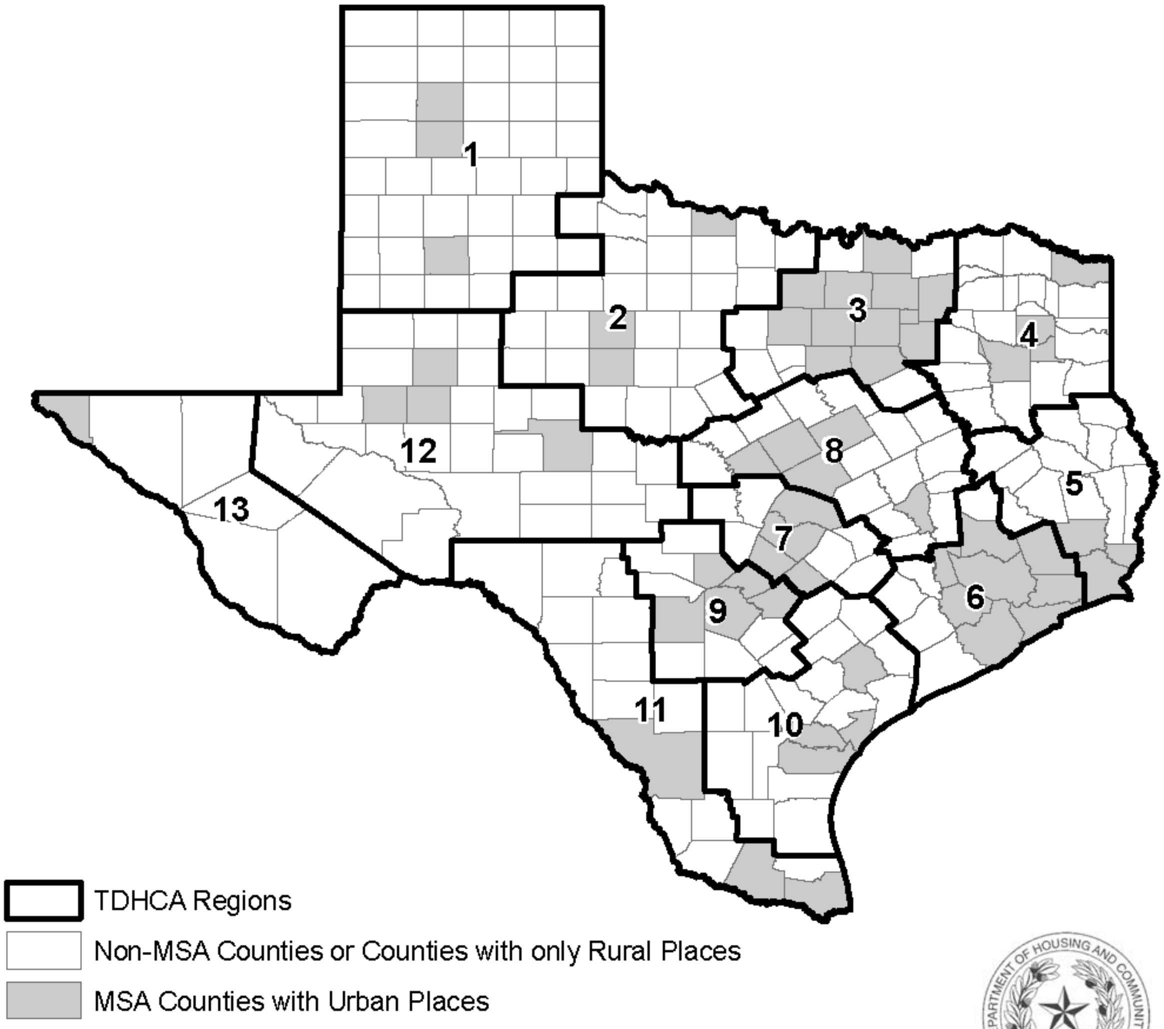
Urban and Rural Population, Texas

State	Rural	Urban	Total
Total	3,497,852	23,043,762	26,538,614

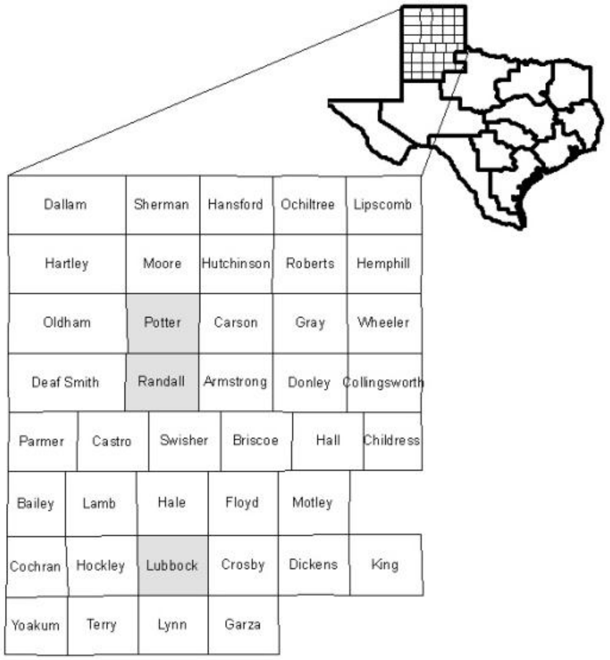
Source: MSA defined by OMB, 2013. Population from 2011-2015 American Community Survey, Table DP05.

TDHCA SERVICE REGIONS & REGIONAL DEMOGRAPHICS

Map of TDHCA State Service Regions



Sources: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates, Table B01003.
U.S. Census Bureau, Jul. 2015, CBSAs, metropolitan divisions, and CSAs.
TIGER data 2015.
Disclaimer: This map is not a survey product; boundaries, distances, and scale are approximate only.



Region 1

This 41-county region in the northwest corner of Texas encompasses over 39,500 square miles of the Panhandle. Region 1 has approximately 3.2% of Texas' population.

Approximately 62.9% of the Region 1 residents live in the urban areas, including Amarillo and Lubbock. In the map of Region 1, the shaded counties have urban places as defined by Tex. Gov't Code §2306.004(36).

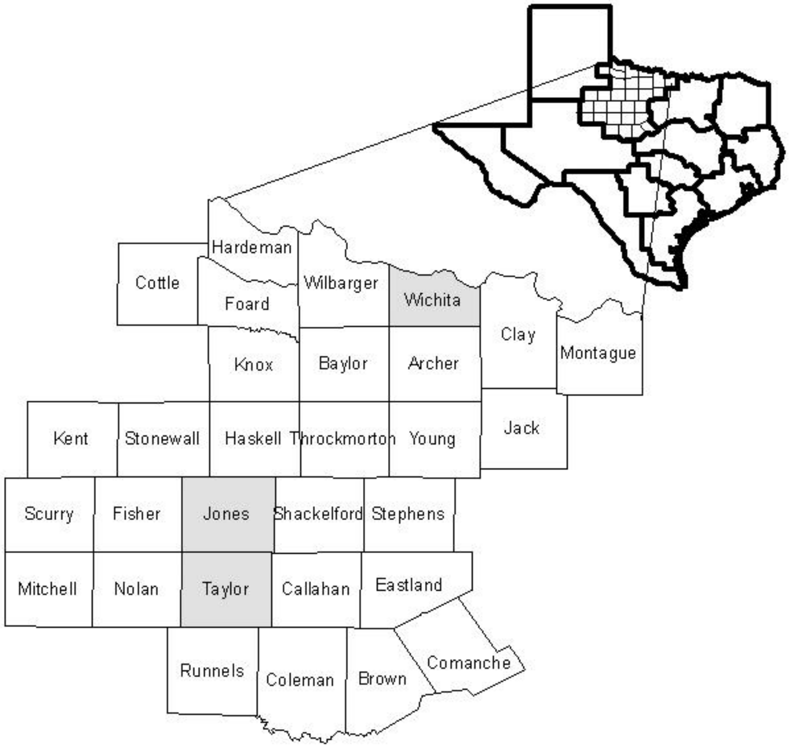
- Highest percentage population identifying as American Indian or Alaskan Native among all regions, 0.7%
- Second highest percentage population identifying as Two or More Races among all regions, 3.1%
- Region 1 has housing unit ownership rates very close to the State of Texas—63.6% of all households own their housing unit in Region 1 compared to 62.2% for the State.

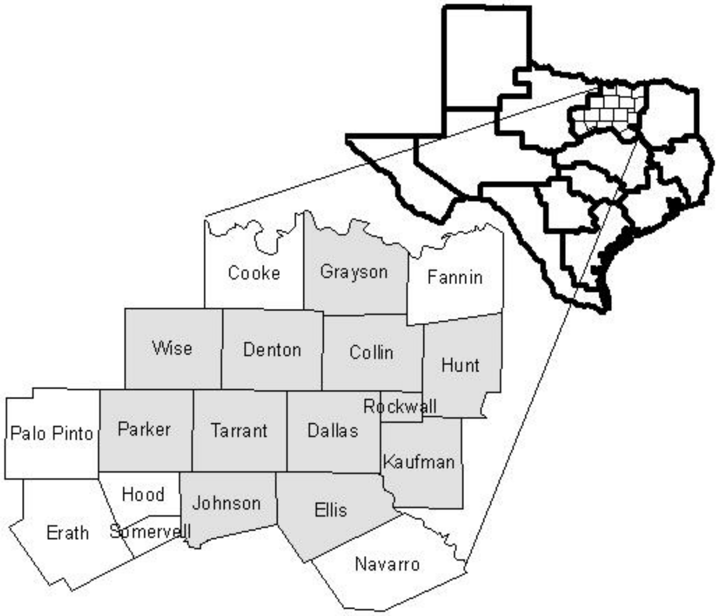
Region 2

Region 2 surrounds the metropolitan areas of Wichita Falls and Abilene. Region 2 has 2.1% of the State's population.

Approximately 52.1% of Region 2 residents live in urban areas, however, only 47.2% of all households in Region 2 live in urban counties. This would suggest urban households in Region 2 have more people living in each housing unit. In the map of Region 2, the shaded counties have urban places.

- Highest percentage population identifying as White Non-Hispanic among all regions.
- 23.1% of Region 2's population is under 18 years old, the lowest percentage among all regions.
- The majority of owner households in Region 2 reside in rural counties, one of only two regions with this split.
- Region 2 has higher rates of homeownership than the State of Texas—67.8% compared to 62.2%.





Region 3

Region 3, which encompasses the metropolitan areas of Dallas, Fort Worth, Arlington, Sherman and Denison, has 26.9% of the State's population, or 7,144,787 individuals. It is the most populous region in Texas.

Approximately 96.5% of Region 3 residents reside in urban areas. In the map of Region 3, the shaded counties have urban places.

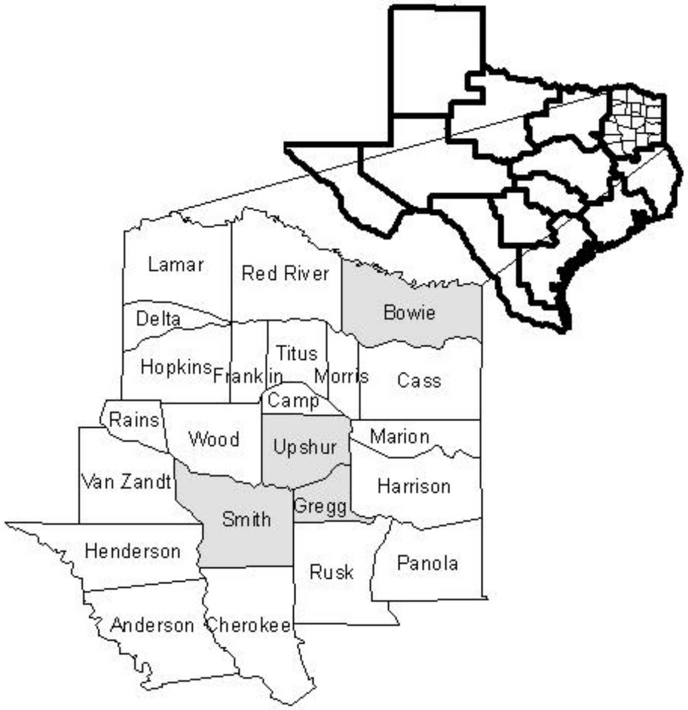
- Region 3 is one of only two regions with an Asian population representing more than 5% of the regional population. 5.7% of Region 3 identifies as Asian, second only to Region 6.
- Region 3 has the most people identifying as Native Hawaiian and Other Pacific Islander of all regions, 7,578 individuals, and the most people identifying as White Not Hispanic, 3,567,358 individuals.
- Region 3 has a slightly lower percentage of owner households than the State of Texas. 60.5% of households are owners in Region 3 compared to the State's 62.2%.

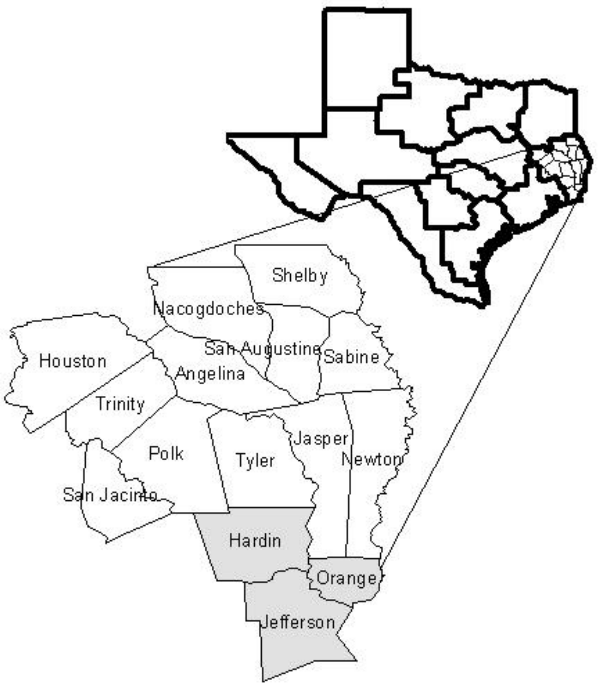
Region 4

Region 4, located in the northeast corner of the state, surrounds the urban areas of Texarkana, Longview-Marshall and Tyler. It has 4.2% of the State's population.

Region 4 is the only region that is mainly rural; 57.8% of the population (individuals) lives in rural areas. 59.6% of all households in Region 4 are in rural counties. In the map of Region 4, the shaded counties have urban places.

- Region 4 has the largest rural population of all regions, 650,302 individuals and 287,458 households.
- Region 4 is one of only two regions with a Hispanic population less than 20% of the total regional population. 14.3% of Region 4's population identifies as Hispanic, second lowest only to Region 5.
- 67.6% of Region 4's population identifies as White Not Hispanic, the second highest percentage among all regions.
- Region 4 has the highest rate of homeownership among all regions. 70.0% of all households in Region 4 are homeowners, compared to 62.2% for all of Texas.





Region 5

Region 5 encompasses a 15-county area in east Texas including the urban areas of Beaumont and Port Arthur. This region has 2.9% of the State's population.

Approximately 50.7% of Region 5 residents live in urban areas. In the map of Region 5, the shaded counties have urban places.

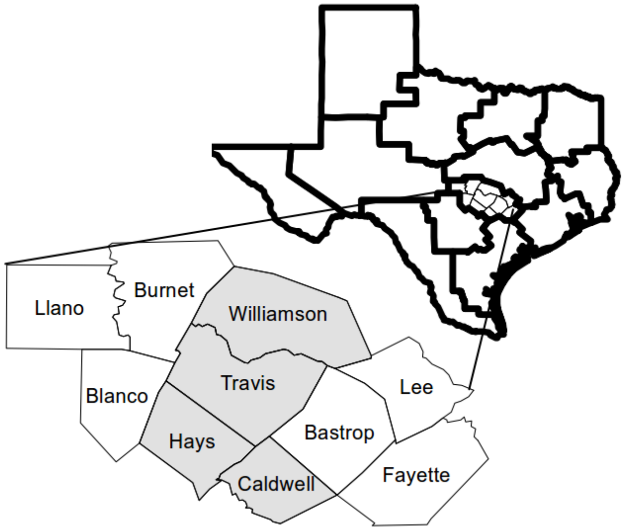
- 20.0% of Region 5's population identifies as Black or African American, the highest percentage among all regions.
- 14.2% of Region 5's population identifies as Hispanic or Latino, the lowest percentage among all regions. Region 5 also has the lowest percentage of residents identifying as Some Other Race, 2.1%.
- Region 5 is one of only 3 regions that have a greater number of rural households than urban households (166,053 urban and 180,833 rural households). Because there is still a greater population in Region 5's urban counties, this indicates a larger household size among urban households.
- Region 5 has the second highest rate of homeownership among all regions. 69.9% of all households are owners.

Region 6

Region 6 includes the urban area of Houston, Brazoria and Galveston. This region has 24.5% of the State's population, second only to Region 3.

Region 6 is mainly urban with 97.0% of the population located in urban areas, the second highest percentage among all regions behind Region 13. In the map of Region 6, the shaded counties have urban places.

- 17.1% of Region 6's population identifies as Black or African American, the second highest percentage among all regions.
- 7.0% of Region 6's population identifies as Asian, the highest percentage among all regions.
- Region 6's rate of homeownership is only slightly lower than the State's percentage—60.7% of households in Region 6 are owners, compared to Texas' 62.2%



Region 7

The urban area of Austin is at the center of Region 7. This region has 7.6% of the State's population.

Approximately 90.4% of Region 7 residents live in urban areas. In the map of Region 7, the shaded counties have urban places.

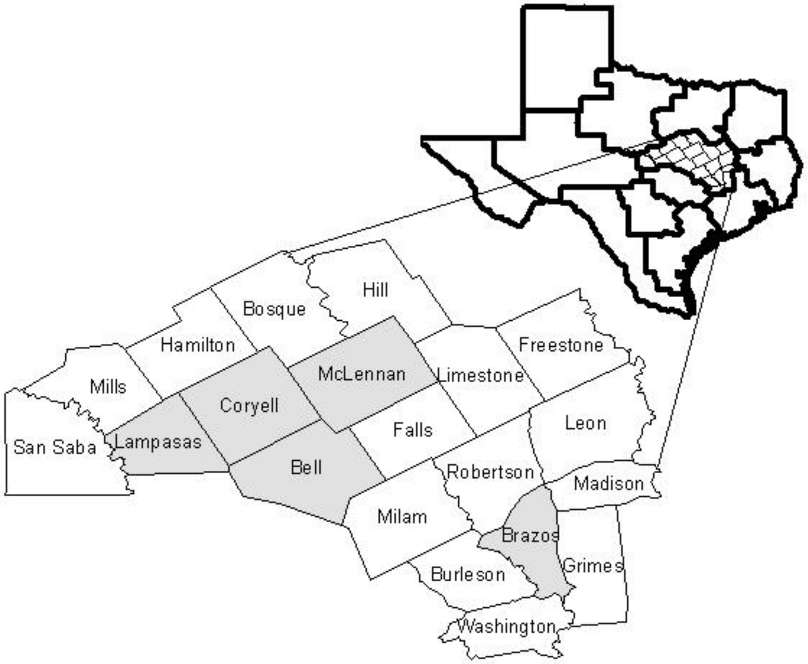
- **Region 7 has the lowest homeownership rates among all Regions. 59.0% of all households in Region 7 are owners, compared to 62.2% for the State of Texas.**

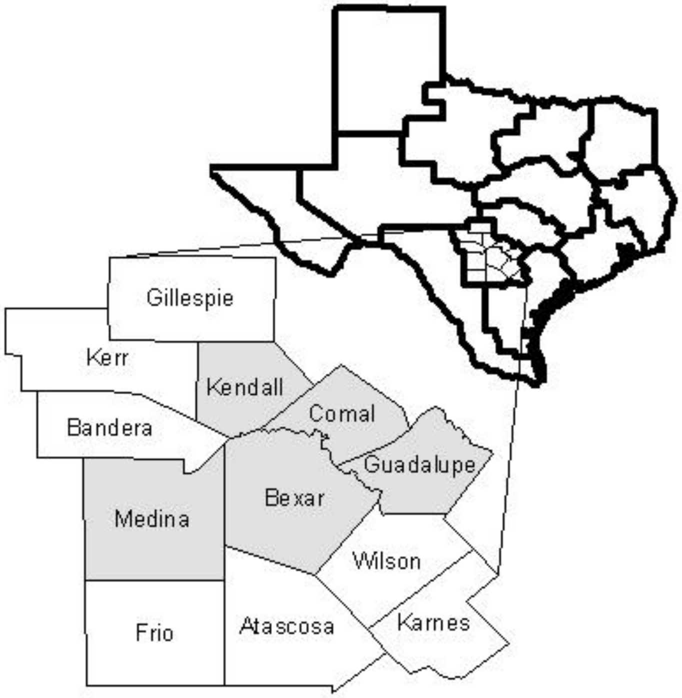
Region 8

Region 8, located in the center of the State, surrounds the urban areas of Waco, Bryan, College Station, Killeen and Temple. This region has 4.3% of the State's population.

Approximately 75.5% of Region 8 residents live in urban areas. In the map of Region 8, the shaded counties have urban places.

- **0.3% of Region 8's population identifies as Native Hawaiian and Other Pacific Islander, the highest percentage among all regions.**
- **3.3% of Region 8's population identifies as Two or More Races, the highest percentage among all regions.**
- **59.2% of all households in Region 8 own their housing unit, the second lowest percentage among all regions behind Region 7.**





Region 9

San Antonio is the main metropolitan area in Region 9. This region has 9.0% of the State's population, the third largest share among all regions.

Approximately 90.7% of Region 9 residents live in urban areas, the fourth highest urban rate among all regions. In the map of Region 9, the shaded counties have urban places.

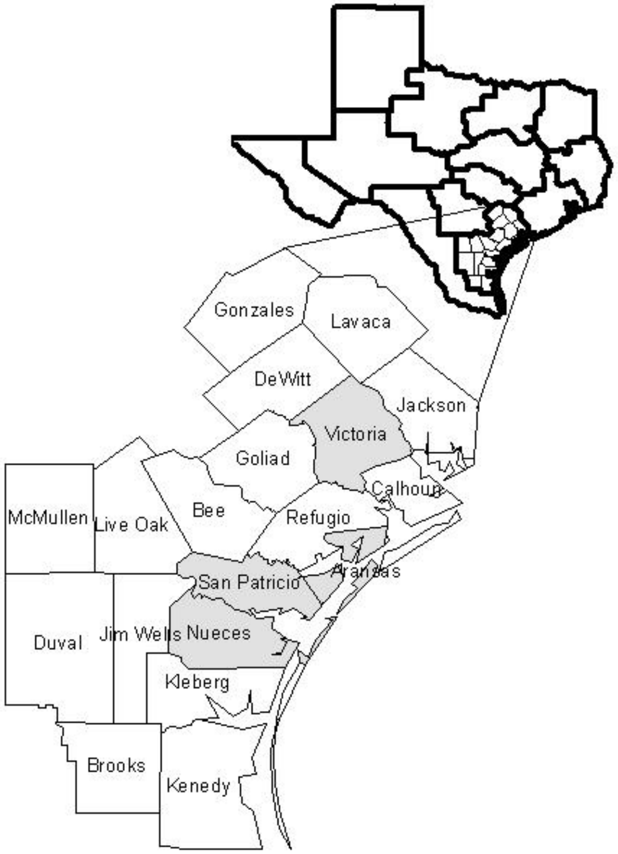
- 7.7% of Region 9's population identifies as Some Other Race, the second highest percentage among all regions. This could be a result of the Hispanic population including their ethnicity with their race.
- 62.8% of persons in Region 9 own their housing unit. This is very close to the State of Texas' homeownership rate, 62.2%.

Region 10

Region 10, including the urban areas of Corpus Christi and Victoria, is located in the south eastern part of the State on the Gulf of Mexico. This region has 2.9% of the State's population.

For Region 10, a majority of the population (68.1%) live in urban areas. In the map of Region 10, the shaded counties have urban places.

- 63.3% of households in Region 10 own their housing unit, only slightly higher than the State homeownership rate of 62.2%.



Region 11

Region 11 is a 16-county area along the border of Mexico. The main urban areas in the region are Brownsville-Harlingen, McAllen-Edinburg, Del Rio, and Laredo. This region has 6.7% of the State's population.

In Region 11, 84.5% of the population lives in urban areas. In the map of Region 11, the shaded counties have urban places.

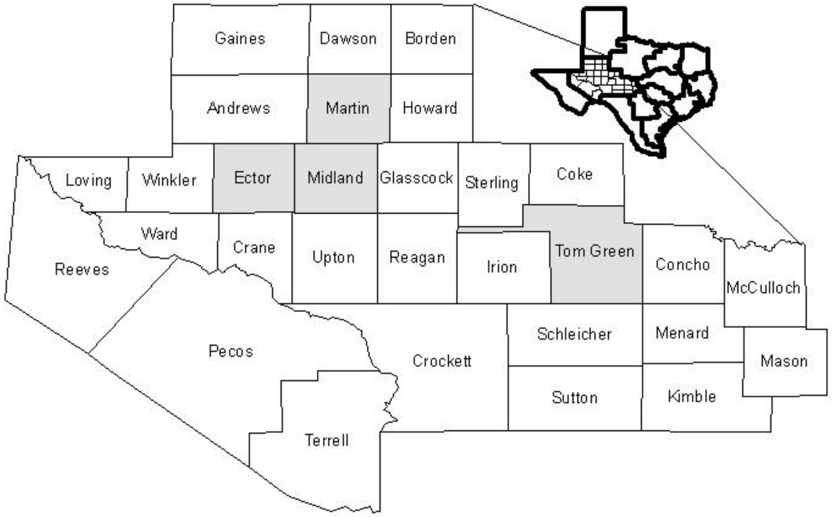
- 92.3% of Region 11's population identifies as White—however, only 8.0% of Region 11 identifies as White Not Hispanic (the lowest percentage among all regions). 90.6% of Region 11's population identifies as Hispanic or Latino, the highest percentage among all regions.
- Region 11 has the lowest percentage population of many racial groups. 0.6% of Region 11's population identifies as Black or African American, 0.3% of Region 11's population identifies as American Indian and Alaska Native, 0.8% of Region 11's population identifies as Asian, and 0.01% of Region 11's population identifies as Native Hawaiian and Other Pacific Islander. All of these percentages are the lowest among all regions for the respective race.
- 32.9% of Region 11's population is under 18 years old, the highest percentage among all regions.
- 67.7% of Region 11's housing units are owner-occupied, higher than the State's rate of 62.2%.

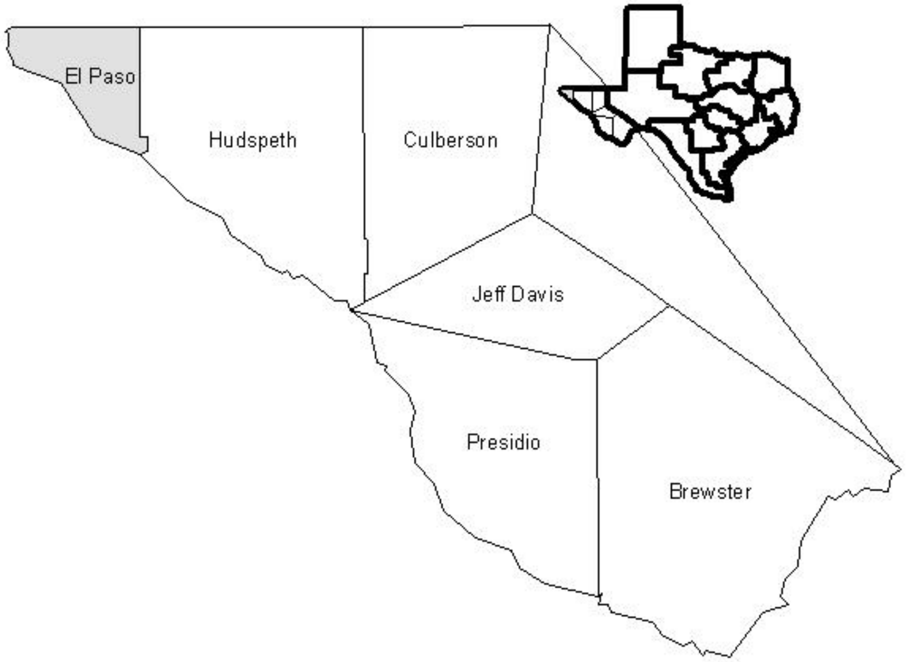
Region 12

Region 12 in west Texas surrounds the urban areas of Odessa-Midland and San Angelo. This region has 2.3% of the State's population.

Approximately 69.0% of Region 12 residents live in urban areas. In the map of Region 12, the shaded counties have urban places.

- Region 12 has a homeownership rate of 67.5%, higher than the State's rate of 62.2%





Region 13

El Paso is the main urban area in Region 13. The region spreads along the Texas-Mexico border in the southwestern tip of the state. This region has 3.2% of the State's population.

Approximately 97.1% of Region 13 residents live in the urban area of El Paso, the highest rate among all regions. The urban nature of Region 13 is due more to an extremely low rural population in addition to a relatively high urban population. In the map of Region 13, the shaded county has urban places.

- 3.5% of Region 13's population identifies as Black or African American, the second lowest percentage after Region 11.
- 80.8% of Region 13 identifies as Hispanic or Latino, the second highest percentage after Region 11. 13.9% of Region 13 identify as White Not Hispanic, the second lowest percentage after Region 11.
- 9.4% of Region 13's population identifies as Some Other Race, the highest percentage among all regions. This could be a result of the Hispanic population including their ethnicity with their race.
- 28.6% of Region 13's population is under 18 years old, the second highest percentage after Region 11.
- 61.7% of Region 13 households own their housing unit, only slightly lower than the State homeownership rate of 62.2%.

SPECIAL NEEDS POPULATIONS

Tex. Gov't Code §2306.0721 requires the Department to include in the Plan the housing needs of individuals with special needs as well as the size of those populations in each uniform service region where information is available. The Department identifies special needs populations as:

- elderly persons,
- farmworkers,
- persons experiencing homelessness,
- persons living with HIV/AIDS and their families,
- persons with disabilities (mental, physical, and developmental),
- persons with substance use disorders,
- persons with Violence Against Women Act ("VAWA") protections,
- residents of colonias,
- residents of public housing,
- veterans and wounded warriors, and
- youth aging out of foster care.

Some data for persons with special needs is only available at the state level. For example, numbers of persons with substance use issues are not available at the county level, so analysis could only be done at the state level.

Tex. Gov't Code §2306.0721(c)(1) requires that this Plan also include an estimate and analysis of the size and housing needs of individuals and families of moderate, low, very low, and extremely low income. This information is not included in the Special Needs Populations section because it is included in the Poverty and Income section. In addition, the regional numbers of public housing units in which residents of public housing live is not included in the Special Needs Populations section because it is included in the Housing Availability and Affordability section.

Elderly Persons

HUD defines an "Elderly Person Household" as a household composed of one or more persons at least one of whom is 62 years of age or more at the time of initial occupancy and defines "frail elderly" as a person who is 62 years of age or more and unable to perform at least three "activities of daily living, comprising of eating, bathing, grooming, dressing or home management activities" (HUD, n.d.a).

According to a long-term study of aging persons in their last 24 months of life, the prevalence of disability increased from 28% two years before death to 56% in the last month of life. Those who died at the oldest ages were much more likely to have a disability 2 years before death (ages 50-69 years, 14%; 70-79 years, 21%; 80-89 years, 32%; 90 years or more, 50%). Disability was more common in women 2 years before death (32%) than men (21%), even after adjustment for older age at death. (Smith et al., 2013). The growing rate of disabilities leads to the need for barrier removal, such as ramps for wheelchairs to enable elderly households to remain in their homes. 39.8% of all elderly very low income renters have worst case housing needs. 22.3% of households experiencing worst case housing needs in 2015 were Elderly Person Households without children, a 3.3% increase since 2013 (HUD, August 2017).

Although HUD's definition for 'Elderly Person Household' involves persons at least 62 years of age, definitions may vary across data sources and assistance programs available to elderly persons. Certain TDHCA programs align their definition of elderly with the Housing for Older Persons Act, which includes persons at least 55 years old. Due to census data availability, the following analysis will be conducted looking at persons 65 years of age or older.

According to the table below, approximately 79.8% of Texans aged 65 and older live in urban areas. Texans aged 65 and older who live in rural areas may face difficulty accessing health and other services because they live at greater distances from health facilities, community centers, and other amenities. Additionally, the programs that serve them may not benefit from a concentration of an aging population and the efficiencies that can be realized from serving older adults in a centralized location (Viveiros, 2014).

Older Texans face housing challenges that will become more prevalent as the elderly population grows. The incidences of disability increase with age. According to 2011-2015 ACS Estimates, 9.9% of Texans 18 to 64 years old have a disability, while 39.5% of Texans 65 and older have a disability. In addition, older households tend to live in older homes: 35.3% of households aged 65 years and older lived in housing stock built before 1970 compared to 22.5% among persons younger than 65 years old. These factors may increase the need for housing modifications for accessibility and home repair.

Elderly populations have a range of unique housing needs. A 2014 Harvard University Joint Center for Housing Studies report on housing needs of the nations aging population found that cost burden (expenditures including housing and utilities that exceed 30% of income) is the most common housing problem for households with persons aged 65 and older. Households experiencing cost burden are often forced to cut back sharply on other necessities. On average, severely cost burdened and low-income households spend more than 40% less on food than households living in housing they can afford, making clear the link between hunger and high housing costs among older adults.

Elderly Persons (aged 65 years old and over), Texas

State	Rural Elderly Persons	Urban Elderly Persons	Total Elderly Persons	Total Population	Percent Elderly of Statewide Population
Total	588,847	2,379,385	2,968,232	26,538,614	11.2%

Source: 2011-2015 American Community Survey, Table DP05.

Regional Analysis

16.6% of Region 4's and 16.3% of Region 2's residents are at least 65 years old, the highest proportion of all regions. In both cases, the number of elderly residents is larger in the Region's rural counties than the urban counties. The only other Region where this is the case is Region 5, which has the third largest percentage of elderly residents at 15.5%.

The rural counties of Region 4 have the largest share of the States' rural counties' elderly population at 19.7%. 57.8% of Region 4's residents live in rural counties, but 62.2% of Region 4's population over the age of 65 live in rural counties. As noted previously, rural elderly residents may face increased difficulty accessing services as a result of decreased development density and travel challenges.

Regions 3 and 6 together account for 45.6% of the states' elderly residents, or 1,281,337 individuals. The urban counties of Regions 3 and 6 alone, a total of 20 counties encompassing the majority of the Houston-The Woodlands-Sugar Land and Dallas-Fort Worth-Arlington MSAs, account for 43.2% of the states' elderly population. However, the urban counties of Region 3 and Region 6 account for 49.8% of the population of the State of Texas. This means that proportionally the elderly population of these subregions is relatively low. 9.6% of Region 6's residents are at least 65 years old, the lowest proportion of all regions.

Farmworkers

As one of the top five states in agricultural production, Texas leads the nation in the number of farms and ranches, with 248,800 farms and ranches covering over 130.2 million acres (Texas Department of Agriculture, n.d.). According to the Texas Workforce Commission, demand for agriculture workers grew by a slight 1.0% (adding 574 jobs) between the first quarters of federal fiscal year 2011 and federal fiscal year 2016. During the same time period, demand for workers in retail trade workers by 14%, educational services by 22.4%, and accommodation and food services by 23.4%. In Texas and across the nation, this industry has been using fewer and fewer workers in recent decades as farming methods have become more efficient. Farms now tend to be fewer in number, larger and more expensive to operate, but also much more productive (Texas Workforce Commission, 2016). A 2012 study found that in rural areas stakeholders report that persons earning 30% or less than AMFI have the most difficulty accessing safe, affordable and decent housing. This group includes farmworkers (Bowen National Research, September 2012).

Agricultural workers support the 985 billion dollar agricultural industry in the U.S. and increase the overall economic output of regions in which they work. However, farmworker housing is often substandard or non-existent, and the wages of the farmworker are usually low. Agricultural workers represent some of the most economically disadvantaged people in the U.S., with 30% of agricultural worker families surveyed in the 2013-2014 National Agricultural Workers Survey reporting total family income levels below the national poverty guidelines. Many agricultural workers, particularly migrant workers, report living in crowded living spaces or being in living situations not meant for human habitation (outdoors, cars, trucks, vans, etc.) (National Center for Farmworker Health, Inc, 2017). Farmworker housing conditions are further exacerbated by legal, cultural, and geographic circumstances that often keep this population outside of the mainstream and contribute to their economic marginalization (Housing Assistance Council, 2013).

Migrant Seasonal Farmworker Population Estimates, Texas

State	Total
Total	289,600

Source: Texas Workforce Commission, 2012 (most recent data available).

Persons Experiencing Homelessness

Homelessness is defined in a variety of ways. While the definitions of homelessness are intricate and varied, in general the HEARTH Act of 2009 expanded the definition of homelessness from persons lacking a nighttime residence to include persons who will imminently lose their housing and have no subsequent residence identified.

HUD's definition of "homeless" is persons sleeping in emergency shelters, in transitional housing, on the streets, in campsites, under bridges, in abandoned lots and in other places not intended for human habitation. According to the most recent HUD Annual Homeless Assessment Report to Congress, 65% of Americans experiencing homelessness were homeless as individuals and 35% were homeless as persons in families. Nationally, homelessness declined by 3% between 2015 and 2016. This decrease was composed entirely of sheltered persons; homelessness increased by 2% among persons staying in unsheltered locations. The number of individuals experiencing homelessness in the United States declined by less than 1% and homelessness among persons in families declined by 6% nationally between 2015 and 2016 (HUD, November 2016). These comparisons of homelessness by household type nationally demonstrate HUD's progress to meet its goal to end family homelessness by 2020.

Texas is one of five states that together accounted for half of the nation's population experiencing chronic homelessness in 2016 with 4% of the national total in Texas (or 23,122 people). Between 2007 and 2016, Texas saw one of the largest decreases (41.9%) in the number of individuals experiencing homelessness compared to other states. On a single night in 2016, there were 39,471 veterans experiencing homelessness in the United States, and nearly all (97%) were homeless in households without children (as individuals). Between 2015 and 2016, homelessness among veterans declined by 17% (or 8,254) (HUD, November 2016). Based on Continuum of Care Point in Time counts generated by the Texas Homeless Network, in 2016 approximately 23,122 persons considered homeless were physically counted (HUD, October 2016).

While overall homelessness, chronic homelessness, and homelessness among veterans has declined over the last year, the number of children experiencing homelessness has increased both nationwide and in Texas. Based on a calculation using the U.S. Department of Education's count of children experiencing homelessness in U.S. public schools and on 2013 U.S. Census data, the National Center on Family Homelessness (2014) reported that 2,483,539 children (or 1 in every 30 children) experienced homelessness in the U.S. in 2013; the same report found that, in Texas, 190,018 children experienced homelessness in 2013. It is important to note that the U.S. Department of Education's count of children experiencing homelessness in U.S. public schools takes place throughout the school year and captures a larger sample of children who may experience homelessness. In contrast, the Continuum of Care Point in Time Counts referenced in the table below count the population experiencing homelessness each January on a given night. A 2013 study of youth experiencing homelessness found that 41.1% of respondents identified as Black or African American compared to 33.3% identifying as White only. The same study found that 30% of surveyed street youth identified as lesbian, gay or bisexual while 6.8% identified as transgender, roughly three times the percentage of transgender youth nationally (USHHS FYSB, 2014).

Because the ACS is address-based, it is not suitable for homeless statistics. Therefore, a uniform dataset for the regions is not available. The table below is a count compiled by HUD of sheltered and unsheltered persons experiencing homelessness by subpopulation in Texas.

Homeless Populations, Texas

Homeless Subpopulations	Sheltered	Unsheltered	Total
Chronically Homeless	1,637	2,052	3,689
Severely Mentally Ill	2,968	1,384	4,352
Chronic Substance Use Issues	2,586	1,133	3,719
Veterans	1,285	483	1,768
Persons with HIV/AIDS	212	65	277
Survivors of Domestic Violence	2,587	555	3,142

Source: HUD, October 2016.

Persons Living with HIV/AIDS and Their Families

Human Immunodeficiency Virus ("HIV") is the virus that causes Acquired Immunodeficiency Syndrome ("AIDS"). HIV infects cells and attacks the immune system, which weakens the body and makes it especially susceptible to other infections and diseases. Because of increased medical costs or the loss of the ability to work, people with HIV/AIDS may be at risk of losing their housing arrangements.

Although the number of Texans living with HIV rises each year, Texas has seen a steep decline in the number of deaths among persons with HIV. As reported by the Texas Department of State Health Services, there were 82,745 Texans living with a diagnosed HIV infection at the end of 2015 and 86,669 Texans living with a diagnosed HIV infection at the end of 2016 (Texas Department of State Health Services, 2017).

Persons with HIV/AIDS, Texas

State	Persons with HIV/AIDS – 2016, Rural	Persons with HIV/AIDS – 2016, Urban	Total Persons with HIV/AIDS*, 2016	2011-2015 Total Population	Percent of Persons with HIV/AIDS to Statewide Population
Total	3,922	78,550	86,669	26,538,614	0.33%

Source: Texas Department of State Health Services, 2017.

*The 4,197 people counted in Texas Department of Criminal Justice facilities, Federal Prison facilities, and Federal Immigration and Customs Enforcement facilities are not attributed to a geographic area.

Note: Figures do not include those unaware of their HIV infection or those who tested HIV positive solely through an anonymous HIV test.

Regional Analysis

The 2016 HIV Surveillance Report (released in July 2017) indicates that almost two thirds (64.0%) of all persons in Texas with HIV diagnoses live in the urban counties of Region 3 and Region 6 containing the Dallas and Houston areas. Almost half (48.5%) live in Harris and Dallas Counties alone. 0.38% of people in Region 3 and 0.44% of people in Region 6 have HIV/AIDS compared to Texas' 0.33%. Only Regions 3 and 6 surpass the state percentage of population with HIV/AIDS. The remaining regions' percentages of persons living with HIV/AIDS range from 0.10% in Region 2 to 0.30% in Region 7. Region 6 has the largest population of persons living with AIDS/HIV among all regions at 28,909 individuals, which is 33.4% of all persons living with HIV/AIDS in the State of Texas.

The vast majority (95.2%) of persons with HIV diagnoses in Texas live in urban counties, where services including healthcare are more readily available. Nearly a quarter (22.0%) of all persons with HIV diagnoses in rural Texas counties live in Region 4. 15.9% of all persons with HIV diagnoses in rural Texas counties live in Region 5. 0.16% of all residents of rural Region 5 counties are living with HIV/AIDS, the second highest rate among all rural subregions. These individuals living in rural East Texas counties could experience increased barriers to accessing care and services.

Persons with Disabilities (Mental, Physical, and Developmental)

According to HUD, mental, physical and developmental disabilities can include "hearing, mobility and visual impairments, chronic alcoholism, chronic mental illness, AIDS, AIDS Related Complex, and intellectual disability that substantially limits one or more major life activities. Major life activities include walking, talking, hearing, seeing, breathing, learning, performing manual tasks and caring for oneself" (HUD, n.d.)

A significant number of persons with disabilities face extreme housing needs. The 2011-2015 ACS data shows that 17.5% of individuals that live below the poverty level in Texas have a disability, while 8.8% of individuals that live at or above the poverty level have a disability. HUD's Office of Policy

Development and Research reported that worst case housing needs affected 39.4% of unassisted very low-income renter households containing nonelderly persons with disabilities in 2015, slightly less than the 43.2% prevalence among very low-income renters overall. 24.2% of very low-income renter households containing persons with disabilities are severely rent burdened and pay more than 50% of their income towards housing, a steep 25.2% drop since 2013 (HUD, August 2017).

According to the table below, of those Texans with disabilities, approximately 81.8% live in urban areas. Persons with disabilities are more likely to be living in urban areas due to the ability to access transportation and the close proximity to health related and other services and supports (Cruz, 2010).

Persons with Disabilities, Texas

State	Rural	Urban	Total Non-Institutionalized Population	Percent of Non-Institutionalized Population with Disability
Total	550,357	2,477,894	3,028,251	11.6%

Source: 2011-2015 American Community Survey, Table S1810.

Persons with Disabilities as a percentage of Total Population, Texas

Age	Population with a Disability	Total civilian Noninstitutionalized Population	Persons with a disability as a percentage of total population
Under 5 years	17,179	1,951,118	0.9%
5 to 17 years	274,465	5,097,268	5.4%
18 to 64 years	1,596,252	16,130,045	9.9%
65 years and over	1,140355	2,884,000	39.5%
Total	3,028,251	26,062,431	11.6%

Source: 2011-2015 American Community Survey, Table S1810.

Regional Analysis

Almost 20% of all persons with disability residing in rural counties are in Region 4, but Region 4 only contains 18.6% of all rural Texans. Region 4 has 5.7% of all persons with disabilities in the State of Texas, but only 4.2% of the state total population. 17.1% of the population of Region 5 has a disability, the largest percentage in the State followed by Region 2 at 16.4%. Regions 2, 4, and 5 are the only regions that have a greater number of persons with disabilities in their rural counties than in their urban counties. Region 4 is the only region that has a greater total rural population than urban.

The urban counties of Regions 3 and 6 combined account for 41.7% of all persons with disabilities in the State. However, the Regions 3 and 6 account for 49.8% of all people in the State of Texas, so this is a relatively low rate. In fact, Regions 6 and 7 have the lowest percentage population of persons with disability at 9.7%, followed closely by Region 3 at 9.8%. Regions 3, 6, and 7 contain the cities of Dallas-Fort Worth, Houston, and Austin respectively. Despite representing the greater number of persons with disability in Texas, these cities proportionally contain less of the State's persons with disabilities.

Persons with substance Use Disorders

Alcohol and substance use issues can be linked to housing problems, including homelessness. Several studies have found that approximately 41-84% of homeless adults have a substance use disorder (Tsai, Kasprow, and Rosenheck, 2013). Further, many individuals with substance use issues face multiple barriers to accessing housing while suffering from addiction. Being without a stable place during substance abuse recovery only increases the likelihood that these treatments will fail (United States Interagency Council on Homelessness, 2015).

Alcohol or substance use disorders can lead to homelessness or can be a result of homelessness. The National Institute on Drug Abuse found that in 2013, 11.2% of clients admitted to DSHS-funded substance abuse treatment programs in Texas were homeless (Maxwell, 2014). Among clients admitted to DSHS-funded treatment for heroin in 2014, 18% were homeless. Among clients admitted for cocaine, amphetamine, or methamphetamine, 13% were homeless (Maxwell, 2015). Statewide, of the 23,122 people who were homeless on a single night in January 2016, 18.8% had a serious mental illness, and 16.1% had a chronic substance use problem (HUD, October 2016). It is estimated that nearly half of all individuals experiencing homelessness and 70% of veterans experiencing homelessness suffer from substance use disorders, and a majority of those with substance use disorders also suffer from moderate to severe mental illness (United States Interagency Council on Homelessness, 2015). There are types of housing, such as Housing First or Permanent Supportive Housing, that are tailored for hard-to-serve populations such as persons with substance use issues. Without secure housing, persons with alcohol or substance use disorders can cycle through more costly options such as emergency room care, the criminal justice system and other service providers (HUD, 2011). Supportive housing programs needed for persons with alcohol and/or other substance use issues range from short-term, in-patient services to long-term, drug-free residential housing environments for recovering addicts. Better recovery results may be obtained by placing individuals in stable living environments.

PERSONS WITH VIOLENCE AGAINST WOMEN ACT ("VAWA") PROTECTIONS

Persons with VAWA protections include survivors of domestic violence, dating violence, sexual assault, or stalking. Many survivors of domestic violence who are living in poverty are often forced to choose between staying in abusive relationships or becoming homeless. For many survivors, concerns over their ability to provide housing for themselves and their children are a significant reason for staying in or returning to an abusive relationship. Access to resources that increase economic stability are essential in rebuilding a life after abuse. Housing is a constant need for survivors of domestic violence. The National Network to End Domestic Violence reports 11,991 national requests for service on September 14, 2016, that could not be provided due to lack of resources. 66% of those requests (7,914) were for housing, up from 63% of unmet requests on September 16, 2015 (National Network to End Domestic Violence, 2017). Services which may help survivors of domestic violence move to safety include physical protection services, legal protection for his or herself and any children involved, counseling, and employment assistance.

The Texas Council on Family Violence reports that many programs in Texas stretch to provide services to a vast geographic area to reach as many survivors of family violence as possible. In a 2013 survey of service availability, only 68% of Texas counties had some form of physical access point for services, and only 28% of counties have a family violence shelter. 29% of counties without physical access points offer access via meeting a survivor at an agreed location or at the county line, but a survivor must call for services first. Eight counties (3.1%) do not have access to any services of any kind (Texas Council on Family Violence, 2013). The National Network to End Domestic Violence found that on September 14, 2016 alone, 999 requests for services in Texas were unmet because programs did not have the resources to provide these services. 57% (569) of those requests were for housing. Although the total number of unmet requests decreased from 2015 to 2016, the percentage of those requests that were for housing services increased. The primary reason for not being able to provide services was staff reductions. (National Network to End Domestic Violence, 2017).

The Texas Department of Public Safety reports that the total number of Texas family violence incidents in 2016 was 196,564. This represented a 0.9% increase when compared to 2015. These incidents involved 214,815 victims (up 1.7% from 2015) and 208,764 offenders (up 1.8% from 2015). The table below shows total victims of domestic violence in Texas. It must be noted that there is not a one-for-one relationship between incidents and victims of domestic violence. One incident can involve multiple victims, and one victim can experience multiple incidents. However, the numbers below will not reflect the severity of the problem. According to 2010-2014 data from the National Crime Victimization Survey, when the victim and offender had an intimate relationship or were related, 70% of aggravated (with a weapon) and 55% of simple (without a weapon) assaults were reported. Regardless of relationship between survivor and offender, rape and sexual assault were the least likely type of crime to be reported to police at just 36% of incidents reported (Bureau of Justice Statistics, 2014).

Domestic Violence Victims, Texas

Area	Total Victims in 2016	Total Population, 2011-2015	% of Victims to Population
Rural	19,964	3,494,852	0.57%
Urban	194,851	23,043,762	0.85%
Texas	214,815	26,538,614	0.81%

Source: Texas Department of Public Safety, 2017; 2011-2015 ACS.

Regional Analysis

1.06% of the population of Region 1 are victims of family violence, the highest rate among all regions. 4.2% of Texas victims of family violence are in Region 1, but Region 1 only has 3.2% of total state population.

Region 6 has the largest number of victims of family violence, 62,041 (28.9% of the State total). The urban counties of Region 6 alone account for 28.2% of all victims of family violence in the state of Texas, but those same counties only represent 24.5% of the total state population. 0.95% of Region 6's population are victims of family violence, slightly higher than the State percentage.

0.62% of the population of Regions 7 and 13 are victims of family violence, the lowest percentage among all regions. The urban counties of Region 7 have the lowest rate among all urban subregions at 0.61% and the rural counties of Region 13 have the lowest rate among all rural subregions at a standout low of 0.25%.

Residents of Colonias

Colonias are substandard housing developments mainly found along the Texas-Mexico border. These developments lack basic services such as drinking water and sewage treatments. Several state agencies, including TDHCA, are working to address remaining barriers in colonia communities.

According to Tex. Gov't Code §2306.581, "Colonia" means a geographic area located in a county some part of which is within 150 miles of the international border of this state, consists of 11 or more dwellings that are located in close proximity to each other in an area that may be described as a community or neighborhood, and:

- has a majority population composed of individuals and families with low income and very low income, based on the federal OMB poverty index and meets the qualifications of an economically distressed area under Section 17.921, Water Code; or
- has the physical and economic characteristics of a colonia, as determined by the department.

Many colonias are located along the border region, usually beyond the city limits. The classic hallmarks of colonias include limited infrastructure and a high level of substandard housing, including self-built homes, structures not primarily intended for residential use, and homes with extensions and modifications, often added on a self help basis, which may not be secure or safe. Since 1995, colonias are required to have infrastructure per the State's model subdivision rules. These post-1995 colonias are often larger subdivisions, although they share some of the worst housing characteristics in common with the colonias expansion of the 1980s (Ward et al., 2012).

An estimated 500,000 people live in 2,294 colonias in Texas (Federal Reserve Bank of Dallas, April 2015). Based on a 2014 assessment by the Texas Office of the Secretary of State's Colonia Initiatives Program, six Texas counties (El Paso, Maverick, Webb, Starr, Hidalgo, and Cameron) have the largest population of colonias and are home to an estimated 369,500 people. Population numbers in this assessment were validated in several ways: by 2010 census data, by city and county figures, and (in some cases) by colonia ombudspersons conducting site visits.

Colonia Resident Population Estimates, Texas

Region	County	Number of Colonias	Estimated Colonia Population
11	Cameron	196	56,005
11	Hidalgo	937	150,235
11	Maverick	74	23,295
11	Starr	256	34,143
11	Webb	62	15,222
13	El Paso	329	90,582
	Total	1,854	369,482

Source: Texas Office of the Secretary of State, 2014.

Residents of Public Housing

Public housing authorities administer a variety of programs for low-income families, aging Texans and persons with disabilities. These programs range from public housing construction and rehabilitation to Housing Choice Voucher ("HCV") administration. HCV allows very low-income families to choose and lease or purchase safe, decent and affordable privately-owned rental housing (HUD, n.d.b). Residents of public housing often have low educational attainment, poor mental and physical health and limited access to social networks that facilitate job access and physical isolation from opportunity (Urban Institute, 2013). The number of public housing authority units, excluding housing choice vouchers, can be found below.

Public Housing Authority Units, Texas

State	Rural	Urban	Total Units
Total	13,882	40,384	54,266

Source: HUD, March 2017.

Veterans and Wounded Warriors

According to the Texas Veterans Commission, the two key factors which continue to increase the demand for veterans' services in Texas are force reductions, which produce a surge of service members departing the military, and a large aging population of veterans, specifically from the WWII, Korea, and Vietnam eras. As these generations of veterans age and their health deteriorates, their need for services grows (Texas Veterans Commission, 2014).

Veterans face a host of challenges when transitioning back to civilian life. Nationwide, about 1.5 million veterans live in poverty, and the veteran poverty rate is rising (US Department of Veteran Affairs, May 2015). In Texas, 8.2% of the Texas population over age 18 consists of veterans, and 7.6% of the adult population experiencing homelessness consists of veterans (HUD, November 2016). This is decrease from 2015, when 10.1% of the adult population experiencing homelessness consisted of veterans. Veteran housing issues can be compounded by service-connected disabilities, such as traumatic brain injury, substance use and mental disorders (National Housing Conference and Center for Housing Policy, 2013). In a 2013 study of veterans experiencing homelessness, 60% had a substance use disorder (Tsai et al., 2013). In addition, as many as two-thirds of veterans experiencing homelessness of the Iraq and Afghanistan wars had post-traumatic stress disorder (DeAngelis, 2013). These factors may affect veteran's ability to acquire and remain in stable housing and support the need for availability of services.

Veterans, Texas

State	Rural Veterans	Urban Veterans	Total Veterans	2011-2015 Population over 18 years	Percent Veterans of Population Over 18 Years
Total	247,202	1,539,655	1,539,655	19,384,188	7.9%

Source: 2011-2015 American Community Survey, Table S2101.

Regional Analysis

12.6% of Region 8's civilian population over 18 years old are veterans, the highest percentage among all regions followed closely by Region 9 at 12.0%. Region 8 contains Fort Hood in Killeen and Region 9 contains Joint Base San Antonio. Region 9 has the third largest veteran population of all regions at 321,661.

12.2% of the civilian population over 18 years old of the rural counties of Region 9 are veterans, the highest percentage among all rural subregions followed closely by Region 7 at 12.1%. Region 7 has the greatest difference in the percentage population of veterans between rural and urban subregions with a 4.8% difference (although more veterans live in the urban counties of Region 7 overall).

Region 3 has the largest veteran population of all regions, 697,646 or 24.9% of all Texas veterans. Region 6 has 624,360, or 19.1% of all Texas veterans. Considering that Regions 3 and 6 account for 26.9% and 24.5% of the State's total population respectively, this is a relatively low proportion.

Region 11 has the smallest share of the State's veteran population at 4.5% while Region 12 has the lowest percentage population of veterans at 2.9%.

Youth Aging Out of Foster Care

In Texas, youth in the foster care system in Texas age out at 18 years old (although under a variety of programs may be able to stay in the system to receive ongoing assistance until the age of 24). In state fiscal year 2016, 1,250 youth were emancipated from foster care with some youth receiving assistance and services to help them transition to adulthood and some youth ceasing continued contact with the child welfare system once they leave foster care. A recent study of youth who had been in foster care found that when asked where they went when they aged out, 26% went to family home, 15% to foster family home, 5% to a relative's home, 15% to the home of a friend or boyfriend/girlfriend, 4% to a shelter, 5% to transitional living or my own place, 11% to a shelter and 8% went to the streets (Narendorf et al., 2015). A study of homeless youth by the U.S. Department of Health and Human Services' ("USHHS") Family and Youth Services Bureau found that 50.6% of respondents had reported staying in foster care or a group home (USHHS FYSB, 2014).

Studies have found that youth aging out of foster care are less likely than their peers who have not been in foster care to graduate high school or a post-secondary school or be employed at a job that can support their basic necessities. Youth aging out of foster care are more likely to experience violence, homelessness, mental illness, incarceration, substance use issues and early parenthood out of wedlock (Casey Family Programs, 2016).

These factors combine to make homelessness a real possibility for many youth that age out of foster care. Foster care alumni may benefit most from housing tied with other services, such as education, financial literacy, and services to facilitate connections for emotional support. The Texas Department of Family and Protective Services ("DFPS") has a program that may allow youth to stay in foster care until the age of 21 while they pursue an education or a job. DFPS provides various services to help these youth learn to live successfully on their own. Further, Texas provides healthcare to children in foster care and to youth who age out of care up to the month of their 26th birthday.

Youth Aging Out of Foster Care, Texas SFY 2016

State	Rural	Urban	Total
Total	226	1,024	1,250

Source: Texas Department of Family and Protective Services, 2017

Regional Analysis

Because the number of youth aging out of foster care is small compared the population of the State, the percentage of each region's population that are youth aging out of foster care vary by only thousandths of a percentage. 0.008% of the population of Regions 1, 4, and 9 are youth aging out of foster care, the highest percentage. Regions 5 and 13 have the lowest percentage—only 0.003% of each region's population are youth aging out of foster care.

Region 3 contains 21.4% of all youth aging out of foster care in Texas, the largest share of all regions. The urban counties of Regions 3 and 6 account for 38.2% of all youth aging out of foster care in the State of Texas. Region 13 has the smallest portion of youth aging out of foster care in the State of Texas at 1.8%. Region 13 accounts for 3.2% of the State's total population of youth aging out of foster care.

Despite only 18.6% of all Texas residents of rural counties being in Region 4, 24.8% of all youth aging out of foster care living in rural counties reside in Region 4. Region 5 has the largest difference between the urban/rural split of the total regional population and the regional population of youth aging out of foster care. While 50.7% of the Region's total population lives in its urban counties, only 30.4% of the regional youth aging out of foster care reside in urban counties.

POVERTY AND INCOME

The total number of individuals below 125% of poverty is one of the need indicators for some of the Department's programs instead of 100% of poverty consistent with federal program design. The 2017 poverty income guideline for a family of 4 is $24,600. In 2017, a family of 4 at 125% poverty would make approximately $30,750 per year.

According to the 2011-2015 American Community Survey, 5,880,611 individuals in Texas live below 125% of the poverty line. Urban areas have higher numbers of people below 125% of poverty, but a lower rate than rural areas.

Individuals Below 125% of Poverty, Texas

Individuals	Rural	Urban	Texas
Individuals below 125% of poverty	821,124	5,059,487	5,880,661
% Individuals below 125% of poverty	23.5%	22.0%	22.2%
Total Population	**3,494,852**	**23,043,762**	**26,538,614**

Source: 2011-2015 American Community Survey, Table S1701.

To provide a more detailed breakdown of the population by income level, this report will use the five income groups designated by HUD. Households are classified into these groups by comparing reported households incomes to HUD-Area Median Family Incomes ("HAMFI"). When analyzing CHAS data, the term area median family income ("AMFI") is generally interchangeable with HAMFI. The income level definitions are as follows:

- Extremely Low Income: At or below 30% of AMFI
- Very Low Income: Between 31% and 50% of AMFI
- Low Income: between 51% and 80% of AMFI
- Moderate Income: Between 81% and 100% of AMFI
- Above 100+% of AMFI

Households by Income Group, Texas

Area	Statewide households at 0 to 30% AMFI	Statewide households at >30 to 50% AMFI	Statewide Households at >50 to 80% AMFI	Statewide Households at >80 to 100% AMFI	Statewide Households at >100% + AMFI
Urban	1,014,295	933,880	1,298,700	740,730	3,802,440
Rural	157,753	162,705	215,351	119,963	567,754
Total	1,172,048	1,096,585	1,514,051	860,693	4,370,194

Source: 2010-2014 CHAS, Table 8.

A total of 42.0% of all Texas households are at or below the low-income range (0 to 80% of AMFI). Meeting the needs of this large portion of the State's households is TDHCA's primary focus.

Regional Analysis

Region 11 has the largest proportion of the state's households in the 0-30% AMFI income group at 19.2% followed by Region 13 at 14.2%. Regions 11 and 13 contain the majority of Texas' border counties. The majority of Region 11's households (52.5%) are low income (0-80% AMFI). 54.5% of

Region 11's rural residents are low-income, compared to 52.0% of its urban residents. 50.5% of Region 13's rural residents are low-income households compared to 46.2% of its urban residents.

Regions 1 and 9 are the only regions that have a higher rate of low-income households in their urban as opposed to rural counties. Region 5 has the greatest difference between urban and rural households in the low income range as a percentage of subregional population (40.7% in the urban counties and 45.4% in the rural counties).

Region 12 has the smallest proportion of households in the 0-30% AMFI income group at 10.4%. Region 12 has the lowest percent of urban low income households at 37.7%, but Region 9 has the lowest percentage of rural low income households at 39.7%

Region 3 has the largest number of low-income households of any region (1,014,475, 26.8% of the States' total), followed by Region 6 (905,970, 24.0% of the states' total). The urban counties of Regions 3 and 6 alone account for 48.9% of the states' total low income households.

AFFORDABLE HOUSING NEED

When analyzing local housing markets and developing strategies for meeting housing problems, HUD suggests the consideration of several factors. These factors include how much a household spends on housing costs (measured by Housing Cost Burden), the physical condition of a housing unit and whether or not the unit is overcrowded. The following table reveals the number and percentage of households with at least one housing need by income category and household type.

Households with One or More Housing Problems, Texas

Income Categories	Renter At least one problem	Renter Total Households	Renter % with at least one problem	Owner At least one problem	Owner Total Households	Owner % with at least one problem	Total Households
0 to 30% AMFI	604,171	760,657	79.43%	302,862	411,391	73.62%	1,172,048
>30 to 50% AMFI	486,314	588,392	82.65%	290,557	508,193	57.17%	1,096,585
>50 to 80% AMFI	365,334	701,338	52.09%	347,930	812,713	42.81%	1,514,051
>80 to 100% AMFI	81,562	336,366	24.25%	152,184	524,327	29.02%	860,693
>100% + AMFI	83,272	974,265	8.55%	307,965	3,395,929	9.07%	4,370,194
Total	1,620,703	3,361,040	48.22%	1,401,474	5,652,505	24.79%	9,013,571

Source: 2010-2014 CHAS, Table 1 and Table 8.

Of renter households, those at 31-50% AMFI are the most likely to have at least one housing problem. Of owner households, those at >50-80% AMFI are the most likely to have at least one housing problem. Overall, renters are more likely than owners to have at least one housing problem.

Physical Inadequacy (Lack of Kitchen and Plumbing Facilities)

The measure of physical inadequacy available from the CHAS database tabulation is the number of units lacking complete kitchen and/or plumbing facilities. While this is not a complete measure of physical inadequacy, the lack of plumbing and/or kitchen facilities can serve as a strong indication of one type of housing inadequacy. The following table demonstrates that among physically inadequate occupied housing units, 32.7% are occupied by extremely low-income renter households and 24.8% are occupied by extremely low-income owner households. A greater number of renters in the 0-100% income categories lack kitchen or plumbing compared to owners, while a greater number of owners over 100% lack kitchen or plumbing compared to renters.

Number of Units Lacking Kitchen and/or Plumbing by Income Category, Texas

Income Categories	Renter Households lacking kitchen or plumbing	Total Renter House-holds	% of renters lacking kitchen/plumbing in income category	Owner Households Lacking Kitchen or Plumbing	Total Owner House-holds	% of owner lacking kitchen/plumbing in income category
0 to 30% AMFI	20,519	760,657	2.7%	10,784	411,391	2.6%
>30 to 50% AMFI	13,367	588,392	2.3%	7,974	508,193	1.6%
>50 to 80% AMFI	12,589	701,338	1.8%	6,823	812,713	0.8%
>80 to 100% AMFI	4,822	336,366	1.4%	3,364	524,327	0.6%
>100% + AMFI	11,529	974265	1.2%	14557	3,395,929	0.4%
Total	62,826	3,361,018	1.9%	43,502	5,652,553	0.8%

Source: 2010-2014 CHAS, Table 3.

The state defines "standard condition" of housing as properties that meet the Texas Minimum Construction Standards as applicable. "Substandard condition but suitable for rehabilitation" refers to properties that do not meet the above standards but are not sufficiently deteriorated to justify demolition or replacement. These definitions refer to the condition of properties prior to the receipt of assistance.

Housing Cost Burden

A cost burden is identified when a household pays more than 30% of its gross income for housing costs. When so much is spent on housing, other basic household needs may suffer. As the following table shows, renter households in the lowest two income categories, totaling 917,723 households, compose the largest number of households in any income categories that are burdened by paying more than 30% of income toward housing. This is much greater than in the highest income category, above 100% AMFI, where 36,818 households experience the problem. While the number of housing cost burdened renters at or below 50% AMFI increased by 33,516 households, the number of housing cost burdened renters above 100% AMFI decreased by 32. The trend is even more dramatic among homeowners. The percent of homeowners at or below 30% AMFI that are cost burdened remained the same from the previous year, however, every other homeowner income category saw a decrease in the percent or cost burdened owners.

Number of Households with Housing Cost Burden by Income Category, Texas

Income Categories	Renters with Cost Burden	Total Renter Households	% of Renter Households with Cost Burden	Owners with Cost Burden	Total Owner Households	% of Owners with cost burden
0 to 30% AMFI	507,684	760,657	66.7%	269,358	411,391	65.5%
>30 to 50% AMFI	410,039	588,392	69.7%	251,822	508,193	49.6%
>50 to 80% AMFI	297,106	701,338	42.4%	294,166	812,713	36.2%
>80 to 100% AMFI	55,698	336,366	16.6%	125,415	524,327	23.9%
>100% + AMFI	36,818	974,265	3.8%	232,065	3,395,929	6.8%
Total	1,307,345	3,361,018	38.9%	1,172,826	5,652,553	20.7%

Source: 2010-2014 CHAS, Table 3.

There are more renters with cost burden in the lower-income categories, but more owners with cost burden in the middle-to-high income categories. This could possibly be because more households in the higher income categories are able to enter the housing market and become owners, creating a larger number of owners in the higher income brackets and a greater exposure to cost burden problems.

Overcrowding

Overcrowded housing conditions occur when a residence accommodates more than one person per each room in the dwelling. Overcrowding may indicate a general lack of affordable housing in a community where households have been forced to share space, either because other housing units are not available or because the units available are too expensive.

Lower-income renter households experience overcrowded conditions more frequently than higher-income renter households. Lower-income owners experience a higher percentage of overcrowding than higher-income owners. The chart shows the percentage of households experiencing overcrowding in each income category.

Number of Households Experiencing Overcrowding by Income Group, Texas

Income Categories	Over-crowded Renters	Total Renter Households	% of Renters with Overcrowding	Over-crowded Owners	Total Owner House-holds	% of Owners with Overcrowding
0 to 30% AMFI	75,968	760,657	10.0%	22,721	411,391	5.5%
>30 to 50% AMFI	62,959	588,392	10.7%	30,829	508,193	6.1%
>50 to 80% AMFI	55,634	701,338	7.9%	46,953	812,713	5.8%
>80 to 100% AMFI	20,982	336,366	6.2%	23,397	524,327	4.5%
>100% + AMFI	34,961	974,265	3.6%	61,308	3,395,929	1.8%
Total	246,491	3,361,018	7.5%	184,100	5,652,553	3.3%

Source: 2010-2014 CHAS, Table 3.

Regional Analysis

Region 11 in general has the highest rates of physical inadequacy and overcrowding of all the regions. Region 11 has the highest rates of physically inadequate units among owner households in the 0-30% AMFI, 30-50% AMFI, and 50-80% AMFI ranges and renter households in the 0-30% AMFI range. Region 11 has the highest rates of overcrowding among both renter and owner households across all income groups. Region 11 also has high rates of individuals with income below 125% poverty and contains all border counties, as discussed previously.

Region 10 has the highest rates of physical inadequacy among owner households in the 80-100% AMFI range. Regions 5 and 12 have the highest rates of physically inadequate units among owner households in the >100% AMFI range. Region 12 has the highest rates of physical inadequacy among renter households in the 30-50% AMFI, 50-80% AMFI, and >100% AMFI ranges. Region 4 has the highest rate of physical inadequacy among renter households in the 80-100% AMFI range.

Region 7 has the highest rate of housing cost burden among owner households in the 30-50% AMFI, 50-80% AMFI, 80-100% AMFI, and >100% AMFI ranges as well as the second highest rate among owner households in the 0-30% AMFI range (closely behind Region 3). In addition, Region 7 has the highest rate of housing cost burden among renter households in the 0-30% AMFI, 30-50% AMFI, and 50-80% AMFI ranges. Region 7 contains the Austin-Round Rock MSA. Region 13 has the highest rate of housing cost burden among renter households in the 80-100% AMFI and >100% AMFI ranges.

Regions 3 and 6 have very similar rates of housing cost burden across all income groups, closely following Region 7.

HOUSING AVAILABILITY AND AFFORDABILITY

A housing assessment includes the current housing supply, housing needs, and the availability of subsidized housing.

Housing Supply

Approximately 68.0% of occupied units in Texas were single-family homes. Approximately 24.5% of housing units were within multifamily structures: 1.9% were in developments of 2 units; 3.2% were in developments with 3 or 4 units; 11.2% were in developments with 5 to 19 units; and 8.1% were in developments of over 20 units. The remaining 7.6% of units were manufactured homes and other units such as boats or RVs.

Physical Housing Characteristics for Occupied Units, Texas

Housing Characteristics	Rural Units	Urban Units	Total Units	Percent of Total
1, detached	1,132,518	5,873,837	7,006,355	68.0%
2 apartments	31,840	166,781	198,621	1.9%
3 or 4 apartments	35,750	297,477	333,227	3.2%
5 to 19 apartments	43,084	1,107,352	1,150,436	11.2%
20+ apartments	23,152	815,954	839,106	8.1%
Mobile home	283,998	477,118	761,116	7.4%
Other type of housing	4,978	11,768	16,746	0.2%
Total	8,750,287	1,555,320	10,305,607	100.0%

Source: 2011-2015 American Community Survey, Table DP04.

*The “Other type of housing” category is for living quarters occupied as housing units that do not fit in the previous categories. Examples that fit in the “other” category are houseboats, railroad cars, campers, and vans.

The table below shows occupied and vacant housing. Rural areas experienced lower levels of occupancy than urban areas. The statewide occupancy rate was 88.8%.

Housing Occupancy, Texas

State	Occupied Housing Units	Vacant Housing Units	Percent of Occupied Units
Rural	1,222,569	332,751	78.6%
Urban	7,926,627	823,660	90.6%
Total	9,149,196	1,156,411	88.8%

Source: 2011-2015 American Community Survey, Table DP04.

Regional Analysis

The percent of occupied units slightly increased from the 2010-2014 ACS, though the percent of occupied units in rural counties decreased. The number of vacant units in rural counties has increased while the number of vacant units in urban counties has decreased.

Region 2 has the lowest occupancy rate of all regions at 79.7%. Region 2 has the lowest occupancy rate among urban subregions but the second lowest occupancy rate among rural subregions. Region 13's rural counties have the lowest occupancy rate of any subregion, 69.7%.

Region 3 has the highest occupancy rate of all regions at 91.7% of units occupied. Region 7's urban counties have the highest occupancy rate of any subregion (92.5%) followed closely by the urban counties of Region 3 (92.1%). This aligns with the housing cost burden statistics previously discussed; lower vacancy rates may lead to greater difficulty finding affordable units. Regions 3 and 7 had high rates of housing cost burden.

Statewide Assisted Housing Inventory

The following table shows the number of multifamily units in Texas financed through state and federal sources, including TDHCA, the U.S. Department of Housing and Urban Development (HUD), Public Housing Authorities, Housing Choice Vouchers and the United States Department of Agriculture (USDA). Because some developments layer funding from multiple sources, there may be double counting. The table does not include local Housing Finance Corporations (HFCs), a category which encompasses the Texas State Affordable Housing Corporation (TSAHC). Detail on these units is available in the Texas State Affordable Housing Corporation Annual Action Plan (Section 7 of this document).

Because this is a count of subsidized units, the unit total only includes those units that have income restrictions and does not include market-rate units that may incidentally have affordable rents available in some developments. TDHCA units represent the active multifamily units as taken from TDHCA's internal Central Database. HUD Multifamily Assisted Units, Housing Choice Vouchers, and Public Housing Authority data was obtained from HUD Open Data available through the HUD's eGIS geospatial data site. USDA subsidized unit data for active projects by month was taken from USDA's Rural Development Datasets webpage.

Subsidized Multifamily Units, Texas 2016

Multifamily Units	State	Percent of State Inventory
TDHCA Units	239,479	45.1%
HUD Units	60,707	11.4%
Public Housing Authority Units	54,266	10.2%
Housing Choice Vouchers	163,457	30.8%
USDA Units	13,479	2.5%
Total	531,388	100.00%

Source: HUD, March 2017; HUD, September 2017; U.S. Department of Agriculture, 2017.

Regional Analysis

The urban counties of Regions 3 and 6 account for 44.6% of all assisted multifamily units in the State of Texas (236,935 units).

10.1% of all housing units in the urban counties of Region 5 are subsidized multifamily units, the highest percentage among all subregions. The ratio of subsidized multifamily units to total housing units drops by half in the rural counties of Region 5 to 4.9%. The rural counties of Region 11 have the highest percentage of units subsidized among all rural subregions at 6.4%. The high rates of physically inadequate units and overcrowding in Region 11 suggest there is a greater need for affordable housing there.

8.3% of all housing units in Region 13 are subsidized multifamily units, the highest percentage of any whole region.

Foreclosures

Foreclosures can be a measure of availability and affordability of local housing stocks. The following data is from RealtyTrac and represents the number of notices announcing public auction of properties, which is one of the final steps in the foreclosure process. The highest number of notices of public auction was in Quarter 1 of State Fiscal Year 2017, September 2016-November 2016.

Foreclosures, Texas SFY 2017

State	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total
Rural	770	690	646	626	2,732
Urban	7,253	6,184	6,409	6,265	26,111
Total	8,023	6,874	7,055	6,891	28,843

Source: RealtyTrac, 2017.

Regional Analysis

The urban counties of Regions 3 and 6 alone account for almost half (49.95%) of Texas homeowners who received notices of public auction. Regions 3, 6, and 9 account for 62.6% of all foreclosures in the state. Each of the remaining of the regions range from 1.4% (Region 2) to 6.8% (Region 11) of all Texas foreclosures.

The rural counties of region 10 account for 23.1% of all rural foreclosures, despite only having 7.0% of all rural Texan households.

Housing Affordability

The following tables compare demand and supply of affordable housing by looking at the number of households and housing units in different affordability categories. Units reported in the following tables have complete kitchen and plumbing facilities. Because higher income households often reside in units that could be affordable to the lowest income households, there are fewer units available at a cost that is affordable to lower income households. For example, 845,448 renter households in Texas with income greater than 80% AMFI occupy units that would be affordable to households at 0-80% AMFI (see tables below). Households in this category can afford units in any of the defined affordability categories. Therefore, households that are not low-income often limit the supply of affordable housing units available to low-income households.

The following tables describe the housing market interaction of various income groups and housing costs. The tables illustrate the housing market mismatch between housing units and income groups. For example, very low-income renter households (0-30% of AMFI) account for only about 21.9% of all owner households occupying housing units affordable to them. Additionally, 9.4% of low-income renter households (0-80% AMFI) are residing in homes that are only affordable to renters making >80% AMFI, implying a cost burden.

Occupied Affordable Housing Units by Income Group of Renter, Texas

Units	Renter Households making 30% AMFI or less	Renter Households making <30%-50% AMFI	Renter Households making <50-80% AMFI	Renter Households making <80%-100% AMFI	Renter Households making <100% AMFI	Total Units
Units Affordable at 0-30% AMFI	161,806	64,441	49,928	19,855	51,270	347,284
Units Affordable at >30-50% AMFI	219,936	173,577	150,234	51,113	84,817	679,652
Units Affordable at >50-80% AMFI	300,209	290,413	405,646	200,469	464,569	1,661,371
Units Affordable at >80% AMFI	58,193	46,526	82,950	60,155	361,995	609,908
Total Households	740,144	574,957	688,758	331,592	962,651	3,298,215

Percent of Occupied Affordable Housing Units by Income Group of Renter, Texas

Units	% of Renter Households making 30% AMFI or less	% of Renter Households making <30%-50% AMFI	% of Renter Households making <50-80% AMFI	% of Renter Households making <80%-100% AMFI	% of Renter Households making <100% AMFI
Units Affordable 0-at 30% AMFI	21.9%	11.2%	7.2%	6.0%	5.3%
Units Affordable at >30-50% AMFI	29.7%	30.2%	21.8%	15.4%	8.8%
Units Affordable at >50-80% AMFI	40.6%	50.5%	58.9%	60.5%	48.3%
Units Affordable at >80% AMFI	7.9%	8.1%	12.0%	18.1%	37.6%
Total Households	100.0%	100.0%	100.0%	100.0%	100.0%

Source: 2010-2014 CHAS, Table 15C.

Occupied Housing Units by Home Value and Income Group of Homeowner, Texas

Units	Owner Households making 30% AMFI or less	Owner Households making <30%-50% AMFI	Owner Households making <50-80% AMFI	Owner Households making <80%-100% AMFI	Owner Households making <100% AMFI	Total Units
Home Value 0-50% AMFI	278,172	351,647	506,625	291,935	988,410	2,416,878
Home Value >50-80% AMFI	67,596	92,522	191,071	147,342	1,080,949	1,579,537
Home Value >80-100% AMFI	20,212	22,939	44,950	35,790	434,224	558,067
Home Value >100% AMFI	34,540	33,116	63,217	45,923	877,742	1,054,563
Total Households	400,520	500,224	805,863	520,990	3,381,325	5,609,017

Percent of Occupied Housing Units by Home Value and Income Group of Homeowner, Texas

Units	% of Owner Households making 30% AMFI or less	% of Owner Households making <30%-50% AMFI	% of Owner Households making <50-80% AMFI	% of Owner Households making <80%-100% AMFI	% of Owner Households making <100% AMFI
Home Value 0-30% AMFI	69.5%	70.3%	62.9%	56.0%	29.2%
Home Value >30-50% AMFI	16.9%	18.5%	23.7%	28.3%	32.0%
Home Value >50-80% AMFI	5.0%	4.6%	5.6%	6.9%	12.8%
Home Value >80% AMFI	8.6%	6.6%	7. 8%	8.8%	26.0%
Total Households	100.0%	100.0%	100.0%	100.0%	100.0%

Source: 2010-2014 CHAS, Table 15A and Table 15B.

LOCAL ASSESSMENT OF NEED

TDHCA acknowledges that the greatest understanding of housing needs is found at the local level. TDHCA continuously strives to improve the methods used to identify regional affordable housing needs.

Public Assistance Request Inventory

TDHCA compiled a Public Assistance Request Inventory, which consists of communication from members of the general public using the following contact methods:

- calls made to TDHCA's Automated Call Distribution line (toll free 800-525-0657 or 512-475-3800);
- emails sent to TDHCA's general mailbox (info@tdhca.state.tx.us);
- letters mailed to the agency's mailing address (PO Box 13941, Austin, TX 78711); and,
- web requests for assistance through the Department's Help for Texans website at http://www.tdhca.state.tx.us/texans.htm.

The first three methods of contact prompt TDHCA staff to provide individualized assistance. The fourth method is automated and does not entail individual attention for the requestor. The following numbers and tables do not encompass the entire range of requests for assistance; if a geographic location was not specified by the individual seeking assistance, it could not be included in the Inventory.

Below are explanations of types of requests received:

1. Barrier Removal: modifications to improve accessibility for persons with disabilities.
2. Emergency Assistance: short-term rental payments, often used to prevent eviction and various social services for poverty-level households.
3. Foreclosure Prevention: problems with banks or servicers or problems making mortgage payments. This type of request was only captured through calls, emails or direct mail and not through web requests. (Please note that TDHCA does not provide mediation with banks or servicers or mortgage assistance payments.)
4. Homebuyer Assistance: down payment assistance, low-interest loans and mortgage credit certificates.
5. Homebuyer Education: education for first-time homebuyers on the process and responsibilities for buying and owning a home.
6. Legal Assistance: landlord/tenant disputes, contract for deed issuances and other legal matters. This type of request was only captured through calls, emails or direct mail and not through web requests. (Please note that TDHCA does not provide legal assistance to the public.)
7. Other Housing-Related Assistance: referrals to realtors, sewer connections, homeowner associations and other general questions about housing. This type of request was only captured through calls, emails or direct mail and not through web requests. (Please note that TDHCA does not have jurisdiction over the issues in "Other Housing-Related Assistance.")
8. Rental Assistance: longer-term rental assistance, such as subsidized rent in a market-rate apartment or lower rents in reduced-rent apartments.
9. Repair Assistance: owner-occupied home repairs.

10. Utility Assistance: utility payment needs, possibly to prevent utilities from being disconnected.
11. Weatherization: weatherization to increase energy efficiency and decrease utility use.

For all requests except Legal Assistance and Other Housing-Related Assistance, TDHCA usually responds by referring the requestor to local agencies funded through TDHCA that provide help with these services. For Legal Assistance and Other Housing-Related Assistance, staff refers the public to local Legal Aids, nonprofits, or other state agencies. While the majority of TDHCA's programs do not serve individuals directly, there are two exceptions: the Housing Choice Voucher and Section 811 PRA programs run by TDHCA in specific areas of the State.

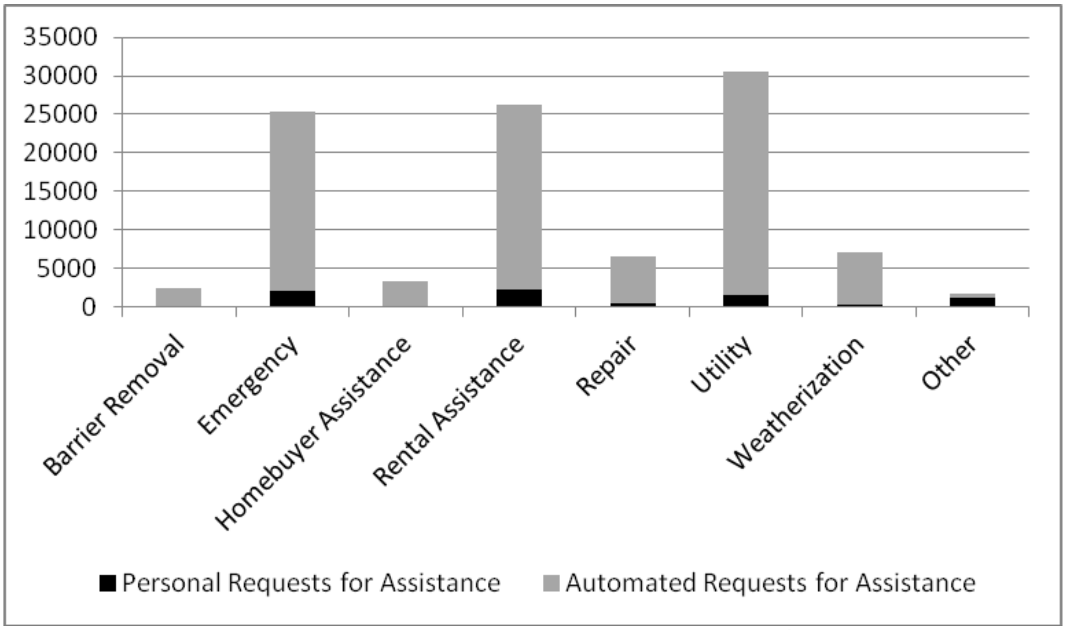
Public Assistance Requests, SFY 2017

Type of Requests	Personal Requests for Assistance	Automated Requests for Assistance	Total
Barrier Removal	201	2,279	2,471
Emergency	2,252	23,253	25,322
Foreclosure Prevention	176	n/a	154
Homebuyer Assistance	208	3,199	3,339
Homebuyer Education	n/a	544	545
Legal	450	n/a	423
Other	1,135	n/a	672
Rental Assistance	2,475	23,887	26,182
Repair	476	6,185	6,614
Utility	1,729	29,056	30,636
Weatherization	340	6,829	7,136

Source: TDHCA Public Assistance Inventory, 2017.

Notes: n/a indicates that this category is not recorded in the database. Often TDHCA provides Emergency Assistance referrals and Utility Assistance referrals to the same requester. During SFY 2017, TDHCA received 9,990 unduplicated Personal and 95,233 Automated Requests for Assistance for a total of 102,714 unduplicated requests. 2.6% (2,718) of all unduplicated requests lacked geographic data and are not included in the regional breakdowns.

Public Assistance Requests, SFY 2017



Source: TDHCA Public Assistance Inventory, 2017.

Requests under 1,500 were not included in the graph. In the above graph, however that data are included in the preceding table. 'Other' includes Foreclosure Prevention, Homebuyer Education, Legal, and Other assistance requests.

Overall, the most common requests are for utility assistance, followed by rental assistance and then emergency assistance. For requests that require personal contact with TDHCA staff, the most common request is rental assistance, followed by emergency assistance and then utility assistance.

Regional Analysis

The ratio of individual requests to population is 0.39% for the State of Texas. Region 8 has the highest ratio of requests to regional population (0.50%). Region 13 has the lowest ratio of request to regional population (0.13%). Region 13 also has 1.1% of the state's total requests for assistance, the fewest of all regions.

Urban Regions 3 and 6 account for 55.0% of all individual requests for assistance.

During declared disasters, TDHCA sees an increase in the number of requests for disaster relief assistance. Since Hurricane Harvey made landfall on August 25, 2017, the Department has experienced a considerable increase in disaster related requests in Regions 5 and 6. Due to Hurricane Harvey making landfall towards the very end of FY 2017, this pattern will be even more pronounced when analyzing FY 2018 data.

SECTION 3: ANNUAL LOW-INCOME HOUSING REPORT

This section of the Plan highlights TDHCA's activities and achievements during the preceding fiscal year and provides detailed analysis of funding and households or individuals served through TDHCA's programs. The analysis is provided at the State level and within each of the 13 service regions TDHCA uses for planning and allocation purposes.

This section of the SLIHP includes the following information per Tex. Gov't Code §2306.072:

- The Operating and Financial Statements for the Texas Department of Housing and Community Affairs ("TDHCA" or "Department") for State Fiscal Year 2016 as required by Tex. Gov't Code §2306.072(c)(1).Statement of Activities: Describes TDHCA activities during the preceding year that served to address housing and community service needs as required by Tex. Gov't Code §2306.072(c)(2)(A-C).

- Statement of Activities by Region: Describes TDHCA activities by region as required by Tex. Gov't Code §2306.072(c)(5).

- Housing Sponsor Report: Describes housing opportunities offered by TDHCA's multifamily development inventory as required by Tex. Gov't Code §2306.072(c)(6)(A-J), §2306.072(c)(8), and §2306.0724(a).

- Analysis of the Distribution of Tax Credits: Provides an analysis of the sources, uses and geographic distribution of housing tax credits as required by Tex. Gov't Code §2306.072(c)(7).

This section is organized as follows:

- Operating and Financial Statements
- Statement of Activities
    - Funding and Households and Individuals Served by Activity and Program
    - Funding and Households and Individuals Served by Income Group
    - Racial and Ethnic Composition of Households and Individuals Receiving Assistance
    - Progress in Meeting TDHCA Housing and Community Service Goals
- Statement of Activities by Uniform State Service Region
- Housing Sponsor Report Analysis
- Geographic Distribution of Housing Tax Credits

For general information about each region, including housing needs and housing supply, please see the Housing Analysis section of this document. Please note that statistics in this section are based on performance measure definitions with two exceptions. Data reported in the Geographic Distribution of Housing Tax Credits section are based on Housing Tax Credit awards. Racial and ethnic data reported for Housing Tax Credit, Multifamily Direct Loan, and Multifamily Bond properties are based on the entire portfolio of TDHCA-assisted properties.

OPERATING AND FINANCIAL STATEMENTS

TDHCA's Operating Budgets and Basic Financial Statements are prepared and maintained by the Financial Administration Division. For copies of these reports, visit: http://www.tdhca.state.tx.us/finan.htm.

STATEMENT OF ACTIVITIES

The Department has numerous housing programs that provide an array of services. Housing programs are split into owner and renter activities.

Included in the renter category are households participating in TDHCA's HOME Tenant-Based Rental Assistance ("TBRA") Program, Section 8 Housing Choice Voucher Program, and Section 811 PRA, as well as households residing in TDHCA-funded or assisted multifamily properties. Multifamily properties have received funding or assistance through one or more of the following TDHCA programs: the Housing Tax Credit ("HTC") Program, Multifamily Direct Loan Program ("MF Direct Loan"), and Multifamily Bond ("MF Bond") Program. MF Direct Loan combines HOME, Tax Credit Assistance Program Repayment Funds ("TCAP RF"), Neighborhood Stabilization Program Round 1 Program Income ("NSP1 PI"), and National Housing Trust Fund ("NHTF") funds to support the development of affordable rental housing. HOME funds utilized for renter new construction and rehabilitation activities funneled through MF Direct Loan are reported under MF Direct Loan throughout this chapter. Renter activities through these programs include:

- New construction activities support multifamily development.
- Rehabilitation construction activities support the acquisition, rehabilitation and preservation of multifamily units.
- Tenant- and project-based assistance supports low-income Texans through direct rental payment assistance.

TDHCA homeowner assistance comes through several divisions: The Texas Homeownership Division, the HOME and Homeless Division, and the Single Family Operations and Services Division ("SFOS"), which includes the Office of Colonia initiatives ("OCI") and State Housing Trust Fund ("HTF"). The Texas Homeownership Division offers the My First Texas Home and Mortgage Credit Certificate Programs. The HOME Division offers the Homeowner Rehabilitation Program, Homebuyer Assistance Program, Contract for Deed Program, and Single Family Development Program. SFOS offers the Texas Bootstrap Program through OCI and the Contract for Deed Conversion Assistance Program through HTF. Owner activities through these programs include:

- Single-family development includes funding for Community Housing Development Organizations ("CHDOs"), nonprofit organizations, and other housing organizations to support the development of single-family housing.
- Single-family financing and homebuyer assistance helps households purchase a home through such activities as mortgage financing and down payment assistance.
- Single-family owner-occupied assistance helps existing homeowners who need home rehabilitation and reconstruction assistance. This also includes accessibility modifications made for homeowners.

Community Affairs programs include the Comprehensive Energy Assistance Program ("CEAP"), Community Services Block Grant Program ("CSBG"), and Weatherization Assistance Program ("WAP"). Activities through these programs include:

- Energy related assistance.
- Supportive services.

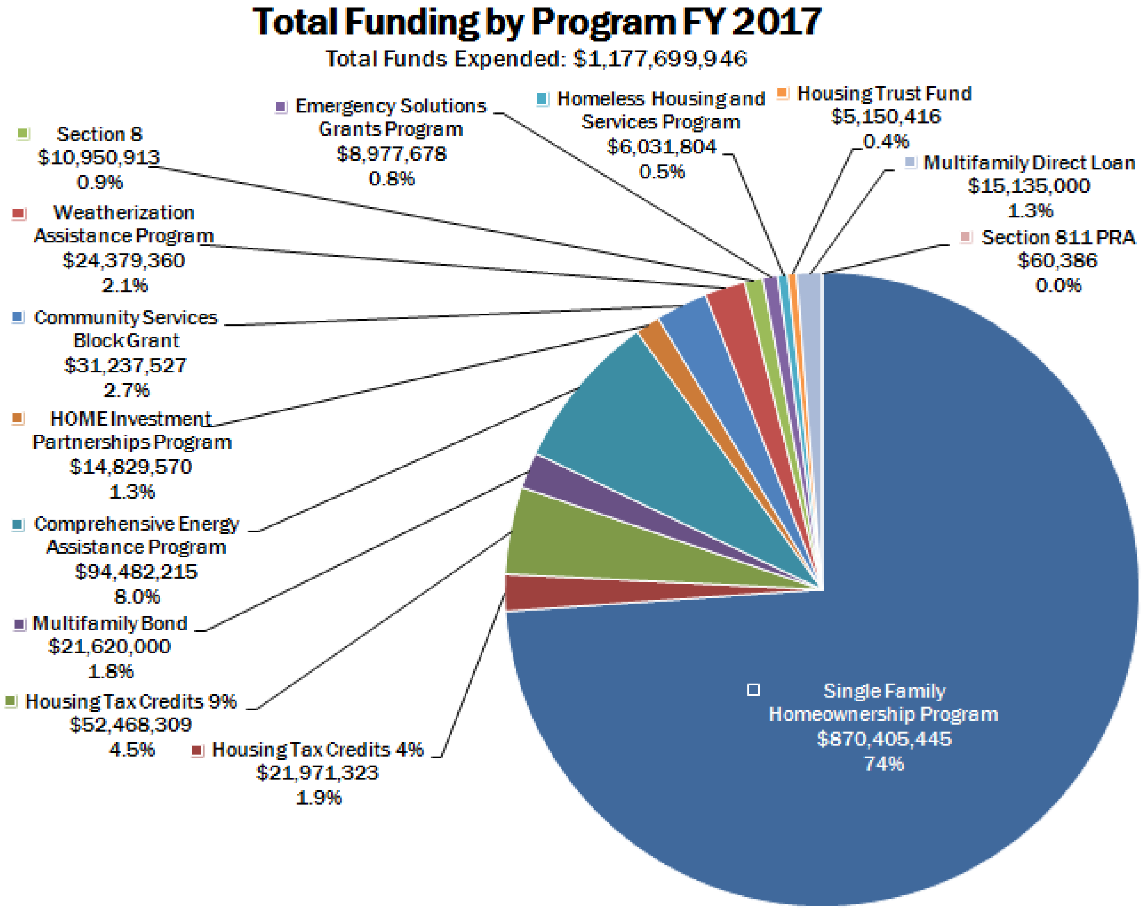
Homelessness programs include the Emergency Solutions Grants Program ("ESG") and Homeless Housing and Services Program ("HHSP"). Activities associated with these programs are grouped together under "homeless services."

FUNDING AND HOUSEHOLDS AND INDIVIDUALS SERVED BY ACTIVITY AND PROGRAM

For the state and for each region, a description of funding allocations, target numbers and actual number of persons or households served for each program is provided.

In FY 2017, TDHCA expended or issued $1,176,846,016 in total funds and tax credit assistance. The vast majority of funding and assistance derives from federal or federally-authorized resources or market-based loan mechanisms. Just over one percent (State Housing Trust Fund and the Homeless Housing and Services Program) came from state sources.

TDHCA funding and assistance for activities predominantly benefited extremely low-, very low- and low-income individuals. The chart below displays the distribution of this funding and assistance by program.



TOTAL FUNDING BY PROGRAM, FY 2017

Program	Funds	Percent
Single Family Homeownership Program	$870,405,445	73.91%
Housing Tax Credits 4%	$21,971,323	1.87%
Housing Tax Credits 9%	$52,468,309	4.46%
Multifamily Bond	$21,620,000	1.84%
Comprehensive Energy Assistance Program	$94,482,215	8.02%
HOME Investment Partnerships Program	$14,829,570	1.26%
Community Services Block Grant	$31,237,527	2.65%
Weatherization Assistance Program	$24,379,360	2.07%
Section 8	$10,950,913	0.93%
Emergency Solutions Grants Program	$8,977,678	0.76%
Homeless Housing and Services Program	$6,031,804	0.51%
Housing Trust Fund	$5,150,416	0.44%
Multifamily Direct Loan	$15,135,000	1.29%
Section 811 PRA	$60,386	0.01%
Total	$1,177,699,946	100.00%

FUNDING AND HOUSEHOLDS/INDIVIDUALS SERVED BY ACTIVITY, FY 2017, ALL ACTIVITIES

Activity	Expended Funds	% of Total Funds	Number of Households/ Individuals Served	% of Total Households/ Individuals Served
Rental Assistance	$13,668,121	1.16%	1,678	0.25%
Renter New Construction	$87,469,151	7.43%	6,325	0.92%
Renter Rehab Construction	$23,725,481	2.01%	3,569	0.52%
Owner Financing & Down Payment	$871,261,887	73.98%	5,882	0.86%
Owner Rehabilitation Assistance	$13,191,036	1.12%	244	0.04%
Single Family Development	$3,275,686	0.28%	70	0.01%
Energy Related Assistance	$118,861,575	10.09%	137,814	20.12%
Supportive Services	$31,237,527	2.65%	492,727	71.95%
Homeless Services	$15,009,483	1.27%	36,555	5.34%
Total	$1,177,699,946	100.00%	684,864	100.00%

The following tables detail households served and expended funds by activity and program for all owner and renter housing programs.

HOME and HTF administer programs that fall under multiple activity categories. HOME's Tenant Based Rental Assistance Program falls under "Rental Assistance," multifamily funds are expended through and reported under the Multifamily Direct Loan program and fall under "Rental New Construction" and "Rental Rehabilitation," the Homebuyer Assistance Program and Contract for Deed assistance fall under "Owner Financing and Down Payment," Homeowner Rehabilitation Assistance Program falls under "Owner

Rehabilitation Assistance," and the Single Family Development Program falls under "Single Family Development". HTF's Amy Young Barrier Removal Program falls under "Owner Rehabilitation Assistance" and the Texas Bootstrap Program falls under "Owner Financing and Down Payment." HTF and HOME funds and households reflect activities closed during the fiscal year and associated total funding for each household served through closed activities.

Most MF Direct Loan and all MF Bond-funded rental development units also receive tax credits. If a property was funded by multiple programs, the number of households served will only appear in the tax credit household columns in order to prevent double counting. 9% HTCs refer to the annual per capita allocation of tax credits Texas receives from the IRS. In addition to this annual per capital allocation, the IRS allows states to provide tax credits with a somewhat lesser value to developments financed with Private Activity Bonds ("PAB"s) if the PAB developments meet HTC requirements; these tax credits are referred to as 4% HTCs.

Figures for housing programs are based on performance measure definitions and reports submitted to the Legislative Budget Board ("LBB"). SLIHP figures may not match LBB submissions.

Funding and Households Served by Housing Activity and Program, FY 2017

Households Served by Activity and Housing Program, FY 2017

Activity	SF Home-ownership	HOME	HTF	9% HTC	4% HTC	MF Bond	MF Direct Loan	Section 8	Section 811 PRA	Total
Rental Assistance	0	666	0	0	0	0	0	998	14	1,678
Rental New Construction	0	0	0	4,093	2,204	-	28	0	0	6,325
Rental Rehabilitation	0	0	0	491	3,029	-	49	0	0	3,569
Owner Financing & Down Payment	5,870	11	1	0	0	0	0	0	0	5,882
Owner Rehabilitation Assistance	0	120	124	0	0	0	0	0	0	244
Single Family Development	0	4	66	0	0	0	0	0	0	70
Total	5,870	801	191	4,584	5,233	-	77	998	14	17,768

Funding by Activity and Housing Program, FY 2017

Activity	SF Home-ownership	HOME	HTF	9% HTC	4% HTC	MF Bond	MF Direct Loan	Section 8	Section 811 PRA	Total
Rental Assistance	$0	$2,656,822	$0	$0	$0	$0	$0	$10,950,913	$60,386	$13,668,121
Rental New Construction	$0	$0	$0	$49,023,524	$9,610,627	$16,000,000	$12,835,000	$0	$0	$87,469,151
Rental Rehabilitation	$0	$0	$0	$3,444,785	$12,360,696	$5,620,000	$2,300,000	$0	$0	$23,725,481
Owner Financing & Down Payment	$870,405,445	$852,942	$3,500	$0	$0	$0	$0	$0	$0	$871,261,887
Owner Rehabilitation Assistance	$0	$10,879,084	$2,311,952	$0	$0	$0	$0	$0	$0	$13,191,036
Single Family Development	$0	$440,722	$2,834,964	$0	$0	$0	$0	$0	$0	$3,275,686
Total	$870,405,445	$14,829,570	$5,150,416	$52,468,309	$21,971,323	$21,620,000	$15,135,000	$10,950,913	$60,386	$1,012,591,362

The following tables detail households and individuals served and expended funds by activity and program for all Community Affairs programs and Homelessness programs.

ESG, CSBG, and HHSP report based on individuals served as opposed to households. Households and individuals have been added together for totals, though one household can contain multiple individuals. The number of individuals served through CSBG reflects the number of persons served directly through CSBG funding.

Figures for community affairs programs and homelessness programs are based on performance measure definitions and reports submitted to the Legislative Budget Board ("LBB"). SLIHP figures may not match LBB submissions.

Funding and Households ("HH") /Individuals ("IND") Served by Community Affairs Programs and Homelessness Programs, FY 2017

Households and Individuals Served by Activity and Community Affairs Programs and Homelessness Programs, FY 2017

Activity	ESG (IND)	CSBG (IND)	CEAP (HH)	WAP (HH)	HHSP (IND)	Total
Energy Related Assistance	0	0	134,465	3,349	0	137,814
Supportive Services	0	492,727	0	0	0	492,727
Homeless Services	28,706	0	0	0	7,849	36,555
Total	28,706	492,727	134,465	3,349	7,849	667,096

Funding by Activity and Community Affairs Programs and Homelessness Programs, FY 2017

Activity	ESG	CSBG	CEAP	WAP	HHSP	Total
Energy Related Assistance	$0	$0	$94,482,215	$24,379,360	$0	$118,861,575
Supportive Services	$0	$31,237,527	$0	$0	$0	$31,237,527
Homeless Services	$8,977,678	$0	$0	$0	$6,031,804	$15,009,483
Total	$8,977,678	$31,237,527	$94,482,215	$24,379,360	$6,031,804	$165,108,584

FUNDING AND HOUSEHOLDS AND INDIVDIUALS SERVED BY INCOME GROUP

The SLIHP uses the following subcategories to refer to the needs of households or persons within specific income groups.

- Extremely Low Income ("ELI"): At or below 30% Area Median Family Income ("AMFI")
- Very Low Income ("VLI"): Greater than 30% and less than or equal to 60% AMFI
- Low Income ("LI"): Greater than 60% and less than or equal to 80% AMFI
- Moderate Income and Up ("MI"): Greater than or equal to 80% AMFI

The vast majority of households and individuals served through CEAP, CSBG, ESG, HHSP, and WAP earn less than or equal to 30% of the AMFI. However, tracking of assistance from CEAP, CSBG, and WAP are based on poverty guidelines, which do not translate easily to an AMFI equivalent. For conservative reporting purposes, assistance in these programs is reported in the VLI category. As a result, the VLI category has a significantly larger amount of total expended funds and households/individuals served than other income categories.

In the following tables, households and individuals have been added together for totals, though one household can contain multiple individuals.

FUNDING AND HOUSEHOLDS/PERSONS SERVED BY INCOME CATEGORY, FY 2017

All Activities

Income Category	Expended Funds	% of Total Expended Funds	Number of Households/ Individuals Served	% of Total Households/ Individuals Served
ELI (≤30% AMFI)	$26,226,725	2%	1,472	0.21%
VLI (>30%, ≤60% AMFI)	$510,594,215	43%	679,358	99.20%
LI (>60%, ≤80% AMFI)	$344,149,384	29%	2,276	0.33%
MI (>80% AMFI)	$296,729,621	25%	1,758	0.26%
Total	$1,177,699,946	100%	684,864	100.00%

Households Served by Income Category and Housing Program, FY 2017

Income Category	SF Home-ownership	HOME	HTF	9% HTC	4% HTC	MF Bond	MF Direct Loan	Section 8	Section 811 PRA	Total
ELI (≤30% AMFI)	87	493	49	515	11	0	7	296	14	1,472
VLI (>30%, ≤60% AMFI)	1,830	286	120	4,069	5,222	-	70	665	0	12,262
LI (>60%, ≤80% AMFI)	2,195	22	22	0	0	0	0	37	0	2,276
MI (>80% AMFI)	1,758	0	0	0	0	0	0	0	0	1,758
Total	5,870	801	191	4,584	5,233	-	77	998	14	17,768

Funding by Income Category and Housing Program, FY 2017

Income Category	SF Home-ownership	HOME	HTF	9% HTC	4% HTC	MF Bond	MF Direct Loan	Section 8	Section 811 PRA	Total
ELI (≤30% AMFI)	$7,897,581	$5,143,101	$1,051,816	$5,871,284	$42,991	$0	$2,257,235	$3,902,331	$60,386	$26,226,725
VLI (>30%, ≤60% AMFI)	$226,783,724	$8,500,270	$3,648,708	$46,597,025	$21,928,332	$21,620,000	$9,677,765	$6,729,807	$0	$345,485,631
LI (>60%, ≤80% AMFI)	$338,994,518	$1,186,199	$449,893	$0	$0	$0	$3,200,000	$318,775	$0	$344,149,384
MI (>80% AMFI)	$296,729,621	$0	$0	$0	$0	$0	$0	$0	$0	$296,729,621
Total	$870,405,445	$14,829,570	$5,150,416	$52,468,309	$21,971,323	$21,620,000	$15,135,000	$10,950,913	$60,386	$1,012,591,362

The vast majority of households and individuals served through CEAP, CSBG, ESG, HHSP, and WAP earn less than or equal to 30% of the AMFI. However, as a result of poverty guidelines not aligning well with AMFI-based income categories, assistance for these programs is reported as serving persons in the VLI category. In order to represent the households and individuals receiving assistance through Community Affairs programs and Homelessness programs more accurately, the ELI and VLI categories have been combined in the following tables.

Households and Individuals Served by Income Group and Community Affairs Programs and Homelessness Programs, FY 2017

Income Category	ESG (IND)	CSBG (IND)	CEAP (HH)	WAP (HH)	HHSP (IND)	Total
ELI and VLI (<60% AMFI)	28,706	492,727	134,465	3,349	7,849	667,096
LI (>60%, <80% AMFI)	0	0	0	0	0	0
MI (>80% AMFI)	0	0	0	0	0	0
Total	28,706	492,727	134,465	3,349	7,849	667,096

Funding by Income Group and Community Affairs Programs and Homelessness Programs, FY 2017

Income Category	ESG	CSBG	CEAP	WAP	HHSP	Total
ELI and VLI (<60% AMFI)	$8,977,678	$31,237,527	$94,482,215	$24,379,360	$6,031,804	$165,108,584
LI (>60%, <80% AMFI)	$0	$0	$0	$0	$0	$0
MI (>80% AMFI)	$0	$0	$0	$0	$0	$0
Total	$8,977,678	$31,237,527	$94,482,215	$24,379,360	$6,031,804	$165,108,584

RACIAL AND ETHNIC COMPOSITION OF HOUSEHOLDS AND INDIVIDUALS RECEIVING ASSISTANCE

As required by Tex. Gov't Code §2306.072(c)(5), TDHCA reports on the racial and ethnic composition of individuals and families receiving assistance. These demographic categories are delineated according to the standards set by the U.S. Census Bureau. Accordingly, "race" is broken down into three sub-classifications: White, Black, and Other. "Other" includes races other than White and Black as well as individuals with two or more races. As ethnic origin is considered to be a separate concept from racial identity, the Hispanic population is presented separately. Persons of Hispanic origin may fall under any of the racial classifications. Households and individuals assisted through each TDHCA program or activity have been delineated according to these categories. Regional analyses of this racial data for housing programs are included in the Statement of Activities by Region section that follows. Racial and ethnic data for community affairs and homelessness programs is not available at a regional level. Note that the State population racial composition data are measured by individuals, while many program racial composition data are measured by households. Racial and ethnic data is not available for all individuals and households served.

Racial Composition of the State of Texas

Race	Individuals	Percent
Black	3,152,917	11.9%
White	19,874,610	74.9%
Other	3,511,087	13.2%
Total	26,538,614	100.0%

Ethnic Composition of the State of Texas

Ethnicity	Individuals	Percent
Hispanic	10,196,367	38.4%
Non-Hispanic	16,342,247	61.6%
Total	26,538,614	100.0%

Source: 2011-2015 American Community Survey 5-Year Estimates, Table DP05.

HOUSING PROGRAMS

Racial and ethnic data on housing programs is presented in this section using two general categories: Renter Programs and Homeowner Programs.

RENTER PROGRAMS

The following tables depict the racial and ethnic composition of households receiving assistance from all TDHCA renter programs.

Multifamily properties have received funding or assistance through one or more TDHCA programs. Racial and ethnic data for these programs is collected from the Housing Sponsor Report, which is gathered each year from TDHCA-funded and assisted housing developments. The report includes information about each property, including the racial composition of the tenant population as of December 31 of the given year. Accordingly, the 2017 report is a snapshot of property characteristics on December 31, 2016. The race and ethnicity of households in the entire portfolio of the 9% HTC, 4% HTC, MF Direct Loan, and the MF Bond program are reported as opposed to just those served in FY 2017. As a result, the number of households reported by race and ethnicity differ from those reported by activity and program or by income group. It should be noted that the Housing Sponsor Report is based on voluntary data and does not report on or represent all units financed or assisted by TDHCA. As a result, the following charts present a picture of race and ethnicity based on a subset of the properties and may not represent actual percentages. 16,851 TDHCA-assisted renter households identified as "unknown" race and 16,772 households identified as "unknown" ethnicity for FY 2017.

Racial Composition of TDHCA-Assisted Renter Households

Race	HHs	Percent
Black	74,458	34%
White	110,688	51%
Other	14,591	7%
Unknown	16,851	8%
Total	216,588	100%

Ethnic Composition of TDHCA-Assisted Renter Households

Ethnicity	HHs	Percent
Hispanic	71,805	33%
Non-Hispanic	128,011	59%
Unknown	16,772	8%
Total	216,588	100%

HOMEOWNER PROGRAMS

The following charts depict the racial and ethnic composition of households receiving assistance from all TDHCA homeowner programs. Due to the data reporting techniques of the Texas Homeownership Division, race and ethnicity are combined into one category and reported separately under "Single Family Homeownership." The Homeownership Division reported 72 households that identified as "unknown" under race and ethnicity.

Racial Composition of HOME and HTF Program Owner Households

Race	HHs	Percent
Black	89	27%
White	172	53%
Other	65	20%
Total	326	100%

Ethnic Composition of HOME and HTF Program Owner Households

Ethnicity	HHs	Percent
Hispanic	150	46%
Non-Hispanic	176	54%
Total	326	100%

Racial & Ethnic Composition of Single Family Homeownership Households

Ethnicity	Race	HHs	Percent
Hispanic	-	3,196	54%
-	Black	820	14%
-	White	1,534	26%
-	Other	83	1%
-	Asian	165	3%
Unknown	Unknown	72	1%
	Total	5,870	100%

The available data demonstrates that TDHCA's housing programs serve higher percentages of minority populations compared to the general racial and ethnic composition of the State of Texas. This is accurate even though racial composition data previously discussed for the State of Texas is reported by individuals and TDHCA's programs report by household. For instance, TDHCA programs that serve renters and homeowner programs serve higher percentages of Black and Hispanic households than the percentage of those populations in the State of Texas.

COMMUNITY AFFAIRS PROGRAMS

While Community Affairs programs allocate funding to subrecipient entities covering all 254 counties in Texas, their service areas differ from the TDHCA state service regains, covering only part of a region or spanning across two or more uniform TDHCA state service regions, so racial data for these programs are reported by entity rather than by region. Racial and ethnic composition for the state is available, but because this data does not align with regional boundaries, regional data are not available. Racial and ethnic composition of all households in the state served by Community Affairs programs in FY 2017 is reported in this section. Detailed information on subrecipients by allocation and county, including maps of subrecipient service areas, is available in Appendix C of this document.

Due to the data reporting techniques of the Weatherization Assistance Program ("WAP"), Comprehensive Energy Assistance Program ("CEAP") and Community Service Block Grant ("CSBG") Program, race and ethnicity are combined into one category. Note that some entities may have served a slightly different set of counties under different contracts and may have served the same county in different periods within the fiscal year.

For the following WAP data, performance figures represent the number of weatherization units from the Department's DOE and LIHEAP Weatherization programs. Units receiving both Department of Energy and Low Income Housing Energy Assistance Program funding may be double counted.

Racial and Ethnic Composition of WAP Assisted Households Statewide, 2017

Ethnicity	Race	HHs	Percent
Hispanic	-	1,271	38%
-	Black	917	27%
-	White	1,009	30%
-	Other	152	5%
	Total	3,349	100%

Racial and Ethnic Composition of CEAP-Assisted Households Statewide, FY 2017

Ethnicity	Race	HHs	Percent
Hispanic	-	49,271	37%
-	Black	50,723	38%
-	White	29,685	22%
-	Other	4,786	4%
	Total	134,465	100%

CSBG reported 232,878 individuals that identified as "unknown" under race and ethnicity.

Racial and Ethnic Composition of Individuals Receiving CSBG Assistance Statewide FY 2017

Racial Composition

Race	Individuals	Percent
Black	67,254	14%
White	181,857	37%
Other	10,738	2%
Unknown	232,878	47%
Total	492,727	100%

Ethnic Composition

Ethnicity	Individuals	Percent
Hispanic	144,740	29%
Non-Hispanic	115,109	23%
Unknown	232,878	47%
Total	492,727	100%

HOMELESSNESS PROGRAMS

TDHCA's Homelessness programs allocate funding to subrecipient entities with service areas that span two or more uniform TDHCA state service regions, so racial data for these programs are reported by entity rather than by region. Racial and ethnic composition for the state is available, but because this data does not align with regional boundaries, regional data are not available. Racial and ethnic composition of all households in the state served by Homelessness programs in FY 2017 is reported in this section. Detailed information on subrecipients by allocation and county, including maps of subrecipient service areas, is available in Appendix C of this document.

The Emergency Solutions Grant ("ESG") and Homeless Housing and Services Program ("HHSP") report race and ethnicity as two separate categories. Note that some entities may have served a slightly different set of counties under different contracts and may have served the same county in different periods within the fiscal year. Detailed information on subrecipients by allocation and county, including maps of subrecipient service areas, is available in Appendix C of this document.

ESG reported negative 1,224 individuals that identified as "unknown" ethnicity for FY 2017. Negative amounts such as this reflect adjustments from figures previously submitted from subrecipient organizations in monthly and annual performance reports to TDHCA.

Racial Composition of Individuals Receiving ESG Assistance Statewide, FY 2017

Race	Individuals	Percent
Black	10,101	35%
White	16,788	58%
Other	1,817	6%
Total	28,706	100%

Ethnic Composition of Individuals Receiving ESG Assistance Statewide, FY 2017

Ethnicity	Individuals	Percent
Hispanic	10,066	35%
Non-Hispanic	19,864	69%
Unknown	-1,224*	-4%*
Total	28,706	100%

*Negative amounts reflect adjustments from figures previously submitted.

The HHSP assists large metropolitan areas to provide services to homeless individuals and families, including case management, housing placement and retention, and construction. Beginning in 2010, TDHCA distributed these funds to be administered in with populations larger than 285,500 persons, per the latest U.S. Census data, currently the eight largest cities in Texas. Cities may either use these funds themselves or may elect to subgrant some or all of the funds to one or more organizations serving their community whose mission includes serving homeless individuals and families with appropriate services targeted towards eliminating or preventing the condition of homelessness. HHSP reported 19 individuals that identified as "unknown" ethnicity for FY 2017.

Racial Composition of Individuals Receiving HHSP Assistance, Statewide, FY 2017

Race	Individuals	Percent
Black	3,238	41%
White	4,236	54%
Other	375	5%
Total	7,849	100%

Ethnic Composition of Individuals Receiving HHSP Assistance, Statewide, FY 2017

Ethnicity	Individuals	Percent
Hispanic	2,814	36%
Non-Hispanic	5,016	64%
Unknown	19	0.2%
Total	7,849	100%

PROGRESS IN MEETING TDHCA HOUSING AND COMMUNITY SERVICE GOALS

The goals established in the Department's Legislative Appropriations Request, the Riders from the General Appropriations Act and Texas state statute collectively guide TDHCA's annual activities, either through the establishment of objective performance measures or reporting requirements.

The following five goals are established by the Department's performance measures:

1. Increase and preserve the availability of safe, decent and affordable housing for very low-, low-, and moderate-income persons and families.
2. Promote improved housing conditions for extremely low-, very low-, and low-income households by providing information and technical assistance.
3. Improve living conditions for the poor and homeless and reduce the cost of home energy for very low-income Texans.
4. Ensure compliance with the TDHCA's federal and state program mandates.
5. Protect the public by regulating the manufactured housing industry in accordance with state and federal laws.

Beyond these established reporting goals, the Department sets policy initiatives and efforts to address special needs populations and incorporates recommendations on how to improve the coordination of the Department services, also described in Section 4: Action Plan.

PERFORMANCE IN ADDRESSING HOUSING NEEDS

The true need for safe, affordable housing for low-income Texans can be difficult to succinctly quantify. The U.S. Department of Housing and Urban Development ("HUD") provides a snapshot of that need, as shown in the Section 2 Housing Analysis. HUD indicates that there are approximately 1,455,819 low-income (≤80% AMFI) renter households with housing problems and 941,349 low-income owner households with housing problems, such as a cost burden, lack of kitchen or plumbing, and overcrowding. These 2,397,168 households equate to approximately 26.6% of all households in Texas.

It should be noted that TDHCA's programs do not always result in a reduction in households with housing needs as defined by HUD.

TDHCA housing assistance programs are targeted to assist low-income renter and owner households with housing problems. In FY 2017 TDHCA housing programs served 17,768, or 0.7% of Texas low-income households with housing problems. This small percentage indicates the magnitude of housing need in Texas. Looking at the entire TDHCA portfolio, which includes households that started receiving housing assistance prior to FY 2017 and continued to receive housing assistance through FY 2017 and beyond, 222,779 households were served Department activities in FY 2017 and the entire TDHCA multifamily portfolio combined, or 9.3% of Texas low-income households with housing problems.

Community Affairs programs address a variety of needs through activities categorized as either energy assistance or supportive services. Total assistance provided through TDHCA Community Affairs Programs served 137,814 households and 492,727 individuals in FY 2017. Community Affairs programs primarily serve individuals at or below 125% of the poverty level. According to the 2011-2015 ACS, there are 5,880,611 individuals in Texas at or below 125% of the poverty level. HUD indicates that there are 907,033 very low income (≤30% AMFI) households with housing problems in

Texas. In FY 2017 Community Affairs programs served 8.4% of eligible individuals for poverty related assistance and 15.2% of very low income households eligible for energy assistance.

Homelessness programs serve individuals at risk of or currently experiencing homelessness. A data set representing this population is not readily available. According to the 2011-2015 ACS, there are 4,472,451 individuals in Texas at or below 100% of the poverty level, which is a factor in homelessness programs allocation formulas. Homelessness programs served 36,555 individuals or 0.8% of individuals below the poverty level. However, not all persons below poverty are eligible for homelessness assistance.

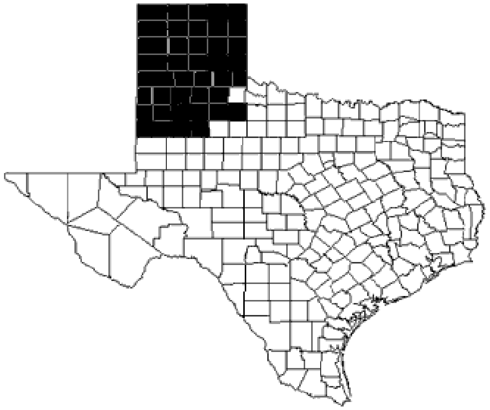
STATEMENT OF ACTIVITIES BY UNIFORM STATE SERVICE REGION

This section describes TDHCA's FY 2017 activities by Uniform State Service region. The regional tables do not include information for WAP, CEAP, ESG, CSBG and HHSP because funds are provided to subrecipient organizations whose coverage areas do not align with regional boundaries. Additionally, for purposes of reporting, Office of Colonia Initiatives data does not appear as an independent category, but rather the data is grouped under their respective funding sources. For example, Bootstrap, through administered by OCI, is funded and reported under HTF. HOME funding for new construction and rehabilitation of renter housing is funneled through and reported under MF Direct Loan.

As required by Texas Government Code §2306.072(c)(5), TDHCA reports on the racial composition of individuals and households receiving assistance. Because TDHCA does not accept applications directly from applicants for a majority of its programs, we are unable to report on the racial and ethnic composition of households applying for assistance. The racial and ethnic composition reflects actual households served in FY 2017. Single Family Homeownership, HOME, HTF, Section 811 PRA, and Section 8 program awards are the same as the actual households served in FY 2017. HTC, MF Direct Loan, and MF Bond program awards represent a commitment made in FY 2017 to serve households. Racial and ethnic data for the latter programs represent the entire Department portfolio, meaning households served in FY 2017 with previous years' awards. Therefore, the racial and ethnic tables will not correlate with the activity type or income group tables for each region.

Regional information has been organized into two broad categories of housing activity type: Renter Programs and Homeowner Programs. For more information on the housing activity types and racial reporting categories, please see the "Statement of Activities" section.

REGION 1



Funding/HH Served by Race and Ethnicity

		Renter Programs		HOME and HTF Owner Programs		SF Homeownership Program*	
		HH	%	HH	%	HH	%
by Race	Black	915	17%	0	0%	1	6%
	White	3,183	59%	12	100%	8	44%
	Other	356	7%	0	0%	0	0%
	Unknown	925	17%	0	0%	-	-
by Ethnicity	Hispanic	1,640	30%	12	100%	9	50%
	Non-Hispanic	2,898	54%	0	0%	0	0%
	Unknown	841	16%	0	0%	0	0%

*Due to the data reporting techniques of the Texas Homeownership Division, race and ethnicity are combined into one category

Funding/HHs Served by Activity Type

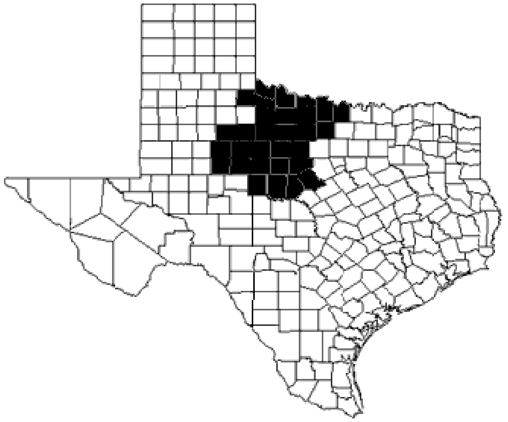
	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond		MF Direct Loan		Section 8		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
Owner Programs	$2,052,628	18	$1,144,253	12	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0
Renter Programs	$0	0	$0	0	$0	0	$2,369,865	214	$0	0	$0	0	$700,000	-	$0	0	$0	0
Total	$2,052,628	18	$1,144,253	12	$0	0	$2,369,865	214	$0	0	$0	0	$700,000	-	$0	0	$0	0

Funding/HH Served by Income Category

	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond		MF Direct Loan		Section 8		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
<30% AMFI	$144,219	1	$381,523	4	$0	0	$224,029	20	$0	0	$0	0	$116,667	-	$0	0	$0	0
31-60% AMFI	$703,254	8	$762,730	8	$0	0	$2,145,836	194	$0	0	$0	0	$583,333	-	$0	0	$0	0
61-80% AMFI	$399,571	3	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0
>80% AMFI	$805,584	6	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0
Total	$2,052,628	18	$1,144,253	12	$0	0	$2,369,865	214	$0	0	$0	0	$700,000	-	$0	0	$0	0

TDHCA's housing programs allocated $5,566,747 in Region 1 during FY 2017 and served 244 households. Homeowner programs received more funding than renter programs, through renter programs served more households. The very low-income households group (31%-60% AMFI) received the majority of funding and had the greatest number of households served.

REGION 2



Funding/HH Served by Race and Ethnicity

		Renter Programs		HOME and HTF Owner Programs		SF Homeownership Program*	
		HH	%	HH	%	HH	%
by Race	Black	521	15%	0	0%	1	7%
	White	2,609	73%	7	88%	6	40%
	Other	158	4%	1	13%	1	7%
	Unknown	268	8%	0	0%	-	-
by Ethnicity	Hispanic	580	16%	5	63%	7	47%
	Non-Hispanic	2,664	75%	3	38%	0	0%
	Unknown	312	9%	0	0%	0	0%

*Due to the data reporting techniques of the Texas Homeownership Division, race and ethnicity are combined into one category

Funding/HHs Served by Activity Type

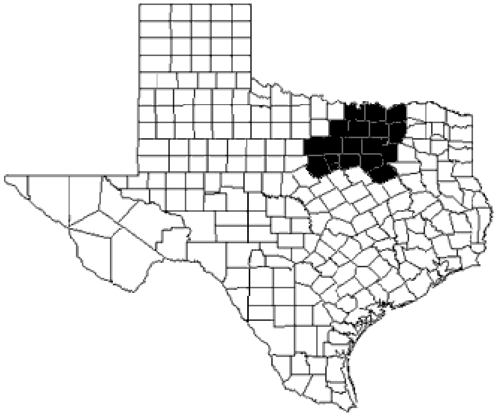
	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond		MF Direct Loan		Section 8		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
Owner Programs	$1,367,850	15	$667,231	7	$19,718	1	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0
Renter Programs	$0	0	$295,815	72	$0	0	$1,055,000	96	$0	0	$0	0	$1,000,000	-	$65,154	6	$0	0
Total	$1,367,850	15	$963,046	79	$19,718	1	$1,055,000	96	$0	0	$0	0	$1,000,000	-	$65,154	6	$0	0

Funding/HH Served by Income Category

	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond		MF Direct Loan		Section 8		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
<30% AMFI	$0	0	$429,281	52	$0	0	$154,641	14	$0	0	$0	0	$0	0	$24,540	1	$0	0
31-60% AMFI	$569,555	8	$434,735	25	$0	0	$900,359	82	$0	0	$0	0	$1,000,000	-	$40,614	5	$0	0
61-80% AMFI	$344,420	2	$99,031	2	$19,718	1	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0
>80% AMFI	$453,875	5	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0
Total	$1,367,850	15	$963,046	79	$19,718	1	$1,055,000	96	$0	0	$0	0	$1,000,000	-	$65,154	6	$0	0

TDHCA's housing programs allocated $3,470,767 in Region 2 during FY 2017 and served 197 households. Homeowner programs received more funding than renter programs, through renter programs served more households. The very low-income households group (31%-60% AMFI) received the majority of funding and had the greatest number of households served.

REGION 3



Funding/HH Served by Race and Ethnicity

		Renter Programs		HOME and HTF Owner Programs		SF Homeownership Program*	
		HH	%	HH	%	HH	%
by Race	Black	27,096	45%	7	21%	225	20%
	White	23,583	39%	10	29%	366	33%
	Other	4,997	8%	17	50%	53	5%
	Unknown	4,171	7%	0	0%	-	-
by Ethnicity	Hispanic	11,720	20%	6	18%	454	41%
	Non-Hispanic	43,739	73%	28	82%	0	0%
	Unknown	4,388	7%	0	0%	15	1%

*Due to the data reporting techniques of the Texas Homeownership Division, race and ethnicity are combined into one category

Funding/HHs Served by Activity Type

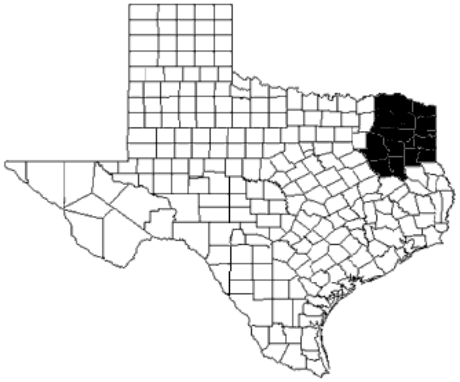
	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond		MF Direct Loan		Section 8		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
Owner Programs	$171,428,550	1,113	$486,145	6	$1,152,123	28	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0
Renter Programs	$0	0	$199,002	44	$0	0	$9,938,080	853	$4,643,073	1,511	$0	0	$5,000,000	28	$2,454,026	233	$26,907	3
Total	$171,428,550	1,113	$685,147	50	$1,152,123	28	$9,938,080	853	$4,643,073	1,511	$0	0	$5,000,000	28	$2,454,026	233	$26,907	3

Funding/HH Served by Income Category

	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond		MF Direct Loan		Section 8		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
<30% AMFI	$1,483,252	21	$224,746	27	$137,838	4	$1,050,606	92	$0	0	$0	0	$1,125,000	7	$789,921	66	$26,907	3
31-60% AMFI	$38,877,396	339	$342,571	20	$978,286	22	$8,887,474	761	$4,643,073	1,511	$0	0	$3,875,000	21	$1,538,426	156	$0	0
61-80% AMFI	$66,408,856	396	$117,830	3	$36,000	2	$0	0	$0	0	$0	0	$0	0	$125,679	11	$0	0
>80% AMFI	$64,659,046	357	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0
Total	$171,428,550	1,113	$685,147	50	$1,152,123	28	$9,938,080	853	$4,643,073	1,511	$0	0	$5,000,000	28	$2,454,026	233	$26,907	3

TDHCA's housing programs allocated $190,301,000 in Region 3 during FY 2017 and served 3,788 households. Homeowner programs received more funding than renter programs, through renter programs served more households. The low-income households group (61%-80% AMFI) received the majority of funding, although the very low-income households group (31%-60% AMFI) had the greatest number of households served.

REGION 4



Funding/HH Served by Race and Ethnicity

		Renter Programs		HOME and HTF Owner Programs		SF Homeownership Program*	
		HH	%	HH	%	HH	%
by Race	Black	3,297	46%	30	61%	2	5%
	White	3,336	46%	19	39%	34	85%
	Other	166	2%	0	0%	1	3%
	Unknown	381	5%	0	0%	-	-
by Ethnicity	Hispanic	334	5%	3	6%	3	8%
	Non-Hispanic	6,469	90%	46	94%	0	0%
	Unknown	377	5%	0	0%	0	0%

*Due to the data reporting techniques of the Texas Homeownership Division, race and ethnicity are combined into one category

Funding/HHs Served by Activity Type

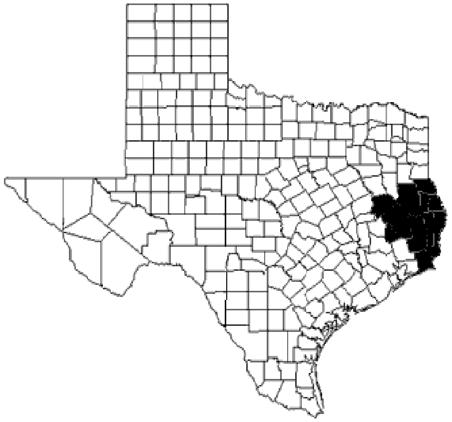
	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond		MF Direct Loan		Section 8		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
Owner Programs	$4,831,915	40	$2,861,176	32	$341,792	17	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0
Renter Programs	$0	0	$288,625	98	$0	0	$3,169,236	378	$292,329	92	$0	0	$445,000	-	$0	0	$0	0
Total	$4,831,915	40	$3,149,801	130	$341,792	17	$3,169,236	378	$292,329	92	$0	0	$445,000	-	$0	0	$0	0

Funding/HH Served by Income Category

	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond		MF Direct Loan		Section 8		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
<30% AMFI	$121,162	2	$997,782	67	$116,217	6	$345,293	42	$0	0	$0	0	$333,750	-	$0	0	$0	0
31-60% AMFI	$1,198,336	11	$1,698,224	56	$205,576	10	$2,823,943	336	$292,329	92	$0	0	$111,250	-	$0	0	$0	0
61-80% AMFI	$1,490,375	12	$453,795	7	$20,000	1	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0
>80% AMFI	$2,022,043	15	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0
Total	$4,831,915	40	$3,149,801	130	$341,792	17	$3,169,236	378	$292,329	92	$0	0	$445,000	-	$0	0	$0	0

TDHCA's housing programs allocated $11,785,074 in Region 4 during FY 2017 and served 657 households. Homeowner programs received more funding than renter programs, through renter programs served more households. The very low-income households group (31%-60% AMFI) received the majority of funding and had the greatest number of households served.

REGION 5



Funding/HH Served by Race and Ethnicity

		Renter Programs		HOME and HTF Owner Programs		SF Homeownership Program*	
		HH	%	HH	%	HH	%
by Race	Black	4,569	60%	0	0%	14	54%
	White	2,369	31%	1	50%	9	35%
	Other	224	3%	1	50%	0	0%
	Unknown	510	7%	0	0%	-	-
by Ethnicity	Hispanic	325	4%	0	0%	3	12%
	Non-Hispanic	6,790	89%	2	100%	0	0%
	Unknown	557	7%	0	0%	0	0%

*Due to the data reporting techniques of the Texas Homeownership Division, race and ethnicity are combined into one category

Funding/HHs Served by Activity Type

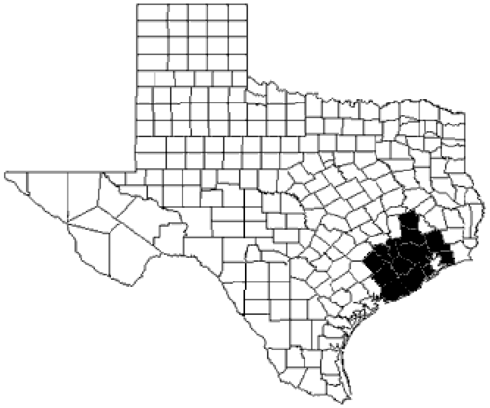
	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond		MF Direct Loan		Section 8		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
Owner Programs	$3,224,169	26	$0	0	$90,000	2	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0
Renter Programs	$0	0	$418,072	100	$0	0	$1,744,000	148	$1,277,205	314	$0	0	$0	0	$0	0	$0	0
Total	$3,224,169	26	$418,072	100	$90,000	2	$1,744,000	148	$1,277,205	314	$0	0	$0	0	$0	0	$0	0

Funding/HH Served by Income Category

	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond		MF Direct Loan		Section 8		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
<30% AMFI	$0	0	$374,767	83	$0	0	$165,531	14	$42,991	11	$0	0	$0	0	$0	0	$0	0
31-60% AMFI	$856,007	8	$43,305	17	$90,000	2	$1,578,469	134	$1,234,214	303	$0	0	$0	0	$0	0	$0	0
61-80% AMFI	$1,199,807	9	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0
>80% AMFI	$1,168,354	9	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0
Total	$3,224,169	26	$418,072	100	$90,000	2	$1,744,000	148	$1,277,205	314	$0	0	$0	0	$0	0	$0	0

TDHCA's housing programs allocated $6,753,446 in Region 5 during FY 2017 and served 590 households. Renter programs received more funding and served more households than homeowner programs. The very low-income households group (31%-60% AMFI) received the majority of funding and had the greatest number of households served.

REGION 6



Funding/HH Served by Race and Ethnicity

		Renter Programs		HOME and HTF Owner Programs		SF Homeownership Program*	
		HH	%	HH	%	HH	%
by Race	Black	27,370	48%	20	65%	389	22%
	White	21,753	38%	8	26%	374	21%
	Other	4,465	8%	3	10%	96	5%
	Unknown	3,532	6%	0	0%	-	-
by Ethnicity	Hispanic	13,969	24%	3	10%	868	49%
	Non-Hispanic	39,768	70%	28	90%	0	0%
	Unknown	3,383	6%	0	0%	28	2%

*Due to the data reporting techniques of the Texas Homeownership Division, race and ethnicity are combined into one category

Funding/HHs Served by Activity Type

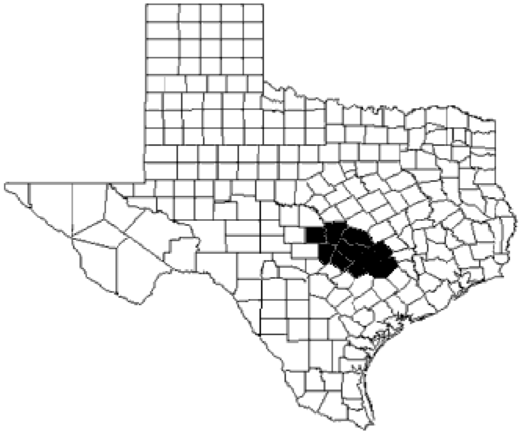
	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond		MF Direct Loan		Section 8		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
Owner Programs	$270,072,134	1,755	$1,439,856	17	$243,949	14	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0
Renter Programs	$0	0	$34,025	17	$0	0	$5,788,712	477	$0	0	$0	0	$0	0	$5,824,028	531	$8,964	2
Total	$270,072,134	1,755	$1,473,881	34	$243,949	14	$5,788,712	477	$0	0	$0	0	$0	0	$5,824,028	531	$8,964	2

Funding/HH Served by Income Category

	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond		MF Direct Loan		Section 8		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
<30% AMFI	$1,675,704	15	$246,419	10	$54,527	3	$583,355	48	$0	0	$0	0	$0	0	$2,067,962	153	$8,964	2
31-60% AMFI	$63,875,517	484	$1,023,234	22	$154,024	9	$5,205,357	429	$0	0	$0	0	$0	0	$3,605,735	358	$0	0
61-80% AMFI	$111,195,599	725	$204,228	2	$35,397	2	$0	0	$0	0	$0	0	$0	0	$150,331	20	$0	0
>80% AMFI	$93,325,315	531	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0
Total	$270,072,134	1,755	$1,473,881	34	$243,949	14	$5,788,712	477	$0	0	$0	0	$0	0	$5,824,028	531	$8,964	2

TDHCA's housing programs allocated $283,402,704 in Region 6 during FY 2017 and served 2,811 households. Homeowner programs received more funding and served more households than renter programs. The low-income households group (61%-80% AMFI) received the majority of funding, although the very low-income households group (31%-60% AMFI) had the greatest number of households served.

REGION 7



Funding/HH Served by Race and Ethnicity

		Renter Programs		HOME and HTF Owner Programs		SF Homeownership Program*	
		HH	%	HH	%	HH	%
by Race	Black	3,819	18%	12	23%	125	11%
	White	12,384	58%	31	58%	457	39%
	Other	1,802	8%	10	19%	72	6%
	Unknown	3,489	16%	0	0%	-	-
by Ethnicity	Hispanic	7,663	36%	22	42%	490	42%
	Non-Hispanic	10,477	49%	31	58%	0	0%
	Unknown	3,354	16%	0	0%	22	2%

*Due to the data reporting techniques of the Texas Homeownership Division, race and ethnicity are combined into one category

Funding/HHs Served by Activity Type

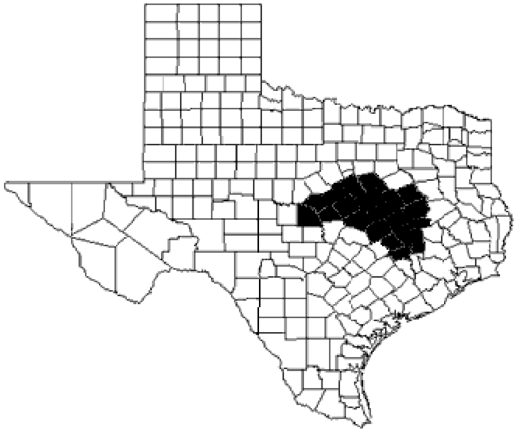
	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond		MF Direct Loan		Section 8		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
Owner Programs	$178,344,137	1,166	$95,352	1	$1,161,978	52	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0
Renter Programs	$0	0	$113,451	25	$0	0	$6,850,183	665	$5,146,541	1,167	$16,000,000	-	$4,590,000	-	$622,900	62	$17,339	4
Total	$178,344,137	1,166	$208,803	26	$1,161,978	52	$6,850,183	665	$5,146,541	1,167	$16,000,000	-	$4,590,000	-	$622,900	62	$17,339	4

Funding/HH Served by Income Category

	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond		MF Direct Loan		Section 8		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
<30% AMFI	$681,069	4	$76,024	18	$375,220	19	$919,017	90	$0	0	$0	0	$321,818	-	$155,096	18	$17,339	4
31-60% AMFI	$38,752,509	301	$132,779	8	$628,249	25	$5,931,166	575	$5,146,541	1,167	$16,000,000	-	$1,068,182	-	$433,871	40	$0	0
61-80% AMFI	$74,148,758	473	$0	0	$158,509	8	$0	0	$0	0	$0	0	$3,200,000	-	$33,933	4	$0	0
>80% AMFI	$64,761,800	388	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0
Total	$178,344,137	1,166	$208,803	26	$1,161,978	52	$6,850,183	665	$5,146,541	1,167	$16,000,000	-	$4,590,000	-	$622,900	62	$17,339	4

TDHCA's housing programs allocated $208,334,542 in Region 7 during FY 2017 and served 3,138 households. Homeowner programs received more funding than renter programs, through renter programs served more households. The low-income households group (61%-80% AMFI) received the majority of funding, although the very low-income households group (31%-60% AMFI) had the greatest number of households served.

REGION 8



Funding/HH Served by Race and Ethnicity

		Renter Programs		HOME and HTF Owner Programs		SF Homeownership Program*	
		HH	%	HH	%	HH	%
by Race	Black	2,602	42%	6	35%	19	17%
	White	3,028	48%	2	12%	59	51%
	Other	312	5%	9	53%	0	0%
	Unknown	306	5%	0	0%	-	-
by Ethnicity	Hispanic	865	14%	7	41%	36	31%
	Non-Hispanic	5,117	82%	10	59%	0	0%
	Unknown	266	4%	0	0%	1	1%

*Due to the data reporting techniques of the Texas Homeownership Division, race and ethnicity are combined into one category

Funding/HHs Served by Activity Type

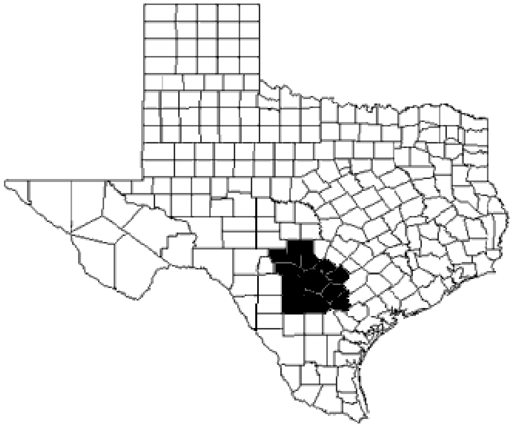
	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond		MF Direct Loan		Section 8		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
Owner Programs	$13,983,813	115	$306,324	5	$514,910	12	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0
Renter Programs	$0	0	$65,161	31	$0	0	$3,292,274	265	$0	0	$0	0	$0	0	$221,727	28	$0	0
Total	$13,983,813	115	$371,485	36	$514,910	12	$3,292,274	265	$0	0	$0	0	$0	0	$221,727	28	$0	0

Funding/HH Served by Income Category

	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond		MF Direct Loan		Section 8		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
<30% AMFI	$455,401	5	$136,338	19	$0	0	$476,038	37	$0	0	$0	0	$0	0	$101,703	10	$0	0
31-60% AMFI	$3,566,165	35	$126,833	13	$495,000	11	$2,816,236	228	$0	0	$0	0	$0	0	$120,024	18	$0	0
61-80% AMFI	$6,214,661	44	$108,314	4	$19,910	1	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0
>80% AMFI	$3,747,585	31	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0
Total	$13,983,813	115	$371,485	36	$514,910	12	$3,292,274	265	$0	0	$0	0	$0	0	$221,727	28	$0	0

TDHCA's housing programs allocated $18,384,208 in Region 8 during FY 2017 and served 456 households. Homeowner programs received more funding than renter programs, through renter programs served more households. The very low-income households group (31%-60% AMFI) received the majority of funding and had the greatest number of households served.

REGION 9



Funding/HH Served by Race and Ethnicity

		Renter Programs		HOME and HTF Owner Programs		SF Homeownership Program*	
		HH	%	HH	%	HH	%
by Race	Black	2,957	15%	4	20%	35	6%
	White	13,480	68%	9	45%	158	27%
	Other	1,410	7%	7	35%	19	3%
	Unknown	1,877	10%	0	0%	-	-
by Ethnicity	Hispanic	11,488	58%	15	75%	378	63%
	Non-Hispanic	6,355	32%	5	25%	0	0%
	Unknown	1,881	23%	0	0%	6	1%

*Due to the data reporting techniques of the Texas Homeownership Division, race and ethnicity are combined into one category

Funding/HHs Served by Activity Type

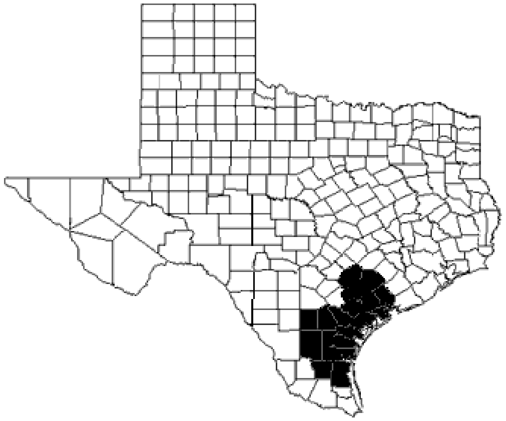
	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond		MF Direct Loan		Section 8		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
Owner Programs	$93,185,402	596	$666,063	7	$256,724	13	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0
Renter Programs	$0	0	$609,492	122	$0	0	$5,278,077	368	$808,526	252	$0	0	$0	0	$1,730,896	134	$0	0
Total	$93,185,402	596	$1,275,555	129	$256,724	13	$5,278,077	368	$808,526	252	$0	0	$0	0	$1,730,896	134	$0	0

Funding/HH Served by Income Category

	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond		MF Direct Loan		Section 8		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
<30% AMFI	$0	0	$683,424	90	$98,705	5	$617,979	43	$0	0	$0	0	$0	0	$763,109	48	$0	0
31-60% AMFI	$23,547,100	170	$589,201	38	$138,357	7	$4,660,098	325	$808,526	252	$0	0	$0	0	$958,955	84	$0	0
61-80% AMFI	$33,282,776	210	$2,930	1	$19,662	1	$0	0	$0	0	$0	0	$0	0	$8,832	2	$0	0
>80% AMFI	$36,355,526	216	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0
Total	$93,185,402	596	$1,275,555	129	$256,724	13	$5,278,077	368	$808,526	252	$0	0	$0	0	$1,730,896	134	$0	0

TDHCA's housing programs allocated $102,535,180 in Region 9 during FY 2017 and served 1,492 households. Homeowner programs received more funding than renter programs, through renter programs served more households. The moderate-income households group (>80% AMFI) received the majority of funding, although the very low-income households group (31%-60% AMFI) had the greatest number of households served.

REGION 10



Funding/HH Served by Race and Ethnicity

		Renter Programs		HOME and HTF Owner Programs		SF Homeownership Program*	
		HH	%	HH	%	HH	%
by Race	Black	580	10%	9	32%	2	3%
	White	4,926	81%	19	68%	19	32%
	Other	178	3%	0	0%	2	3%
	Unknown	418	7%	0	0%	-	-
by Ethnicity	Hispanic	4,019	66%	17	61%	36	61%
	Non-Hispanic	1,655	27%	11	39%	0	0%
	Unknown	428	7%	0	0%	0	0%

*Due to the data reporting techniques of the Texas Homeownership Division, race and ethnicity are combined into one category

Funding/HHs Served by Activity Type

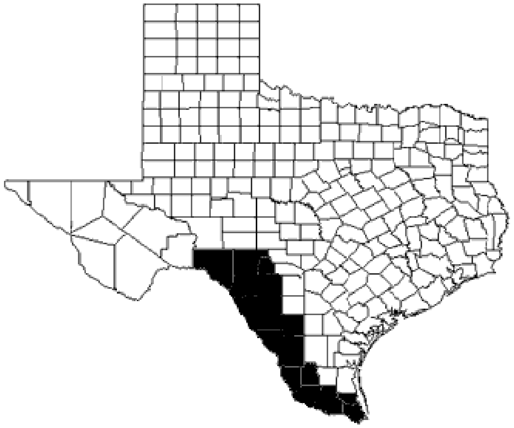
	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond		MF Direct Loan		Section 8		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
Owner Programs	$6,565,226	59	$2,140,636	23	$143,932	5	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0
Renter Programs	$0	0	$385,207	86	$0	0	$2,527,200	194	$0	0	$0	0	$2,300,000	49	$32,182	4	$4,503	4
Total	$6,565,226	59	$2,525,843	109	$143,932	5	$2,527,200	194	$0	0	$0	0	$2,300,000	49	$32,182	4	$4,503	4

Funding/HH Served by Income Category

	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond		MF Direct Loan		Section 8		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
<30% AMFI	$47,130	1	$932,372	67	$0	0	$260,584	20	$0	0	$0	0	$0	0	$0	0	$4,503	4
31-60% AMFI	$2,058,417	25	$1,494,617	41	$105,793	3	$2,266,616	174	$0	0	$0	0	$2,300,000	49	$32,182	4	$0	0
61-80% AMFI	$2,796,344	19	$98,854	1	$38,139	2	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0
>80% AMFI	$1,663,336	14	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0
Total	$6,565,226	59	$2,525,843	109	$143,932	5	$2,527,200	194	$0	0	$0	0	$2,300,000	49	$32,182	4	$4,503	4

TDHCA's housing programs allocated $11,794,383 in Region 10 during FY 2017 and served 371 households. Homeowner programs received more funding than renter programs, through renter programs served more households. The very low-income households group (31%-60% AMFI) received the majority of funding and had the greatest number of households served.

REGION 11



Funding/HH Served by Race and Ethnicity

		Renter Programs		HOME and HTF Owner Programs		SF Homeownership Program*	
		HH	%	HH	%	HH	%
by Race	Black	57	0%	0	0%	1	0%
	White	11,349	96%	21	64%	10	5%
	Other	101	1%	12	36%	2	1%
	Unknown	337	3%	0	0%	-	-
by Ethnicity	Hispanic	11,159	94%	31	94%	190	94%
	Non-Hispanic	370	3%	2	6%	0	0%
	Unknown	315	3%	0	0%	0	0%

*Due to the data reporting techniques of the Texas Homeownership Division, race and ethnicity are combined into one category

Funding/HHs Served by Activity Type

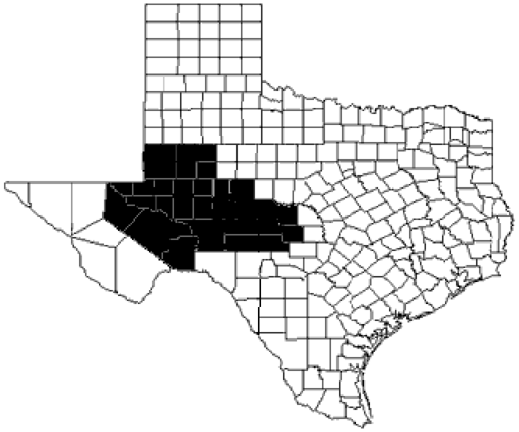
	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond		MF Direct Loan		Section 8		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
Owner Programs	$27,171,253	203	$700,525	8	$682,878	25	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0
Renter Programs	$0	0	$37,973	11	$0	0	$5,938,997	527	$0	0	$0	0	$500,000	-	$0	0	$0	0
Total	$27,171,253	203	$738,498	19	$682,878	25	$5,938,997	527	$0	0	$0	0	$500,000	-	$0	0	$0	0

Funding/HH Served by Income Category

	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond		MF Direct Loan		Section 8		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
<30% AMFI	$510,579	6	$193,989	11	$119,465	7	$617,904	55	$0	0	$0	0	$0	0	$0	0	$0	0
31-60% AMFI	$8,539,031	76	$447,971	7	$500,522	16	$5,321,093	472	$0	0	$0	0	$500,000	-	$0	0	$0	0
61-80% AMFI	$9,971,732	73	$96,538	1	$62,892	2	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0
>80% AMFI	$8,149,912	48	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0
Total	$27,171,253	203	$738,498	19	$682,878	25	$5,938,997	527	$0	0	$0	0	$500,000	-	$0	0	$0	0

TDHCA's housing programs allocated $34,531,627 in Region 11 during FY 2017 and served 774 households. Homeowner programs received more funding than renter programs, through renter programs served more households. The very low-income households group (31%-60% AMFI) received the majority of funding and had the greatest number of households served.

REGION 12



Funding/HH Served by Race and Ethnicity

		Renter Programs		HOME and HTF Owner Programs		SF Homeownership Program*	
		HH	%	HH	%	HH	%
by Race	Black	458	13%	1	7%	0	0%
	White	2,456	71%	8	57%	6	33%
	Other	127	4%	5	36%	0	0%
	Unknown	394	11%	0	0%	-	-
by Ethnicity	Hispanic	1,776	52%	5	36%	12	67%
	Non-Hispanic	1,249	36%	9	64%	0	0%
	Unknown	410	12%	0	0%	0	0%

*Due to the data reporting techniques of the Texas Homeownership Division, race and ethnicity are combined into one category

Funding/HHs Served by Activity Type

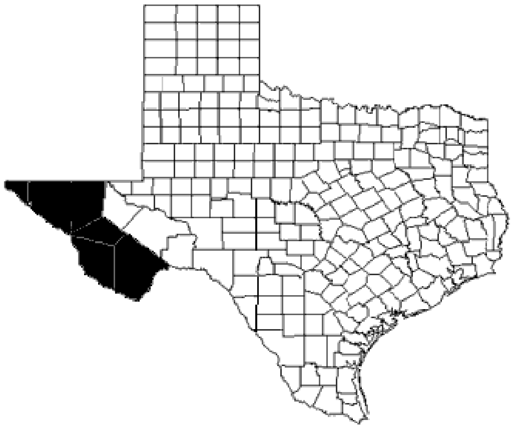
	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond		MF Direct Loan		Section 8		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
Owner Programs	$2,216,387	18	$205,040	3	$341,778	11	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0
Renter Programs	$0	0	$188,610	52	$0	0	$1,534,508	129	$1,023,254	207	$0	0	$600,000	-	$0	0	$0	0
Total	$2,216,387	18	$393,650	55	$341,778	11	$1,534,508	129	$1,023,254	207	$0	0	$600,000	-	$0	0	$0	0

Funding/HH Served by Income Category

	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond		MF Direct Loan		Section 8		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
<30% AMFI	$0	0	$153,201	37	$109,844	3	$168,212	14	$0	0	$0	0	$360,000	-	$0	0	$0	0
31-60% AMFI	$698,075	7	$235,770	17	$212,244	7	$1,366,296	115	$1,023,254	207	$0	0	$240,000	-	$0	0	$0	0
61-80% AMFI	$809,312	5	$4,679	1	$19,690	1	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0
>80% AMFI	$709,000	6	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0
Total	$2,216,387	18	$393,650	55	$341,778	11	$1,534,508	129	$1,023,254	207	$0	0	$600,000	-	$0	0	$0	0

TDHCA's housing programs allocated $5,509,578 in Region 12 during FY 2017 and served 420 households. Homeowner programs received more funding than renter programs, through renter programs served more households. The very low-income households group (31%-60% AMFI) received the majority of funding and had the greatest number of households served.

REGION 13



Funding/HH Served by Race and Ethnicity

		Renter Programs		HOME and HTF Owner Programs		SF Homeownership Program*	
		HH	%	HH	%	HH	%
by Race	Black	217	3%	0	0%	6	1%
	White	6,232	89%	25	100%	28	4%
	Other	295	4%	0	0%	2	0%
	Unknown	243	3%	0	0%	-	-
by Ethnicity	Hispanic	6,267	90%	24	96%	710	95%
	Non-Hispanic	460	7%	1	4%	0	0%
	Unknown	260	4%	0	0%	0	0%

*Due to the data reporting techniques of the Texas Homeownership Division, race and ethnicity are combined into one category

Funding/HHs Served by Activity Type

	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond		MF Direct Loan		Section 8		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
Owner Programs	$95,961,980	746	$1,460,147	14	$200,634	11	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0
Renter Programs	$0	0	$21,389	8	$0	0	$2,982,177	270	$8,780,395	1,690	$5,620,000	-	$0	0	$0	0	$2,673	1
Total	$95,961,980	746	$1,481,536	22	$200,634	11	$2,982,177	270	$8,780,395	1,690	$5,620,000	-	$0	0	$0	0	$2,673	1

Funding/HH Served by Income Category

	SF Homeownership		HOME		HTF		HTC 9%		HTC 4%		MF Bond		MF Direct Loan		Section 8		Section 811	
	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH	Funds	HH
<30% AMFI	$2,779,065	32	$313,235	8	$40,000	2	$288,096	26	$0	0	$0	0	$0	0	$0	0	$2,673	1
31-60% AMFI	$43,542,364	358	$1,168,301	14	$140,658	8	$2,694,081	244	$8,780,395	1,690	$5,620,000	-	$0	0	$0	0	$0	0
61-80% AMFI	$30,732,306	224	$0	0	$19,976	1	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0
>80% AMFI	$18,908,244	132	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0
Total	$95,961,980	746	$1,481,536	22	$200,634	11	$2,982,177	270	$8,780,395	1,690	$5,620,000	-	$0	0	$0	0	$2,673	1

TDHCA's housing programs allocated $115,026,722 in Region 13 during FY 2017 and served 2,739 households. Homeowner programs received more funding than renter programs, through renter programs served more households. The very low-income households group (31%-60% AMFI) received the majority of funding and had the greatest number of households served.

HOUSING SPONSOR REPORT ANALYSIS

TDHCA requires that housing developments of 20 units or more which receive financial assistance from TDHCA submit an annual housing sponsor report. This report includes the contact information for each property, the total number of units, the number of accessible units, the rents for units by type, the racial composition for the property, the number of units occupied by individuals receiving supported housing assistance, the number of units occupied delineated by income group and a statement as to whether a fair housing agency or federal court found fair housing violations at the property. TDHCA is notified of Fair Housing violations that have been filed with the United States Department of Housing and Urban Development, the Texas Workforce Commission, or the United States Department of Justice, through its Previous Participation reviews, required reporting by monitored properties, and through the Texas Workforce Commission. This information depicts the property data as of December 31 of each year.

Because of the extensive nature of the information, TDHCA provides this report under a separate publication: the TDHCA Housing Sponsor Report (“HSR”). The HSR includes an analysis of the collected information, as well as the information submitted by each property. In addition, in fulfillment of Tex. Gov’t Code §2306.072(c)(8), the HSR contains a list of average rents sorted by Texas county based on housing sponsor report responses from TDHCA-funded properties.

For more information and a copy of this report, please contact the TDHCA Housing Resource Center at (800) 525-0657 or visit http://www.tdhca.state.tx.us/housing-center/pubs-plans.htm.

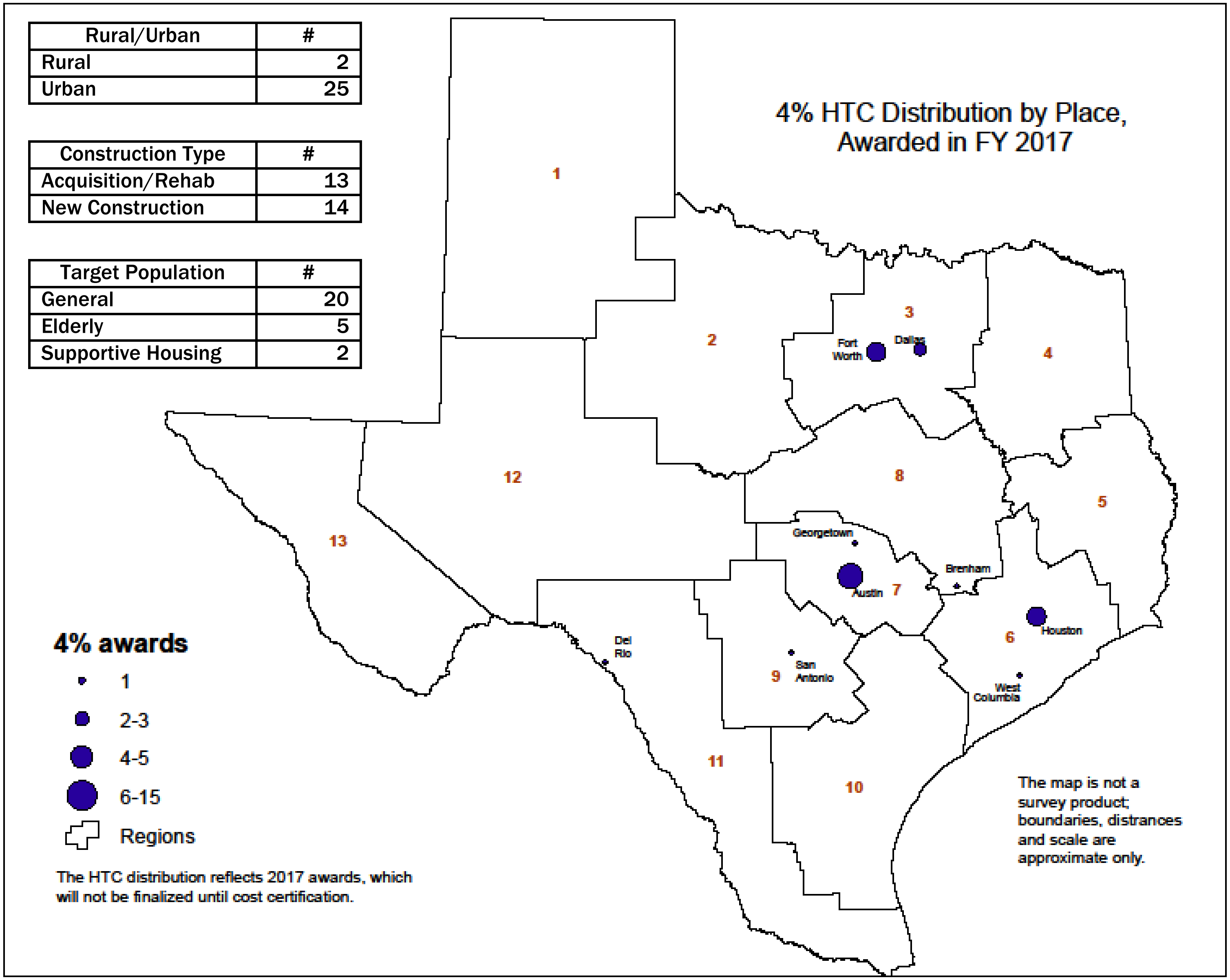
GEOGRAPHIC DISTRIBUTION OF HOUSING TAX CREDITS

Tex. Gov't Code §2306.111(d) requires that TDHCA use a Regional Allocation Formula ("RAF") to allocate its 9% HTCs to the Uniform State Service Regions it uses for planning purposes. Because of the level of funding and the impact of this program in financing the multifamily development of affordable housing across the state, this section of the Plan discusses the geographical distribution of HTCs.

The Department allocated $83,083,201 in HTCs during the 2017 FY. Information on these awards, as well as the entire HTC inventory, can be found on the HTC Program's webpage at http://www.tdhca.state.tx.us/multifamily/. The map on the following page displays the geographic distribution of the FY 2017 9% and 4% awards. TDHCA received $302,842 in tax credits from the federal pool of unused funds in 2017. There were $337,966 in tax credits from the 2016 HTC cycle year at the end of the calendar year. As of August 31, 2017, there were $255,751 in unused credits remaining for the 2017 HTC cycle; these credits will continue to be allocated through the end of the calendar year if there are sufficient credits to fund fully the next applicant on the Board-approved waitlist.

The table below shows the funding distribution of 2017 awards by region and includes the variations between the actual distribution and the 9% HTC RAF targets. The Department plans the credit distributions to match the HTC RAF targets as closely as possible; the RAF targets apply to the 9% HTC program. To that end, as many whole awards as possible are made in each Uniform State Service Region's urban and rural sub-regions based on the RAF target for each. The total remainder in each region is then collapsed into a statewide pool. The most under-served sub-regions are ranked and, if possible, additional awards are made in out of the statewide pool. If a region does not have enough qualified applications to meet its regional credit distribution target, then those credits will collapse to the statewide pool of remaining credits.

Region	All HTCs	% of all HTCs	4% HTCs	% of all 4% HTCs	9% HTCs	% of all 9% HTCs	Targeted 9% dist. under RAF	Diff. between actual & targeted
1	$1,908,274	2.3%	$0	0.0%	$1,908,274	3.1%	3.5%	-0.4%
2	$2,332,456	2.8%	$0	0.0%	$2,332,456	3.8%	2.0%	1.8%
3	$21,080,871	25.4%	$6,391,745	29.1%	$14,689,126	24.0%	23.6%	0.4%
4	$4,026,258	4.8%	$0	0.0%	$4,026,258	6.6%	4.5%	2.1%
5	$1,940,069	2.3%	$0	0.0%	$1,940,069	3.2%	2.9%	0.3%
6	$16,013,878	19.3%	$4,600,842	20.9%	$11,413,036	18.7%	20.4%	-1.7%
7	$14,641,460	17.6%	$9,007,693	41.0%	$5,633,767	9.2%	8.3%	0.9%
8	$2,318,296	2.8%	$237,607	1.1%	$2,080,689	3.4%	3.3%	0.1%
9	$5,707,139	6.9%	$1,008,700	4.6%	$4,698,439	7.7%	9.2%	-1.5%
10	$2,139,325	2.6%	$0	0.0%	$2,139,325	3.5%	3.3%	0.2%
11	$6,462,683	7.8%	$735,267	3.3%	$5,727,416	9.4%	11.1%	-1.7%
12	$1,573,057	1.9%	$0	0.0%	$1,573,057	2.6%	2.5%	0.1%
13	$2,939,435	3.5%	$0	0.0%	$2,939,435	4.8%	5.4%	-0.6%
Total	**$83,083,201**	**100.0%**	**$21,981,854**	**100.0%**	**$61,101,347**	**100.00%**	**100.0%**	



4% HTC Distribution by Place, Awarded in FY 2017

Rural/Urban	#
Rural	2
Urban	25

Construction Type	#
Acquisition/Rehab	13
New Construction	14

Target Population	#
General	20
Elderly	5
Supportive Housing	2

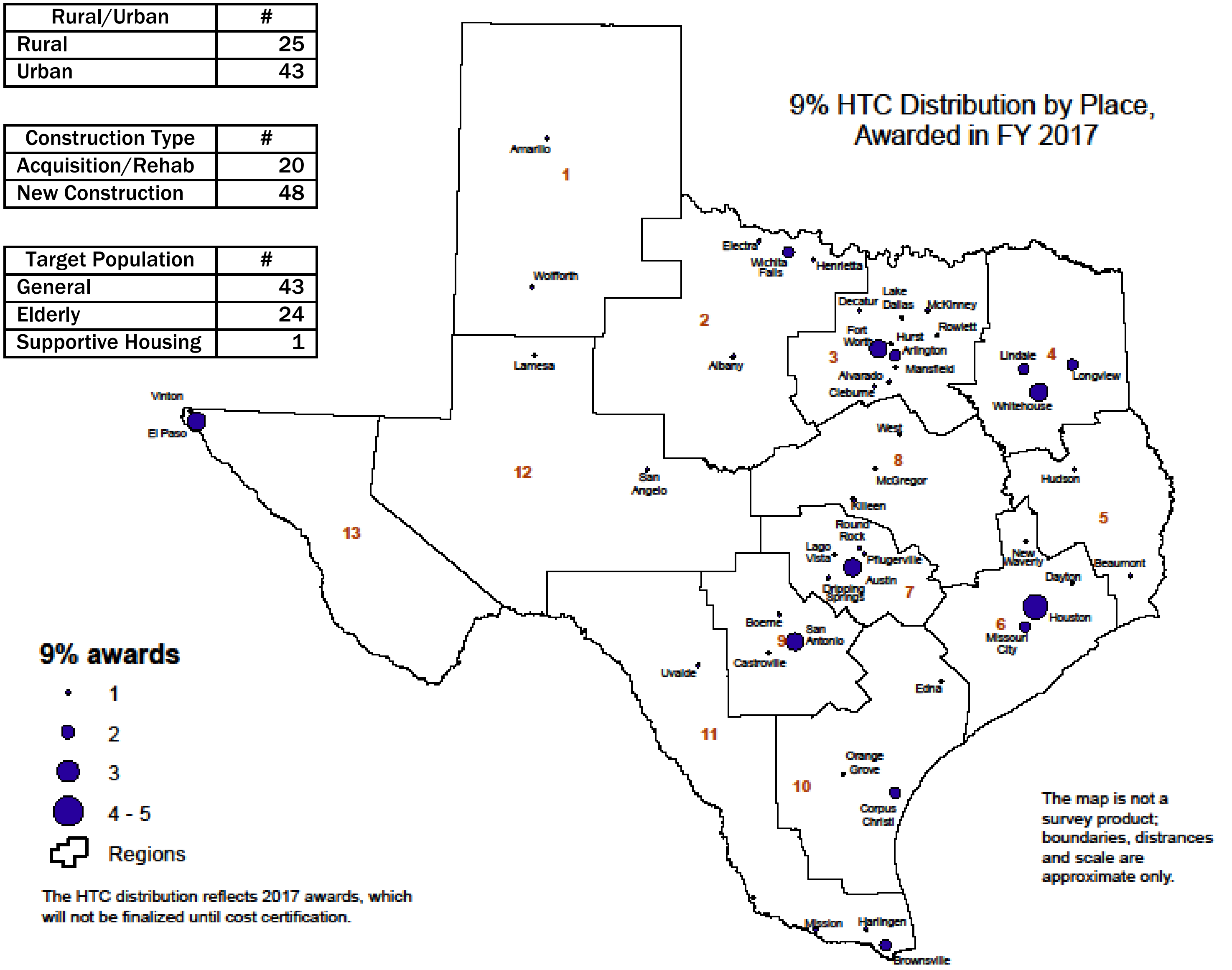
The HTC distribution reflects 2017 awards, which will not be finalized until cost certification.

The map is not a survey product; boundaries, distrances and scale are approximate only.

Rural/Urban	#
Rural	25
Urban	43

Construction Type	#
Acquisition/Rehab	20
New Construction	48

Target Population	#
General	43
Elderly	24
Supportive Housing	1



9% HTC Distribution by Place, Awarded in FY 2017

9% awards

- ● 1
- ● 2
- ● 3
- ● 4 - 5
- Regions

The HTC distribution reflects 2017 awards, which will not be finalized until cost certification.

The map is not a survey product; boundaries, distrances and scale are approximate only.

SECTION 4: ACTION PLAN

In response to the needs identified in the Housing Analysis, this Plan outlines Texas Department of Housing and Community Affairs' ("TDHCA" or the "Department") course of action designed to address those underserved needs.

This section of the SLIHP includes the following information per Tex. Gov't Code §2306.072 and §2306.0721:

- A comprehensive statement of the activities of the department during the preceding year to address the needs of special needs populations as required by Tex. Gov't Code §2306.072(c)(2)(D).
- A description of methods to use all available housing resources to address the housing needs of special needs populations by establishing funding levels for all housing-related programs as required by Tex. Gov't Code §2306.0721(c)(2).
- A description of state programs that govern the use of all available housing resources as required by Tex. Gov't Code §2306.0721(c)(4).
- A resource allocation plan targeting all available housing resources to individuals and families of low and very low income and special needs populations as required by Tex. Gov't Code §2306.0721(c)(5).
- Strategies to provide housing for individuals and families with special needs as required by Tex. Gov't Code §2306.0721(c)(7).
- A description of the Department's efforts to encourage incorporation of energy efficient construction and appliances in housing units as required by Tex. Gov't Code §2306.0721(c)(8).
- Strategies for meeting rural housing needs as required by Tex. Gov't Code §2306.0721(c)(11).

This section is organized as follows:

- **2018 TDHCA Programs:** Description of TDHCA's programs organized by division including funding source, administrator, purpose, targeted population, allocation, budget and contact information
- **Housing Support Continuum:** Activities undertaken by each TDHCA program that address the varying needs of a low-income household
- **Regional Allocation Plans:** Distribution of TDHCA's resources across the 13 State Service Regions
- **Policy Initiatives**: A brief overview of policy initiatives for TDHCA including Fair Housing and Disaster Relief.
- **Special Needs Populations:** Populations that have unique needs related to housing

2018 TDHCA PROGRAMS

TDHCA's programs govern the use of available resources in meeting the housing needs of low-income Texans. Program descriptions include information on the funding source, recipients, targeted beneficiaries, set-asides and special initiatives.

A list of TDHCA programs and activities available for administrators in State Fiscal Year ("SFY") 2018, organized by their Division, follows:

Community Affairs Division

- Community Services Block Grant ("CSBG") Program
- Comprehensive Energy Assistance Program "(CEAP")
- Housing Choice Voucher Program ("HCVP") (formerly known as "Section 8")
- Weatherization Assistance Program ("WAP")

HOME Investment Partnerships Program ("HOME") and Homeless Programs Division

- Contract for Deed Program ("CFD")
- Single Family Development ("SFD")
- Tenant-Based Rental Assistance ("TBRA")
- Homebuyer Assistance ("HBA")
- Homeowner Rehabilitation Assistance ("HRA")
- Emergency Solutions Grants Program ("ESG")
- Homeless Housing and Services Program ("HHSP")
- Ending Homelessness Fund

Single Family Operations and Services Division (includes the Housing Trust Fund ("HTF") and the Office of Colonia Initiatives ("OCI"))

- Amy Young Barrier Removal Program
- Colonia Self-Help Center ("SHC") Program
- Texas Bootstrap Loan Program
- Neighborhood Stabilization Program

Manufactured Housing Division

Multifamily Finance Division

- Housing Tax Credit ("HTC") Program
- Multifamily Bond Program
- Multifamily Direct Loan Program

Section 811 Project Rental Assistance

Texas Homeownership Division

- My First Texas Home Program
- TEXAS Mortgage Credit Certificate ("TX MCC") Program
- Texas Statewide Homebuyer Education Program

COMMUNITY AFFAIRS DIVISION

The Community Affairs Division offers the Community Services Block Grant Program ("CSBG"), Comprehensive Energy Assistance Program ("CEAP"), Housing Choice Voucher Program ("HCVP"), and Weatherization Assistance Program ("WAP").

The Weatherization Program promotes weatherization measures to maximize the potential energy savings of a home. A weatherization specialist from Travis County Health and Human Services updated the attic of a low-income home with R-8 silver flex ducts and adds R-38 loose-fill fiberglass insulation to promote energy efficiency.

COMMUNITY SERVICES BLOCK GRANT PROGRAM

CSBG receives funds from the U.S. Department of Health and Human Services ("USHHS") for CSBG-eligible entities and other human service delivery organizations called Community Action Agencies ("CAAs") to provide program and administrative support funds that offer emergency and poverty-related programs to income-eligible persons.

Ninety-percent of the funds must be provided to eligible entities as defined under Section 673 of the CSBG Act to provide services to low-income individuals. These agencies are an established network of private nonprofit entities or units of local government that have each been designated by the Governor as the CSBG-eligible entity for a specified geographic area. Persons with incomes at or below 125% of the current federal income poverty guidelines issued annually by USHHS are eligible for the program.

Allocations to the CAAs are based on two factors: (1) the number of persons living in poverty within the designated service delivery area for each organization and (2) a calculation of population density.

Up to 5% of the State's CSBG allocation may be used for discretionary activities. Current discretionary activities include (1) providing additional assistance to CSBG eligible entities to provide direct services to clients; (2) supporting assessment, training and technical assistance needs of the CSBG-eligible entities; (3) supporting the state's homelessness coordination in the Balance of State; and (4) setting aside funds for disaster recovery immediate response. The Department also uses CSBG State discretionary funds to support organizations administering projects that address the causes of poverty and promote client self-sufficiency in Native American and migrant or seasonal farmworker communities, and to other eligible discretionary activities as authorized by the Department's Board. No more than 5% of the CSBG allocation may be used for administrative purposes by the state. If the full 5% is not needed for administrative purposes, the remainder may be used on a discretionary basis.

CSBG funding for FY 2018 is not known at this time, and will depend on federal funding levels.

CONTACT: For assistance, individuals should contact the local CSBG eligible entity for their county directly, which can be found online at http://www.tdhca.state.tx.us/texans.htm by selecting "Emergency and Homeless Services" or by calling the Housing Resource Center at 800-525-0657. Program administrators who need more information may call Rita Gonzales-Garza, Community Affairs Division, at (512) 475-3905.

ONLINE DOCUMENTS: The CSBG State Plan and other documents may be accessed at the TDHCA website at http://www.tdhca.state.tx.us/community-affairs/csbg/index.htm.

FUNDING SOURCE: USHHS

TYPE OF ASSISTANCE: Grants

RECIPIENTS: CAAs and other human service delivery organizations

TARGETED BENEFICIARIES: Persons at or below 125% of the federal poverty guidelines

COMPREHENSIVE ENERGY ASSISTANCE PROGRAM

CEAP is funded by the USHHS' Low Income Home Energy Assistance Program ("LIHEAP"). The purpose of CEAP is to provide energy assistance to income-eligible households. TDHCA administers the program through a network of 37 CEAP Subrecipients. The subrecipients consist of CAAs, nonprofit entities, and units of local government. CEAP Subrecipients make energy payments for eligible households to energy companies through a vendor agreement with energy providers.

Eligible households may be assisted with Utility Assistance and Household Crisis Assistance benefits, which are the two CEAP assistance components. Benefits are determined on a sliding scale based on income, household size and Federal Poverty Income levels. The Household Crisis Component is designed to provide one-time energy assistance to households during a period of extreme temperatures or an energy supply shortage. A utility disconnection notice may constitute a Household Crisis. In some instances, Household Crisis funds can be used to assist victims of natural disasters.

The targeted beneficiaries of CEAP in Texas are households with an income at or below 150% of federal poverty guidelines, with priority given to aging Texans; persons with disabilities; families with young children; households with the highest energy costs or needs in relation to income (highest home energy burden); and households with high energy consumption.

The allocation formula for CEAP uses the following five factors and corresponding weights to distribute its funds by county; non-elderly poverty household factor (40%); elderly poverty household factor (40%); inverse poverty household density factor (5%); median income variance factor (5%); and weather factor (10%).

CEAP funding for FY 2018 is unknown at this time, and will depend on federal funding levels.

> **CONTACT:** To connect to the local CEAP provider, persons needing assistance may go online at http://www.tdhca.state.tx.us/texans.htm or call 1-877-399-8939 from a landline phone. Program administrators can call Laura Saintey, Community Affairs Division, at 512-475-3854.
>
> **ONLINE DOCUMENTS:** The Energy Assistance Plans and Rules may be accessed online at http://www.tdhca.state.tx.us/community-affairs/ceap/.
>
> **FUNDING SOURCE:** USHHS' LIHEAP grant
>
> **TYPE OF ASSISTANCE:** Grants
>
> **RECIPIENTS:** CAAs, nonprofits and local governments
>
> **TARGETED BENEFICIARIES:** Households with income at or below 150% of federal poverty guidelines.

HOUSING CHOICE VOUCHER PROGRAM ("HCVP")

TDHCA serves as a public housing authority and receives funding for the Section 8 Housing Choice Voucher Program from HUD for counties included in TDHCA's PHA Plan. The HCV Program provides rental assistance payments on behalf of low-income individuals and families, including older Texans and persons with disabilities. TDHCA pays approved rent amounts directly to property owners. The HCV Program administers approximately 900 housing choice vouchers. The Department administers vouchers in 34 counties that are not served by similar local or regional housing voucher programs.

Eligible households must have a gross income that does not exceed 50% of HUD's median income guidelines. HUD requires 75% of all new households admitted to the program be at or below 30% AMFI. Eligibility is based on several factors, including the household's income, size and composition, citizenship or satisfactory immigrant status, assets and medical and childcare expenses. Additionally, up to 140 of TDHCA's HCV vouchers are authorized to be utilized anywhere in the state for the Project Access Program, which assists low-income persons with disabilities in transitioning from institutions into the community by providing access to affordable housing.

In December 2015, TDHCA was awarded its first Veterans Assistance Supportive Housing ("VASH") project-based contract for 20 units at Freedom's Path in Kerrville. The initiative is a collaboration between TDHCA, the U.S. Department of Veterans Affairs ("VA") and the property owner.

Projected Housing Choice Voucher Program funding for FY 2018 is unknown at this time, and will depend on federal funding levels.

> **CONTACT:** Individuals needing assistance with the HCV Program should call the Section 8 Program at 1 (800) 237-6500. Individuals seeking other forms of local rental assistance may find other Housing Choice Voucher providers online at:

http://www.tdhca.state.tx.us/texans.htm by selecting "Rent Help" or by calling the Housing Resource Center at 800-525-0657.

ONLINE DOCUMENTS: Additional documentation, including the Housing Choice Voucher Plan, may be accessed at the TDHCA website at http://www.tdhca.state.tx.us/section-8/.

FUNDING SOURCE: HUD

TYPE OF ASSISTANCE: Grant, rental subsidy

RECIPIENTS: Households at or below 50% AMFI

WEATHERIZATION ASSISTANCE PROGRAM ("WAP")

WAP is funded by the U.S. Department of Energy ("DOE WAP") and USHHS' LIHEAP grant ("LIHEAP WAP"). WAP allocates funding to help low-income households control energy costs through the installation of weatherization (energy-efficient) measures and energy conservation education. The Department administers WAP through a network of 22 WAP Subrecipients. The subrecipients consist of CAAs, nonprofit entities and units of local government. Typical weatherization measures include attic and wall insulation, weather-stripping and air sealing measures, heating and cooling unit repair and/or replacement, replacement of inefficient appliances such as refrigerators and minor repairs to allow energy efficient measures to be installed in the household.

The targeted beneficiaries of WAP in Texas are households with an income at or below 150% of federal poverty for the LIHEAP WAP and 200% of federal poverty for DOE WAP, with priority given to older Texans; persons with disabilities; families with young children; households with the highest energy costs or needs in relation to income (highest home energy burden); and households with high energy consumption.

The allocation formula for WAP uses the following five factors and corresponding weights to allocate its funds by county: non-elderly poverty household factor (40%); elderly poverty household factor (40%); inverse poverty household density factor (5%); median income variance factor (5%); and weather factor (10%).

Projected WAP funding for FY 2018 is unknown at this time, and will depend on federal funding levels.

CONTACT: To connect directly to a local WAP provider, call 211 or 1-888-606-8889, or go online http://www.tdhca.state.tx.us/texans.htm. Program administrators can call Laura Saintey, Community Affairs Division at 512-475-3854.

ONLINE DOCUMENTS: The Energy Assistance Plans and Rules may be accessed from the TDHCA website at http://www.tdhca.state.tx.us/community-affairs/wap/.

FUNDING SOURCES: DOE WAP and USHHS' LIHEAP

TYPE OF ASSISTANCE: Grants

RECIPIENTS: CAAs, nonprofits and local governments

TARGETED BENEFICIARIES: Households with income at or below 150% of federal poverty guidelines for the LIHEAP WAP and 200% of federal poverty for DOE WAP.

HOME AND HOMELESS PROGRAMS DIVISION

The HOME and Homeless Programs Division covers a continuum spanning threat of homelessness to rental assistance to home ownership. Two of the three programs share common federal oversight through HUD's Office of Community Planning and Development while all three support the Department's commitment to provision of housing solutions for low-income Texans. Programs administered include Emergency Solutions Grants Program, Homeless Housing and Services Program, and HOME that provides Homebuyer Assistance, Homeowner Rehabilitation Assistance, Tenant-Based Rental Assistance and other specialty programs, including Single Family Development through Community Housing Development Organization ("CHDO") Set-Aside funds and Contract for Deed activities.

HOME Program funds support a variety of eligible activities including Homeowner Rehabilitation, Homebuyer Assistance, Contract for Deed, Tenant-Based Rental Assistance, Single Family Development, and Multifamily Development by expanding the supply of decent, safe, affordable housing.

HOME PROGRAM

The HOME Investment Partnerships Program ("HOME") is authorized under the Cranston-Gonzalez National Affordable Housing Act (42 USC § 12701, et. seq.) and TDHCA receives its HOME funding from HUD.

The purpose of the HOME Program is to expand the supply of decent, safe, and affordable housing for extremely low-, very low- and low-income households and to alleviate the problems of excessive rent burdens, barriers to homeownership, and deteriorating housing stock. HOME strives to meet both the short-term goal of increasing the supply and the availability of affordable housing and the long-term goal of building partnerships between state and local governments and private and nonprofit organizations in order to strengthen their capacity to meet the diverse affordable housing needs of lower income Texans. To achieve this purpose, the HOME Program provides loans and grants through units of general local government, public housing authorities, Community Housing Development Organizations ("CHDOs"), nonprofit organizations and other qualified entities to provide assistance to eligible households. Annual HOME funds awarded by HUD not set aside under this plan are made available on a regional basis utilizing the Regional Allocation Formula ("RAF"). The HOME RAF can be found in the TDHCA Allocation Plan section of this Action Plan chapter. TDHCA also periodically releases deobligated and program income funds for programmatic activity that is not subject to the RAF. TDHCA provides technical assistance to all recipients of the HOME Program to ensure that participants meet and follow state implementation guidelines and federal regulations.

According to Tex. Gov't Code §2306.111, in administering HOME Program funds, the Department shall expend 95% of these funds for the benefit of non-participating small cities and rural areas that do not qualify to receive funds under the Act directly from HUD. This directs HOME funds into rural Texas. As established in Tex. Gov't Code §2306.111(c) and subject to the submission of qualified applications, 5% of the annual HOME Program allocation shall be allocated for applications serving persons with disabilities living in any part of the state. Typically, federal regulations require a minimum of 15% of the annual HOME allocation be reserved for CHDOs, but this requirement has been waived by HUD for the 2016-2018 allocation. CHDO set-aside projects are owned, developed, or sponsored by the CHDO and result in the development of multifamily rental units or single-family homeownership. In energy efficiency efforts, the HOME Program requires awardees to adhere to the Department's energy efficiency rules.

CONTRACT FOR DEED

The Contract for Deed activity provides funds to households for the acquisition or the refinancing of their contract for deed, replacing it with a mortgage loan secured by a deed of trust. Assistance is provided in conjunction with the rehabilitation or reconstruction of the property. The existing and the repaired or reconstructed home must be the principal residence of the homeowner. CFD loans through the Department are often more favorable than the household's previous loan term. These funds are made available as specified in published rules and Notices of Funding Availability ("NOFAs").

SINGLE FAMILY DEVELOPMENT

Single Family Development is a CHDO set-aside activity. CHDO activities include acquisition and new construction or rehabilitation of affordable single family housing which must be sold to households at or below 80% AMFI. CHDOs can also apply for homebuyer assistance if their organization is the developer of the single family housing project. These funds are made available as specified in published rules and NOFAs.

TENANT-BASED RENTAL ASSISTANCE

Tenant-Based Rental Assistance ("TBRA") provides rental subsidy, security and utility deposit assistance. This program allows the assisted tenant to move and to live in any dwelling unit with a right to continued assistance, in accordance with written tenant selection policies, for a period not to exceed 24 months. If available, additional funds may be set-aside to provide assistance for up to 60 months for individuals that meet certain program requirements. A HOME-assisted tenant must also participate in a self-sufficiency program. This program can also be used to address housing issues arising from disasters, whether natural or man-made, as well as for assistance provided under the Persons with Disabilities ("PWD") set-aside. These funds are made available as specified in published rules and NOFAs.

HOMEBUYER ASSISTANCE

The Homebuyer Assistance ("HBA") activity provides down payment and closing cost assistance to eligible homebuyers for the acquisition of affordable single-family housing. Funds may also be made available to perform accessibility modifications in conjunction with provision of down payment and closing cost assistance. This program can also be used to address housing issues arising from disasters, whether natural or man-made, as well as for assistance provided under the PWD set-aside. All HOME assisted homebuyers must attend a homebuyer counseling class. These funds are made available as specified in published rules and NOFAs.

HOMEOWNER REHABILITATION ASSISTANCE

The Homeowner Rehabilitation Assistance ("HRA") activity offers grants or zero-interest deferred forgivable loans for rehabilitation, reconstruction, or new construction of dilapidated housing units, to homeowners. The existing and the repaired or reconstructed home must be the principal residence of the homeowner. At the completion of the assistance, all properties must meet, as applicable, the Texas Minimum Construction Standards, the International Residential Code ("IRC"), the Department's Energy Efficiency rules, and local building codes, zoning ordinances and local construction requirements. If a home is reconstructed, the applicant must also ensure compliance with the universal design features in new construction, established by Tex. Gov't Code §2306.514 and energy efficiency standards.

Funds may also be made available to refinance existing mortgage debt to increase affordability if the refinance takes place in conjunction with substantial rehabilitation. This program can also be used to address housing issues arising from disasters, whether natural or man-made, as well as for assistance provided under the PWD set-aside. These funds are awarded as specified in published rules and NOFAs.

SUMMARY OF HOME PROGRAM FUNDING FOR FISCAL YEAR 2018

The HOME Program anticipates receiving $10,000,000 in multifamily and single-family program income . Projected HOME funding for FY 2018 is unknown at this time, and will depend on federal funding levels.

CONTACT: Individuals seeking assistance may search for local providers in their area online at http://www.tdhca.state.tx.us/ or by calling the Housing Resource Center at 800-525-0657. Program administrators can call the HOME Division at (512) 463-8921.

ONLINE DOCUMENTS: See the State of Texas Consolidated Plan: One Year Action Plan at http://www.tdhca.state.tx.us/housing-center/pubs.htm for further details on the HOME Program. The HOME Program Rule may be accessed from the TDHCA website at http://www.tdhca.state.tx.us/home-division/.

FUNDING SOURCE: HUD

TYPE OF ASSISTANCE: Loans and grants

RECIPIENTS: Local service providers: units of local government, public housing authorities, nonprofit organizations, CHDOs and other qualified entities.

TARGETED BENEFICIARIES: AMFI levels are set by program rules and NOFAs and will vary from 30% AMFI to 80% AMFI, depending on the program.

EMERGENCY SOLUTIONS GRANTS PROGRAM

ESG is funded through HUD. TDHCA uses the HUD funding to award grants to units of local government and private nonprofit entities that provide persons experiencing homelessness and at risk of homelessness the services necessary to quickly regain stability in permanent housing. ESG funds can be utilized for the rehabilitation or conversion of buildings for use as emergency shelter for persons experiencing homelessness; the payment of certain expenses related to operating emergency shelters; essential services related to emergency shelters and street outreach for persons experiencing homelessness; and, homelessness prevention and rapid re-housing assistance such as rental and utility assistance.

TDHCA programs its ESG funds regionally for each of the HUD-designated Continuum of Care (“CoC”) Regions according to a combination of the region’s proportionate share of a number of factors. The factors may include population experiencing homelessness based on the Point-in-Time count submitted to HUD by the CoCs; people living in poverty; renters with incomes less than 30% AMI that experience cost burden; the amount of ESG funding received by federal and state funding streams in the past year; and other factors as listed in the NOFA.

For the 2017/2018 ESG application cycle, the top scoring applications in each CoC region were recommended for funding, based on the amount of funds available for that region. The Department received 25 applications directly and CoC lead agencies received 30 applications on behalf of TDHCA, requesting approximately $18.7 million. TDHCA awarded $8,667,823, which is the annual 2017 allocation, plus a one-time supplemental funding to the Amarillo CoC, less funds held for TDHCA administration. The 2017/2018 ESG application cycle was a competition for both 2017 and 2018 ESG funds. Assuming there are no previous participation concerns, 2018 ESG funds are anticipated to be allocated to 2017 ESG Subrecipients in proportion to their 2017 ESG awards.

SUMMARY OF ESG PROGRAM FUNDING FOR FISCAL YEAR 2018

Projected ESG funding for FY 2018 is unknown at this time, and will depend on federal funding levels.

CONTACT: Individuals seeking assistance may search for providers in their area online at http://www.tdhca.state.tx.us/texans.htm or by calling the Housing Resource Center at 800-525-0657.

Organizations interested in becoming program administrators may call Naomi Cantu, HOME and Homeless Programs Division, at (512) 475-3975.

ONLINE DOCUMENTS: See the State of Texas Consolidated Plan: One Year Action Plan at http://www.tdhca.state.tx.us/housing-center/pubs-plans.htm#consolidated for further details on ESG.

FUNDING SOURCE: HUD

TYPE OF ASSISTANCE: Grants

RECIPIENTS: Local governments and nonprofit entities

TARGETED BENEFICIARIES: Persons experiencing homelessness or those at risk of homelessness; persons at-risk of homelessness who receive homelessness prevention assistance must have incomes less than 30% AMFI

HOMELESS HOUSING AND SERVICES PROGRAM

HHSP was established by the 81st Texas Legislature and codified in statute (Tex. Gov't Code §2306.2585) by the 82nd Legislature. HHSP funds are for the purpose of assisting major urban areas identified in statute in providing housing and services to individuals and families experiencing homelessness, as well as providing local programs to prevent and eliminate homelessness. The assistance includes services to individuals and families experiencing homelessness, including the construction of shelter facilities, direct services related to housing placement, homelessness prevention, housing retention and rental assistance. Funds are either provided to the local jurisdiction or to one local organization of the local jurisdiction's choosing.

SUMMARY OF HHSP PROGRAM FUNDING FOR FISCAL YEAR 2018

The 85th Legislature appropriated approximately $9.8 million in General Revenue funds for the 2018-2019 biennium for program funds. In PY 2018, approximately $4.9 million dollars was allocated to urban areas based on having a population over 285,000. Allocation among the subrecipients is based on percentage of persons in poverty, veteran population, persons with disabilities, and the Point-In-Time count of persons experiencing homelessness. The funding for the second year of the biennium will be available to the designated urban areas after the beginning of PY 2019.

CONTACT: HHSP Subrecipients may be found by calling the Housing Resource Center at 800-525-0657. Program administrators can call Naomi Cantu, HOME and Homeless Programs Division, at (512) 475-3975.

ONLINE DOCUMENTS: More HHSP information may be accessed online at http://www.tdhca.state.tx.us/home-division/hhsp/index.htm.

FUNDING SOURCE: State General Revenue Funds

TYPE OF ASSISTANCE: Grants

RECIPIENTS: Local governments and nonprofit entities in the State's eight largest cities: Arlington, Austin, Corpus Christi, Dallas, El Paso, Fort Worth, Houston and San Antonio.

TARGETED BENEFICIARIES: Persons experiencing homelessness and those at risk of homelessness, less than 30% AMFI, or equal or less than 50% AMFI for recertification of assistance.

ENDING HOMELESSNESS FUND

The Ending Homelessness fund was established by the 85th Texas Legislature by creating the opportunity for a voluntary contribution to be made when renewing the registration of a motor vehicle. The Ending Homelessness Fund is a trust fund outside the State Treasury, held by the Comptroller of Public Accounts and administered by TDHCA. Until the funding reaches in excess of $100,000, an autonomous program is not able to be supported. The initial uses of the Ending Homelessness Fund up to $100,000 may be used as matching funds for the ESG Program. For the long term uses of the Ending Homelessness Fund, TDHCA will be seeking input from stakeholders, including roundtable discussions, an online forum, and a formal rulemaking process.

SUMMARY OF ENDING HOMELESSNESS FUND FOR FISCAL YEAR 2018

The contributions to the Fund are entirely voluntary, and there is no historical basis to speculate what the expected annual contribution level from the public for this fund will be; therefore the Department is unable to forecast the annual level of funding. Other existing funds that people can choose to donate to while they are completing their motor vehicle registration have seen annual donations from $10,000 per year to over $1,000,000 in cumulative donations. At this time, it is not expected that the funding level will be adequate to support an autonomous program, and a smaller amount of funding may be best utilized as match to leverage other sources of funding that are known quantities.

CONTACT: Interested parties regarding the Ending Homelessness Fund may call Naomi Cantu, HOME and Homeless Programs Division, at (512) 475-3975.

ONLINE DOCUMENTS: To be determined.

FUNDING SOURCE: Voluntary donations

RECIPIENTS: High performing ESG Subrecipients.

TARGETED BENEFICIARIES: Persons experiencing homelessness or those at risk of homelessness; persons at-risk of homelessness who receive homelessness prevention assistance must have incomes less than 30% AMFI.

SINGLE FAMILY OPERATIONS AND SERVICES DIVISION

One division administers the Housing Trust Fund ("HTF") Programs, Office of Colonia Initiatives ("OCI") Programs, and the Neighborhood Stabilization Program. For the 2018-2019 biennium, the HTF offers the Amy Young Barrier Removal Program and the Texas Bootstrap Loan Program. The OCI also offers the Colonia Self-Help Center ("SHC") Program.

The Amy Young Barrier Removal Program allows accessibility modifications and the elimination of hazardous housing conditions for persons with disabilities.

HOUSING TRUST FUND PROGRAMS

The HTF Program receives general revenue appropriations funding from the State of Texas, including the use of loan repayments from previous projects funded with HTF allocations. The HTF is the only State-funded affordable housing program. Funding is awarded as loans or grants to nonprofits, units of local government, councils of government, local mental health authorities, public agencies and public housing authorities. The targeted beneficiaries of the program are low-, very low- and extremely low-income households. During the Regular Session of the 85th Legislature, the Department was appropriated General Revenue for the HTF in the amount of $10,443,402 for the 2018-2019 biennium. The 2018-2019 Housing Trust Fund Biennial Plan was presented and approved by the Department's Governing Board at the board meeting of June 29, 2017, and staff submitted the HTF Plan to appropriate legislative offices as required by the Texas Government Code.

Amy Young Barrier Removal Program

The Amy Young Barrier Removal Program awards grants to units of local government and private nonprofit entities that provide one-time grants of up to $20,000 to persons with disabilities at or below 80% AMFI for accessibility modifications and to eliminate life-threatening hazards and correct unsafe conditions. Modifications may include, but are not limited to installing handrails; ramps, buzzing or flashing devices; accessible door and faucet handles; shower grab bars and shower wands; accessible showers, toilets and sinks; and door widening and counter adjustments.

CONTACT: Glynis Laing Vitanza, at (512) 936-7800 or htf@tdhca.state.tx.us.

ONLINE DOCUMENTS: http://www.tdhca.state.tx.us/htf.

FUNDING SOURCE: Appropriations from the State of Texas, unencumbered fund balances and public and private gifts or grants

TYPE OF ASSISTANCE: Grants

RECIPIENTS: Units of local government, non-profit organizations, for-profit organizations, and public housing authorities.

TARGETED BENEFICIARIES: 80% AMFI

OFFICE OF COLONIA INITIATIVES PROGRAMS

Colonia Self-Help Center Program

Colonia SHCs were established in Cameron/Willacy, El Paso, Hidalgo, Starr and Webb counties per Tex. Gov't Code §2306.582 to provide concentrated attention to five colonias in each county. The Department also established Colonia SHCs in Maverick and Val Verde counties due to their large population of residents of colonias and their designation as economically distressed counties. The operation of the Colonia SHCs is funded through a 2.5% set-aside from the Community Development Block Grant ("CDBG") Program, a federal entitlement program administered by the Texas Department of Agriculture. Operation of the Colonia SHC for each county is managed by a local nonprofit organization, CAA, or local unit of government that has demonstrated capacity to operate a Colonia SHC and been selected to do so by the county.

The Colonia SHCs provide concentrated on-site technical assistance to low- and very low-income individuals and families in a variety of ways. Colonia SHCs provide technical assistance in credit and debt counseling, housing finance, contract for deed conversions, and capital access for mortgages. The Colonia SHCs also offer housing rehabilitation, reconstruction, new construction, surveying and platting, and construction skills training. Lastly, the Colonia SHCs operate tool libraries to support self-help construction by residents of colonias.

Estimated funding for the PY 2017 the Colonia SHC Program is $1,488,785. The funding for PY 2018 is currently unavailable.

More detail may be found in Section 6: Colonia Action Plan.

CONTACT: Albert Alvidrez at (915) 834-4925 or albert.alvidrez@tdhca.state.tx.us.

ONLINE DOCUMENTS: http://www.tdhca.state.tx.us/oci/centers.

FUNDING SOURCE: HUD's CDBG Program

TYPE OF ASSISTANCE: Grants and forgivable loans

RECIPIENTS: Units of local government, nonprofit organizations, public housing authorities and CAAs

TARGETED BENEFICIARIES: Households at or below 80% AMFI within targeted colonias

Texas Bootstrap Loan Program

The Texas Bootstrap Loan Program provides loans to eligible applicants that participate in self-help housing programs overseen by state-certified nonprofit owner-builder housing providers ("NOHPs"). Known as the Owner-Builder Loan Program in Tex. Gov't Code §2306.751, the Texas Bootstrap Loan Program promotes and enhances homeownership for very low-income Texans by providing funds to purchase or refinance real property on which to build new residential housing, construct new residential housing or improve existing residential housing through sweat-equity. This program is funded through the HTF. At least two-thirds of Texas Bootstrap loans each fiscal year must be made to borrowers whose property is in a census tract that has a median household income that is not greater than 75% of the median state household income.

Texas Bootstrap Loan Program funding for FY 2018 is $3,000,000.

More detail can be found in Section 6: Colonia Action Plan.

CONTACT: Raul Gonzales at (512) 475-1473 or raul.gonzales@tdhca.state.tx.us

ONLINE DOCUMENTS: http://www.tdhca.state.tx.us/oci/bootstrap.jsp.

FUNDING SOURCE: HTF, which consists of appropriations from the State of Texas, unencumbered fund balances and public and private gifts or grants

TYPE OF ASSISTANCE: Amortizing repayable loans at 0% interest.

RECIPIENTS: Nonprofit organizations and Colonia SHCs.

TARGETED BENEFICIARIES: Households at or below 60% AMFI.

NEIGHBORHOOD STABILIZATION PROGRAM

The purpose of the Neighborhood Stabilization Program ("NSP") was to redevelop into affordable housing or acquire and hold abandoned and foreclosed properties in areas that were documented to have had the greatest potential for declining property values as a result of excessive foreclosures. NSP was created by the Housing and Economic Recovery Act ("HERA") of 2008, establishing a temporary program meant to address economic issues at that time. Although no new NSP funding is being provided to Texas, NSP continues to operate and has approximately 500 land bank properties that still must be put into final use, which could take several years. Administrators for land bank property disposition are the administrators already involved in the original purchase of the lots. Program income generated from NSP loan repayments will be utilized for homebuyer assistance on land bank properties and multifamily developments. Information on NSP will remain in the annual SLIHP until all NSP activities are completed and the program has closed out.

CONTACT: Raul Gonzales at (512) 475-1473 or raul.gonzales@tdhca.state.tx.us

ONLINE DOCUMENTS: http://www.tdhca.state.tx.us/nsp/index.htm

FUNDING SOURCE: Authorized by HERA as a supplemental allocation to the Community Development Block Grant Program through an amendment to the existing 2008 State of Texas Consolidated Plan One-Year Action Plan.

TYPE OF ASSISTANCE: Repayable loans at 0% interest and forgivable loans.

RECIPIENTS: Units of local governments and nonprofit affordable housing providers which already have NSP funds.

TARGETED BENEFICIARIES: 25% of the award to benefit households with incomes less than or equal to 50% AMFI and the balance of the award will be used to benefit households earning 51%-120% AMFI.

MANUFACTURED HOUSING DIVISION

The Manufactured Housing Division regulates the manufactured housing industry in Texas by ensuring that manufactured homes are well constructed, safe and correctly installed. This division provides consumers with fair and effective remedies; and provides economic stability to manufacturers, retailers, installers and brokers. The Manufactured Housing Division licenses manufactured housing professionals and maintains records of the ownership, location, real or personal property status and lien status (on personal property homes) on manufactured homes. It also records tax liens on manufactured homes. Because of its regulatory nature, the Manufactured Housing Division has its own governing board and executive director.

The Manufactured Housing Division regulates the manufactured housing industry in Texas.

The Manufactured Housing Division records ownership of over 54.000 homes per year and conducts over 18,500 inspections per year. Relying on a team of trained inspectors stationed throughout Texas, the Division inspects manufactured homes for warranty issues, habitability and proper installation statewide. Additionally, on behalf of the Department, the Manufactured Housing Division inspects and licenses Migrant Labor Housing Facilities. The Manufactured Housing Division handles more than 78,000 incoming calls and assists approximately 2,200 walk-in customers per year in its customer service center and investigates approximately 721 consumer complaints a year.

CONTACT: Texas Department of Housing and Community Affairs, Manufactured Housing Division
PO Box 12489
Austin, TX 78711-2489
(512) 475-2200 or 1-800-500-7074
www.tdhca.state.tx.us/mh

MULTIFAMILY FINANCE DIVISION

The Multifamily Finance Division administers the Housing Tax Credit ("HTC") Program, the Multifamily Bond Program, and the Multifamily Direct Loan Program.

TDHCA's Housing Tax Credit Program provided funding for the development of Barron's Branch in Waco.

HOUSING TAX CREDIT PROGRAM

The HTC Program receives authority from the U.S. Treasury Department to provide tax credits to nonprofit or for-profit developers. The tax credits are sold to investors, creating equity that decreases the need to incur and service debt; the equity generated through that sale allows the property owners to lease units at reduced rents. The targeted beneficiaries of the program are very low-income and extremely low-income families at or below 60% of the AMFI. The HTC Program was created by the Tax Reform Act of 1986 and is governed by the Internal Revenue Code of 1986 ("Code"), as amended, 26 USC §42. There are two different housing tax credit programs: the 9% Competitive HTC Program and the 4% Non-competitive HTC Program. Under the Competitive HTC Program, the Code authorizes 9% tax credits in the amount of $2.35 per capita of the state population. TDHCA is the only entity in the state with the authority to allocate HTCs under these programs. As required by the Code the TDHCA develops the HTC Program Qualified Allocation Plan ("QAP") and Uniform Multifamily Rules which establish the scoring process and threshold requirements relating to an allocation of housing tax credits. Pursuant to Tex. Gov't Code §2306.6724(c), the Governor shall approve, reject, or modify and approve the Board adopted QAP not later than December 1 of each year.

The distribution of the 9% housing tax credits under the state ceiling are allocated first to three statutorily created set-asides and the remainder on a regional basis according to the Regional Allocation Formula ("RAF") pursuant to Tex. Gov't Code §§2306.111(d)(3) and 2306.1115. The HTC RAF can be found in the TDHCA Allocation Plan section of this Action Plan. These credits are awarded regionally through a competitive application process where each application is scored based on certain selection criteria reflected in the QAP. Moreover, there are eligibility and threshold requirements that must be met pursuant to the QAP and Uniform Multifamily Rules. Once reviews and underwriting of the highest scoring applications have been completed, the Board considers the recommendations of TDHCA staff and determines a final award list. The 9% Competitive HTC Program has an annual application cycle with pre-applications submitted in January, full applications submitted in March, and awards made by the end of July.

The estimated HTC state housing credit ceiling amount for FY 2018 is approximately $66,870,182. Because these credits are claimed each year for ten consecutive years their value (without adjustment for effective tax rates anticipated depreciation and other passive gains and losses, or net present value) is roughly ten times that amount.

Under the 4% Non-competitive program, HTCs are awarded to developments that use tax-exempt bonds as a key component of their financing. These tax credit awards are made independent of the annual state housing credit ceiling and are not subject to the RAF. The applications are subject to the eligibility, threshold and underwriting requirements pursuant to the QAP and Uniform Multifamily Rules; however, because the credits associated with these applications do not come from the state housing credit ceiling, the application process is considered non-competitive and the selection criteria identified in the QAP are not applicable. Applications under this program are accepted throughout the year.

Eligible activities under the HTC Program include the new construction, reconstruction, or rehabilitation of residential units that will be required to maintain affordable rents for an extended period of time. Rehabilitation developments must meet a minimum threshold for rehabilitation costs per unit. The minimum threshold varies depending on both the age of the property and the other financing involved in the development and are further identified in 10 TAC §10.101(b)(3).

In an effort to promote greater energy efficiency, the HTC Program requires developments to adhere to the statewide energy code and provide Energy Star Rated (or equivalent) appliances. There are also additional threshold and/or selection criteria for the use of energy-efficient alternative construction materials and numerous green building initiatives.

MULTIFAMILY BOND PROGRAM

The TDHCA issues tax-exempt and taxable multifamily bonds under its Private Activity Bond ("PAB") Program to provide loans for the development of affordable rental housing to nonprofit and for-profit developers who assist very low- to moderate-income Texans. The authority to issue PABs is derived from the Internal Revenue Code and the state's PAB program is administered by the Texas Bond Review Board ("BRB"). Pursuant to Tex. Gov't Code Chap. 1372, approximately 22% of the annual tax exempt volume cap is set aside for multifamily developments and available to various issuers to finance multifamily developments. Of this amount, 20%, or approximately $121 million, will be made available exclusively to TDHCA. On August 15 of each year, any allocations in the sub-ceilings of the PAB program that have not been reserved collapse into one allocation pool. This is an opportunity for TDHCA to apply for additional allocation which allows TDHCA to issue multifamily bonds in excess of the set-aside of $121 million.

Issuers submit applications on behalf of development owners to the BRB, utilizing the lottery process or through the waiting list established by the issuer. Eligible bond issuers in the state include TDHCA, Texas State Affordable Housing Corporation ("TSAHC") and various local issuers. Applications submitted to TDHCA under the PAB program are scored and underwritten based on criteria identified in the Multifamily Housing Revenue Bond Rules, the Uniform Multifamily Rules, and Chapter 2306, and ranked based on the following priority designations pursuant to Chapter 1372 of the Tex. Gov't Code. The priority designation is elected by the Owner and establishes the income level the development will serve.

- **Priority 1:**
    - Set aside 50% of units rent capped at 30% of 50% AMFI and the remaining 50% of units rents capped at 30% of 60% of AMFI; or
    - Set aside 15% of units rent capped at 30% of 30% of AMFI and the remaining 85% of units rent capped at 30% of 60% of AMFI; or
    - Set aside 100% of units rent capped at 30% of 60% of AMFI for developments located in a census tract with median income that is higher than the median income of the county, Metropolitan Statistical Area ("MSA") or Primary Metropolitan Statistical Area ("PMSA") in which the census tract is located.
- **Priority 2:**
    - Set aside 80% of units rent capped at 30% of 60% of AMFI
    - Up to 20% of the units can be market rate
- **Priority 3:**
    - Any qualified residential rental development

The TDHCA accepts applications throughout the year. Developments that receive 50% or more of their funding from the proceeds of tax-exempt bonds under the PAB program are also eligible to apply for 4% Non-competitive HTCs.

In line with the Department's energy efficiency efforts, the Multifamily Bond Program requires applicants to adhere to the statewide energy code and provide Energy Star Rated (or equivalent) appliances. Moreover, the scoring criteria in the Multifamily Housing Revenue Bond Rules offers points for the use of energy-efficient alternative construction materials and green building initiatives.

MULTIFAMILY DIRECT LOAN PROGRAM

The Multifamily Finance Division awards HOME, Tax Credit Assistance Program Repayment Funds ("TCAP RF"), Neighborhood Stabilization Program Round 1 Program Income ("NSP1 PI") as available, and National Housing Trust Fund ("NHTF") to eligible applicants for the development of affordable rental housing. Owners are required to make the units available to extremely low-, very low- and low-income families and must meet long-term rent restrictions as defined by HUD. These funds are awarded as specified in published rules and NOFAs by TDHCA and are available to for-profit and nonprofit developers.

HOME funds come from annual formula grant allocations from HUD and program income from repayable multifamily loans. HOME funds can serve households earning up to 80% of the area median income. Applicants for HOME funds under the Multifamily Direct Loan program can be for-profit and nonprofit developers. It is anticipated that approximately $12 million in HOME funds will be available in the annual NOFA for SFY 2018.

The Tax Credit Assistance Program ("TCAP") was a program created through the American Recovery and Reinvestment Act of 2009 that was successfully completed in 2012 with full reports in the 2013 SLIHP. Repayment Funds ("RF") are income from TCAP Loans received after the grant was closed out in March 2012, now called TCAP RF. TCAP RF funds have been awarded through NOFAs in SFY 2015 through SFY 2017. It is anticipated that approximately $12 million in TCAP RF will be available in the Multifamily Direct Loan NOFA for SFY 2018. The Department has made those funds available statewide in the form of interest bearing debt to create a source of ongoing repayments that will further the Department's mission to create more affordable housing. TCAP-RF are also used as HOME match.

NSP1-PI is income generated by the receipt of loan payments under the original NSP. $7 million was available during SFY 2017, and the Department anticipates approximately $5 million to be available in SFY 2018. The NSP1-PI funds are for urban infill or foreclosed developments in target areas of the state, and will generally follow the same long-term requirements as HOME.

NHTF is a newly funded program for states that was created under the Housing and Economic Recovery Act of 2008. NHTF funding comes from a small percentage of the Federal Home Loan Mortgage Corporation's (Freddie Mac) and the Federal National Mortgage Association's (Fannie Mae) new business purchases annually, rather than from appropriations. HUD determines NHTF formula allocations amount for each state based on several factors, but primarily the shortage of rental units affordable and available to households with extremely low income. For SFY 2018, TDHCA anticipates making available $7,972,864 in NHTF statewide through the NOFA for new construction activities. NHTF has very similar long-term requirements to HOME funds, except the households to be served must be at or below the greater of 30% AMI or the federal poverty line.

CONTACT: For a list of HTC, PAB, and MFDL properties funded through TDHCA, contact TDHCA by phone at 1-800-525-0657 or online at http://www.tdhca.state.tx.us/multifamily/housing-tax-credits-4pct/index.htm. For a list of apartment vacancies in your area, contact TDHCA by phone at 1-800-525-0657 or online at http://tdhca.state.tx.us/texans.htm. For more information on the Competitive HTC Program contact Sharon Gamble at (512) 936-7834. For more information on the Multifamily Bond contact Teresa Morales at (512) 475-3344. For more information on the Multifamily Direct Loan programs contact Andrew Sinnott at (512) 475-0538.

ONLINE DOCUMENTS: The HTC Program QAP, Uniform Multifamily Rules, Multifamily Direct Loan rules, and Multifamily Housing Revenue Bond Rules may be accessed from the TDHCA website at http://www.tdhca.state.tx.us/multifamily/nofas-rules.htm.

FUNDING SOURCE: U.S. Internal Revenue Service ("IRS") and HUD.

TYPE OF ASSISTANCE: HTCs, PABs along with HOME, NSP, TCAP RF, and NHTF loans.

RECIPIENTS: For-profit entities, nonprofit organizations and CHDOs.

TARGETED BENEFICIARIES: AMFI levels are set by program rules and NOFAs, and will vary from 30% AMFI to 80% AMFI, depending on the program.

SECTION 811 PROJECT RENTAL ASSISTANCE PROGRAM

The Section 811 Project Rental Assistance ("PRA") program provides project-based rental assistance for extremely low-income persons with disabilities linked with voluntary long-term services. The program is made possible through a partnership between TDHCA, Texas Health and Human Services ("Texas HHS"), local disability service organizations, and participating multifamily properties.

The Section 811 PRA program provides project-based rental assistance for extremely low-income persons with disabilities linked with voluntary long-term services.

Project rental assistance can be applied to new or existing multifamily developments owned by a nonprofit or private entity with at least 5 housing units that have received funding or are in the process of applying for funding through TDHCA's Multifamily Housing programs.

The program is limited to individuals who are part of one of the Target Populations and eligible to receive services through one of the eligible disability service organizations contracted with Texas HHS. Each eligible household must have a qualified member of one of the Target Populations that will be at least 18 years of age and under the age of 62 at the time of admission. All Target Populations must be eligible for community-based, long-term care services as provided through Medicaid waivers, Medicaid state plan options, or state funded services and have been referred to TDHCA through their Section 811 Referral Agent.

Target Populations:

- **People with disabilities living in institutions.** This population includes those that wish to transition back to the community from nursing facilities and Intermediate Care Facilities for Individuals with Intellectual Disabilities who are eligible for Medicaid waiver services;
- **People with serious mental illness.** These individuals receive behavioral health services through a Local Mental Health Authority; and

- **Youth and young adults with disabilities exiting foster care.** These individuals are eligible for services through the Department of Family and Protective Services.

The program is currently limited to properties located in the following Metropolitan Statistical Areas (“MSAs”):

- Austin-Round Rock
- Brownsville-Harlingen
- Corpus Christi
- Dallas-Fort Worth-Arlington
- El Paso
- Houston-The Woodlands-Sugar Land
- McAllen-Edinburg-Mission
- San Antonio-New Braunfels

The Section 811 PRA Program received a total award of $12,342,000 for HUD PY 2012 and an additional $12,000,000 for HUD PY 2013. The program helps extremely low-income individuals with disabilities and their families by providing between 500 and 700 new integrated supportive housing units.

CONTACT: For individuals, or their local caseworkers who are interested in accessing a unit through the Section 811 PRA Program, contact Bill Cranor at (512) 936-7804. For properties interested in participating in the program contact Spencer Duran at (512) 475-1784. More general program information about the Section 811 PRA Program can be found at: http://www.tdhca.state.tx.us/section-811-pra/index.htm.

ONLINE DOCUMENTS: Resource documents for participating multifamily developments can be found by visiting: http://www.tdhca.state.tx.us/section-811-pra/resource-documents.htm.

FUNDING SOURCE: HUD

TYPE OF ASSISTANCE: Project-Based Rental Assistance

ELIGIBLE PROPERTIES: New or existing multifamily developments owned by a nonprofit or private entity with at least 5 housing units that have received funding or are in the process of applying for funding through TDHCA's Multifamily Housing programs or any eligible federal, state, or local publically-funded program.

TARGETED BENEFICIARIES: The program is limited to individuals who are part of one of the Target Populations and eligible for services contracted through one of the Texas HHS agencies participating in the program. Each eligible household must have a qualified member of a Target Population that will be at least 18 years of age and under the age of 62, and is at or below 30% AMFI at the time of admission. The Program is only available in limited areas.

TEXAS HOMEOWNERSHIP DIVISION

The Homeownership Division offers the My First Texas Home Program, Texas Mortgage Credit Certificate Program ("MCC"), and the Texas Statewide Homebuyer Education Program ("TSHEP").

In state fiscal year 2017, TDHCA Homebuyer programs helped 5,870 families become homeowners.

MY FIRST TEXAS HOME PROGRAM

My First Texas Home Program is funded through the sale of mortgage backed securities that can be packaged into a tax exempt mortgage revenue bond or directly into the secondary market, a market where investors purchase securities or assets from other investors rather than from issuing companies themselves. The program continues to be offered on a first-come, first-served basis through a network of participating lenders. The program also continues to provide homeownership opportunities by offering competitive interest rate mortgage loans and down payment assistance for qualified individuals and families whose gross annual household income does not exceed 115% of AMFI limitations, based on IRS adjusted income limits, or 140% of AMFI limitations if in a targeted area. The purchase price of the home must not exceed stipulated maximum purchase price limits. A minimum of 30% of program funds are made available to assist Texans earning 80% or less of program income limits. The Department intends to issue tax-exempt and taxable mortgage revenue bonds in FY 2018 secured by mortgage-backed securities created with mortgage loans originated through this program.

Income limits for the program will continue to be in line with those set by the Internal Revenue Code (1980) which governed the First Time Homebuyer Program because it used tax exempt bonds as its funding source. These limits are based on income categories determined by HUD. The first-time homebuyer restriction will continue to apply to anyone who has not owned a home within the last three years. Certain exceptions to the first-time homebuyer restriction, income ceiling and maximum purchase price limitation apply in targeted areas and/or to qualified Veterans. Targeted areas are defined as qualified census tracts in which 70% or more of the families have an income of 80% or less of the statewide median income and/or are areas of chronic economic distress as designated by the state and approved by the Secretaries of Treasury and HUD, respectively. The Qualified Veterans Exemption to the first-time homebuyer requirement applies to a veteran who has been honorably discharged and has not previously received financing as a first-time homebuyer through a single family mortgage revenue bond program.

My First Texas Home Program funding for FY 2018 is dependent on continuation of federal authority, but is projected to be $800,000,000.

Texas Homebuyer U ("TXHBU") is a free online tool designed to satisfy the homebuyer education requirement for TDHCA's first time homebuyer programs. TX HBU offers two courses: One is a comprehensive pre- and post-purchase tutorial which satisfies the education requirement for TDHCA's first time homebuyer programs; the other is an introductory course to its Texas Mortgage Credit Certificate ("TX MCC") Program.

> **CONTACT:** For individuals seeking assistance, call 1-800-792-1119 to request a My First Texas Home Program information packet or go to www.myfirsttexashome.com to view Frequently Asked Questions, use the mortgage qualifier tool and search for participating lenders. Mortgage Companies or Banks interested in becoming a participating lender should call the Texas Homeownership Division at 512-475-0277.
>
> **ONLINE DOCUMENTS:** http://www.tdhca.state.tx.us/homeownership.
>
> **FUNDING SOURCE:** Sale of Mortgage Backed Securities into the secondary market.
>
> **TYPE OF ASSISTANCE:** 30-year fixed-rate mortgage loan financing at competitive interest rates, with down payment assistance in a second lien.
>
> **ADMINISTRATORS:** Participating mortgage lenders.
>
> **RECIPIENTS:** Households that are able to qualify for a mortgage loan who earn up to 115% AMFI who meet program guidelines, or 140% AMFI who meet program guidelines in a targeted area.

TEXAS MORTGAGE CREDIT CERTIFICATE PROGRAM

TDHCA has the ability to issue Mortgage Credit Certificates ("MCCs") through its bond authority. The program is offered through a network of approved lenders. An MCC provides a tax credit of 40% of annual interest paid on a mortgage loan up to $2,000 annually that reduces the borrower's federal income tax liability. The credit cannot be greater than the annual federal income tax liability, after all other credits and deductions have been taken into account. MCC tax credits in excess of a borrower's current year tax liability may, however, be carried forward for use during the subsequent three years.

The TX MCC Program provides homeownership opportunities for qualified individuals and families whose gross annual household income does not exceed 115% of AMFI limitations, based on IRS adjusted income limits, or 140% of AMFI limitations if in a targeted area. In order to participate in the MCC Program, homebuyers must meet certain eligibility requirements and obtain a mortgage loan through a participating lender. The mortgage loan used in conjunction with the MCC Program may be underwritten utilizing Federal Housing Administration ("FHA"), VA, RHS or Conventional guidelines at prevailing market rates.

The TX MCC Program may now be combined with the My First Texas Home Program where the My First Texas Home Program loan is not packaged and funded through the sale of tax-exempt mortgage revenue bonds. However, borrowers under either funding must continue to meet the more restrictive eligibility requirements of the MCC Program.

MCC funding for FY 2018 is dependent on continuation of federal authority, but is projected to be $600,000,000.

CONTACT: Call 1-800-792-1119 to request additional program information or visit the website at: www.myfirsttexashome.com. Mortgage Companies or Banks interested in becoming a participating lender should call the Texas Homeownership Division at 512-475-0277.

ONLINE DOCUMENTS: For more information go to
http://www.tdhca.state.tx.us/homeownership/fthb/mort_cred_certificate.htm.

FUNDING SOURCE: Conversion of single family private activity bond authority.

TYPE OF ASSISTANCE: Individual tax credit that offsets federal income tax liability.

ADMINISTRATORS: Participating mortgage lenders.

RECIPIENTS: Households that are able to qualify for a mortgage loan who earn up to 115% AMFI who meet program guidelines, or 140% AMFI who meet program guidelines in a targeted area.

TEXAS STATEWIDE HOMEBUYER EDUCATION PROGRAM

The 75th Texas Legislature passed HB 2577, which in part charged TDHCA with the development and implementation of a statewide homebuyer education program to provide information and counseling to prospective homebuyers. In 1999, TDHCA created the Texas Statewide Homebuyer Education Program to fulfill this mandate. The program leverages the delivery of comprehensive homebuyer education by providing "train the trainer" courses to homebuyer counselors

TDHCA, in conjunction with its Governing Board, made the decision to outsource the day to day administration of the program; currently the program is outsourced to NeighborWorks America. TDHCA continues to provide a portion of the funding for the program and remains engaged and provides oversight on an on-going basis. A list of certified homebuyer education providers along with pertinent program information will continue to be made available and periodically updated on TDHCA's website for any individual seeking homebuyer education and counseling services.

Projected Texas Statewide Homebuyer Education Program funding for FY 2017: $50,000

CONTACT: Individuals seeking homebuyer classes may search for providers in their area online at http://www.tdhca.state.tx.us/texans.htm. For more information on TSHEP workshops or to become a certified homebuyer counselor, call the TDHCA at 512-475-3993.

FUNDING SOURCE: State funds

TYPE OF ASSISTANCE: Training and referral services

RECIPIENTS: Local nonprofit homebuyer education providers or prospective providers

TARGETED BENEFICIARIES: No AMFI limits

HOUSING SUPPORT CONTINUUM

The Housing Support Continuum consists of a range of services that income-eligible households may need at different times of their lives, provided through the network of TDHCA-funded service providers. The Housing Support Continuum has six categories: (1) Poverty and Homelessness Prevention, (2) Rental Assistance and Multifamily Development, (3) Homebuyer Education, Assistance and Single-Family Development, (4) Rehabilitation, Barrier Removal, and Weatherization, and (6) Disaster Relief.

(1) POVERTY AND HOMELESSNESS PREVENTION

For Texans who struggle with poverty or are currently homeless, TDHCA offers several programs that provide essential services to assist with basic necessities.

Category	Program	Description	Eligible Households/Individuals
Poverty Prevention	Community Service Block Grant Program ("CSBG")	CSBG activities can be instrumental in helping households in poverty and in preventing homelessness in the lowest-income populations. For those organizations that provide services through CSBG, activities may include: child care; transportation; job training and employment services; education services; housing services; emergency assistance (including rent and utilities); youth development programs; activities to promote self-sufficiency; and other related services.	<=125% Poverty
Poverty Prevention	Comprehensive Energy Assistance Program ("CEAP")	For those income-eligible Texans who have housing, subsidizing or reducing the energy costs may help keep that housing affordable and prevent homelessness. Some households qualify for repair or retrofit of existing heating and cooling appliances or purchase of portable heating and cooling appliances in cases of emergency.	<=150% Poverty
Homelessness Prevention	Emergency Solutions Grants Program ("ESG")	The ESG Program's focus is to assist people to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.	<30% AMFI, persons experiencing homeless or at risk of homelessness
Homelessness Prevention	Homeless Housing and Services Program ("HHSP")	HHSP was created for the purpose of assisting large urban areas in providing local programs to prevent and end homelessness.	<=30% AMFI, persons experiencing homeless or at risk of homelessness OR <=50% AMFI for recertification

(2) RENTAL ASSISTANCE AND MULTIFAMILY DEVELOPMENT

For low-income Texans who have difficulty affording rent, TDHCA offers two main types of support; rental subsidies for low-income Texans and rental development subsidies for developers who, in turn, produce housing with reduced rents for low-income Texans.

Category	Program	Description	Eligible Households/Individuals
Rental Assistance	Housing Choice Voucher Program ("HCVP")	The Housing Choice Voucher Program provides rental subsidies for decent, safe and sanitary housing to eligible households in 34 specific counties. A specialized program within the Housing Choice Voucher Program, the Project Access Program, uses vouchers to assist persons with disabilities transitioning from institutions into housing in the community.	<50% AMI
Rental Assistance	Section 811 Project Rental Assistance Program ("Section 811")	The Section 811 PRA program provides project-based rental assistance for extremely low-income persons with disabilities linked with long term services.	The higher of <30% AMI or <Federal Poverty Level
Rental Assistance	Tenant Based Rental Assistance ("TBRA")	The HOME Program's TBRA provides rental subsidy, security and utility deposit assistance. The HOME assisted tenant must participate in a self-sufficiency program.	<80% AMI
Multifamily Development	Housing Tax Credit Program ("HTC")	The HTC, Multifamily Bond and Multifamily Direct Loan programs serve extremely low-, very low-, low- and moderate-income households and the funded properties must meet long-term rent restrictions. These programs are designed to provide a source of financing for the development of affordable housing, maximize the number of affordable units added to the state's housing supply, ensure that the state's affordable housing supply is well maintained and operated, serve as a credit to the communities in which affordable housing is constructed and operated, and prevent losses in the state's supply of affordable housing. Owners that receive funding for the construction, acquisition or rehabilitation of multifamily properties are required to offer a variety of tenant supportive services designed to meet the needs of the residents of the development.	<60% AMI for Housing Tax Credit and Multifamily Bond Programs <30% AMI and <80% AMI for Multifamily Direct Loan Program

(3) HOMEBUYER EDUCATION, ASSISTANCE AND SINGLE-FAMILY DEVELOPMENT

After a low-income household has become self-sufficient, the household may be ready for homeownership. Homeownership may help a low-income household to build equity, raise the household out of the low-income financial category and promote self-sufficiency. TDHCA works to ensure that potential homeowners understand the responsibilities of homeownership by offering homeownership education courses as well as providing financial tools to make homeownership more attainable.

Category	Program	Description	Eligible Households/Individuals
Homebuyer Education	Colonia Self-Help Center Program ("SHC")	The Colonia SHC Program provides outreach, education and technical assistance to residents of colonias in support of their preparations to become homebuyers or to maintain homes. The program can also provide homebuyer assistance.	<80% AMI
Homebuyer Education	Texas Statewide Homebuyer Education Program	To ensure uniform quality of the homebuyer education provided throughout the state, NeighborWorks America will provide training professionals to teach housing counseling to local nonprofit organizations. The training professionals, through NeighborWorks America, will also certify the participants as homebuyer education providers.	No AMI Limits
Homebuyer Assistance	Contract for Deed Program ("CFD")	HOME's Contract for Deed Program provides funds to assist with the acquisition or refinance of a lien to convert a contract for deed into a traditional mortgage. Assistance is combined with repair or replacement assistance of the property occupied for the contract for deed holder.	<60% AMI, must reside in a colonia
Homebuyer Assistance	My First Texas Home Program ("MFTH") Non-Targeted Funds	The Texas Homeownership Division's My First Texas Home Program non-targeted funds may offer eligible first time homebuyers competitive interest rate mortgage loans and down payment assistance through a network of participating lenders.	<115% AMI
Homebuyer Assistance	My First Texas Home Program ("MFTH") Targeted Funds	The Texas Homeownership Division's My First Texas Home Program targeted funds may offer eligible homebuyers competitive interest rate mortgage loans and down payment assistance through a network of participating lenders in areas of chronic economic distress. The first time homebuyer requirement is waived for borrower's purchasing properties located in targeted areas.	<140% AMI, households in areas of chronic economic distress

Homebuyer Assistance	HOME Homebuyer Assistance Program ("HBA")	HOME's Homebuyer Assistance includes down payment and closing cost assistance for homebuyers to acquire affordable single-family housing. Homebuyer Assistance with Rehabilitation offers down payment and closing cost assistance and also includes construction costs associated with barrier removal for homebuyers with disabilities.	<80% AMI
Homebuyer Assistance	Mortgage Credit Certificate Program ("TX MCC") Non-Targeted Funds	The Texas Homeownership Division's MCC provides a tax credit of up to $2,000 that effectively reduces the borrower's federal income tax liability. This tax savings may provide a family with more available income to qualify for a loan and meet mortgage payment requirements.	<115% AMI
Homebuyer Assistance	Mortgage Credit Certificate Program ("TX MCC") Targeted Funds	The Texas Homeownership Division's MCC provides a tax credit of up to $2,000 that effectively reduces the borrower's federal income tax liability. This tax savings may provide a family with more available income to qualify for a loan and meet mortgage payment requirements. Targeted funds are available to qualifying households who will live in a home purchased in areas of chronic economic distress.	<140% AMI, households in areas of chronic economic distress
Homebuyer Assistance	Neighborhood Stabilization Program ("NSP") Homebuyer Assistance Program	Homebuyer assistance is available for land bank properties used as the eligible homebuyer's principal residence and multifamily developments through the Neighborhood Stabilization Program.	<120% AMI, must currently own or manage NSP land bank properties
Single Family Development	Single Family Development Program ("SFD")	The HOME Programs' Single Family Development activity provides funding to CHDOs that can apply for loans to develop single-family affordable housing	<=80% AMI
Single Family Development	Texas Bootstrap Program ("Bootstrap")	The Texas Bootstrap Loan Program provides funds to purchase or refinance real property for new residential housing, construct new residential housing or improve existing residential housing.	<=60% AMI

(4) REHABILITATION, BARRIER REMOVAL, AND WEATHERIZATION

In the course of homeownership, there may come a time when substantial rehabilitation or reconstruction needs to take place. Persons with disabilities may also need accessibility modifications in order to be able to stay in their home. In addition, by providing minor repairs and weatherization to owned or rental housing, the energy costs associated with housing will be reduced. TDHCA offers both these services.

Category	Program	Description	Eligible Households/Individuals
Rehabilitation and Barrier Removal	Amy Young Barrier Removal Program ("AYBR")	The HTF's Amy Young Barrier Removal Program provides one-time grants of up to $20,000 to people with disabilities for accessibility modifications to their housing units and to eliminate life threatening hazards and correct unsafe conditions.	<=80% AMI, persons with disabilities
Rehabilitation and Barrier Removal	HOME Homeowner Rehabilitation Assistance Program ("HRA")	HOME's Homeowner Rehabilitation Assistance Program provides rehabilitation, reconstruction, or new construction, assistance to homeowners for the repair or reconstruction of their existing home, which must be their principal residence.	<80% AMI
Weatherization	Weatherization Assistance Program ("WAP")	WAP provides cost-effective weatherization measures to improve the energy efficiency of income-eligible client households. In order to provide weatherization measures for a dwelling, the household must meet income-eligibility criteria and the measures must meet specific energy-savings goals. WAP also provides energy conservation education to empower clients to continue to reduce their energy burden.	<=150% Poverty for LIHEAP WAP <=200% Poverty for DOE WAP

(5) DISASTER RELIEF

When natural and man-made disasters strike, low-income households are often the most dramatically affected. TDHCA is committed to locating funds and developing programs and initiatives to assist the affected households and communities quickly, efficiently, and responsibly. However, long term recovery from major disasters is often carried out with specially appropriated funds administered by the Texas General Land Office.

Category	Program	Description	Eligible Households/Individuals
Disaster Relief	Community Services Block Grant ("CSBG")	The Department reserves a portion of the State's annual CSBG discretionary funds to provide emergency disaster relief to income-eligible persons who live in communities impacted by a natural or man-made disaster. The CSBG emergency disaster relief funds are distributed to CSBG-eligible entities and other human services delivery organizations and are to be utilized to provide eligible persons with emergency assistance, including but not limited to shelter, food, clothing, pharmaceutical supplies, bedding, cleaning supplies, personal hygiene items, and replacement of essential appliances.	<=125% Poverty
Disaster Relief	HOME Program Disaster Relief	The HOME Program utilizes deobligated and available funds for disaster relief through HRA, HBA, and TBRA programs in communities that are not designated by HUD as HOME participating jurisdictions. HOME disaster funds are designed specifically to assist eligible households who are affected by a disaster, with emphasis on assisting those who have no other means of assistance, or as gap financing after any other federal assistance.	<80% AMI

TDHCA ALLOCATION PLANS

The Department has developed allocation formulas for many TDHCA programs in order to target available housing resources to the neediest households in each uniform state service region. These formulas are based on objective measures of need ensuring an equitable distribution of funding.

2018 REGIONAL ALLOCATION FORMULA

Tex. Gov't Code §§2306.111(d) and 2306.1115 require that TDHCA use a Regional Allocation Formula ("RAF") to allocate its HOME, HTC, and HTF funding when programs are funded above a certain amount. This RAF objectively measures the affordable housing need, available resources and other factors determined by the Department to be relevant to the equitable distribution of housing funds in 13 State Service Regions used for planning purposes. Tex. Gov't Code §2306.111(d) requires that the TDHCA RAF consider rural and urban areas in its distribution of program funding. Because of this, allocations for the HOME, HTC, and HTF programs are allocated by rural and urban areas within each region.

As a dynamic measure of need, the RAF is revised annually to reflect updated demographic and resource data; respond to public comment; and better assess regional housing needs and available resources. The RAF is released annually for public comment. Slightly modified versions of the RAF are used for Single Family HOME, Multifamily HOME, HTC, and HTF because the programs have different eligible activities, households and geographical service areas, as explained under the program subheadings.

The RAF used the following data from the Census Bureau to calculate this regional need and availability distribution:

- Need factors:
  - 200% of Poverty: Number of persons in the region who live at or under 200% of the poverty line.
  - Cost Burden: Number of households with a ratio of monthly gross rent or mortgage payment to monthly household income that exceeds 30%.
  - Overcrowded Units: Number of occupied units with more than one person per room.
  - Lack of Kitchen: Number of households lacking kitchen facilities.
  - Lack of Plumbing: Number of households lacking plumbing facilities.
- Availability factor:
  - Unoccupied Housing Units: Vacant units for rent or for sale.
- Regional Coverage Factor:
  - Inverse population density: An inverse density population conveys the amount of land per person in each subregion.

The provided Regional Allocation tables are sample amounts only. The final allocation amounts are calculated by the program area staff following the RAF Methodology approval by the TDHCA Governing Board. Further, even when final allocation amounts are made available other planning considerations further alter the applicability of the RAF and/or the amounts. To the extent funds received/proposed to be used are below the statutory minimum for any program/activity, or if the proposed activities fall into a statutory exception, the RAF will not be used.

HOME PROGRAM REGIONAL ALLOCATION FORMULA

The HOME RAF is specific to HOME's activities. First, because HOME assists both homeowners and renters, both homeowner data and renter data is used in the RAF for the need and availability factors. HOME single-family activities and multifamily activities are measured by different variables. Because HOME offers single-family rehabilitation, lack of kitchen and lack of plumbing are included in the HOME Single Family RAF to measure housing need. Also, since HOME Single Family programs are typically scattered site predominately in rural areas of the state, a Regional Coverage Factor takes into account the smaller populations of rural areas as well as scattered locations of single family projects, instead of relying solely on population as an absolute.

Secondly, Tex. Gov't Code §2306.111 dictates that the Department shall expend 95% of its HOME funds for the benefit of non-Participating Jurisdictions that do not qualify to receive funds directly from HUD. Therefore, housing need and availability in the cities and counties that are Participating Jurisdictions are not included in the State's RAF. The 2018 RAF distributes funding for all HOME-funded activities with some exceptions for federal and state mandated set-asides including CHDO Operating Expenses, Housing Programs for Persons with Disabilities and the Contract for Deed Program. The following tables demonstrate the combined regional funding distribution for all of the HOME activities distributed under the RAF, such as the CHDO developments, rental housing development and various single family activities.

HOME Single Family Program 2018 RAF

Region	Large MSA within Region for Geographical Reference	Regional Funding Amount	Regional Funding %	Rural Funding Amount	Urban Funding Amount
1	Lubbock	$ 565,077	5.65%	$ 459,492	$ 105,585
2	Abilene	$ 483,573	4.83%	$ 383,573	$ 100,000
3	Dallas/Fort Worth	$ 1,714,601	17.13%	$ 266,349	$ 1,448,252
4	Tyler	$ 962,084	9.61%	$ 675,031	$ 287,052
5	Beaumont	$ 602,982	6.03%	$ 430,197	$ 172,786
6	Houston	$ 540,045	5.40%	$ 209,442	$ 330,603
7	Austin/Round Rock	$ 925,771	9.25%	$ 204,731	$ 721,040
8	Waco	$ 630,761	6.30%	$ 327,668	$ 303,093
9	San Antonio	$ 507,801	5.07%	$ 238,997	$ 268,804
10	Corpus Christi	$ 575,120	5.75%	$ 338,519	$ 236,600
11	Brownsville/Harlingen	$ 682,272	6.82%	$ 421,570	$ 260,701
12	San Angelo	$ 587,580	5.87%	$ 393,132	$ 194,448
13	El Paso	$ 1,229,713	12.29%	$ 1,005,257	$ 224,456
	Total	$ 10,007,378	100%	$ 5,353,958	$ 4,653,420

HOME Multifamily Program 2018 RAF

Region	Large MSA within Region for Geographical Reference	Regional Funding Amount	Regional Funding %	Rural Funding Amount	Urban Funding Amount
1	Lubbock	$ 465,173	4.90%	$ 365,696	$ 99,476
2	Abilene	$ 299,919	3.16%	$ 258,859	$ 41,061
3	Dallas/Fort Worth	$ 2,002,553	21.08%	$ 318,300	$ 1,684,253
4	Tyler	$ 1,159,049	12.20%	$ 812,259	$ 346,790
5	Beaumont	$ 680,129	7.16%	$ 493,993	$ 186,136
6	Houston	$ 579,969	6.10%	$ 216,318	$ 363,651
7	Austin/Round Rock	$ 1,097,804	11.56%	$ 191,680	$ 906,123
8	Waco	$ 548,277	5.77%	$ 298,549	$ 249,728
9	San Antonio	$ 552,437	5.82%	$ 250,803	$ 301,634
10	Corpus Christi	$ 594,929	6.26%	$ 330,780	$ 264,149
11	Brownsville/Harlingen	$ 724,494	7.63%	$ 447,103	$ 277,392
12	San Angelo	$ 429,487	4.52%	$ 214,638	$ 214,849
13	El Paso	$ 365,780	3.85%	$ 25,141	$ 340,639
	Total	$ 9,500,000	100%	$ 4,224,119	$ 5,275,881

For more information on the RAF and further description of the formula, please contact the Housing Resource Center at (512) 475-3976.

HOUSING TRUST FUND PROGRAM REGIONAL ALLOCATION FORMULA

According to Tex. Gov't Code §2306.111(d-1)(3), the RAF does not apply to activities with less than $3,000,000 of funding. Neither the Texas Bootstrap Loan Program nor the Contract for Deed Assistance Program received more than $3,000,000. Tex. Gov't Code §2306.111(d-1)(2) also dictates that the RAF does not apply to activities primarily designed to serve persons with disabilities, and therefore the Amy Young Barrier Removal Program is exempt from the RAF. However, a regional dispersion may be utilized when releasing Amy Young Barrier Removal Program funds through the reservation system to ensure that all rural and urban areas of the state have an opportunity to access funds. No HTF funds will be subject to the RAF for SFY 2018.

HOUSING TAX CREDIT REGIONAL ALLOCATION FORMULA

In accordance with Tex. Gov't Code §§2306.111(d) and 2306.1115, TDHCA allocates HTC Program funds to each State Service Region using a need-based formula developed by the Department. For HTC, because the program only assists renters, only renter data was used in the RAF.

The HTC RAF provides for a minimum of $500,000 in each rural and urban state service region, and the HTC allocation methodology ensures that a minimum of 20% of the state's tax credit amount is awarded to rural areas.

HTC Program 2018 RAF

Region	Place for Geographical Reference	Regional Funding Amount	Regional Funding %	Rural Funding Amount	Urban Funding Amount
1	Lubbock	$ 1,621,068	3.24%	$ 584,549	$ 1,036,519
2	Abilene	$ 1,000,000	2.00%	$ 500,000	$ 500,000
3	Dallas/Fort Worth	$ 12,019,138	24.04%	$ 503,149	$ 11,515,990
4	Tyler	$ 2,136,260	4.27%	$ 1,252,265	$ 883,995
5	Beaumont	$ 1,398,990	2.80%	$ 773,371	$ 625,619
6	Houston	$ 10,713,248	21.43%	$ 500,000	$ 10,213,248
7	Austin/Round Rock	$ 3,980,364	7.96%	$ 500,000	$ 3,480,364
8	Waco	$ 1,752,518	3.51%	$ 500,000	$ 1,252,518
9	San Antonio	$ 4,601,867	9.20%	$ 500,000	$ 4,101,867
10	Corpus Christi	$ 1,639,592	3.28%	$ 513,998	$ 1,125,594
11	Brownsville/Harlingen	$ 5,369,149	10.74%	$ 695,701	$ 4,673,447
12	San Angelo	$ 1,238,916	2.48%	$ 500,000	$ 738,916
13	El Paso	$ 2,528,890	5.06%	$ 500,000	$ 2,028,890
	Total	$ 50,000,000	100%	$ 7,823,034	$ 42,176,966

Further, TDHCA is required by §42(m)(1) of the Internal Revenue Code and Tex. Gov't Code §2306.6702 to develop an annual Qualified Allocation Plan ("QAP") to establish the procedures and requirements relating to the allocation of Housing Tax Credits. The QAP is revised annually in a process that involves public input, Board approval and ultimately approval by the Governor. Under the competitive HTC program, to be considered for an award of housing tax credits, an application must be submitted to TDHCA during the annual application acceptance period as published in the QAP. All applications must provide the required fee, application and supporting documentation as required by the QAP and the Department's rules, as well as meeting all eligibility and threshold requirements.

POLICY INITIATIVES

The mission of the Texas Department of Housing and Community Affairs is to administer its assigned programs efficiently, transparently, and lawfully and to invest its resources strategically and develop high quality affordable housing which allows Texas communities to thrive. In addition to the goals established by the Legislative Appropriations Request, the Riders in the General Appropriations Act and state law, TDHCA continues to search for new ways to meet its mission. The following are policy initiatives for TDHCA.

FAIR HOUSING

Through education, outreach, training, program administration, monitoring, and rule provision, TDHCA works to ensure that its housing and assistance programs are compliant with HUD's requirements and regulations regarding affirmatively furthering fair housing.

Education, Outreach and Training

The Texas Workforce Commission's ("TWC") Civil Rights Division is tasked with enforcing the State of Texas's Fair Housing Act, which was passed in 1989 and prohibits discrimination based on race, color, national origin, sex, religion, familial status, and disabilities in homeownership or rental housing opportunities. TDHCA works with TWC to ensure that prospective applicants and residents are aware of TWC's complaint process and that owners and management agents operating TDHCA properties and programs are aware of their responsibilities under the Federal and State Fair Housing Act. TWC offers free fair housing training.

The Department developed a free online homebuyer education module, "Becoming a Homeowner" for the Texas Homeownership division. The online course is available 24/7 in both English and Spanish and provides buyers with a greater understanding of what to expect when purchasing a home, including information on the Mortgage Credit Certificate ("MCC") program, down payment assistance, and lending rates. The convenient, self-paced course offers a pre- and post-purchase tutorial on the ins and outs of buying a home. In summer 2017 an average of 1,000 homebuyers took the course monthly.

Effective April 2017, all TDHCA staff will complete a fair housing training module biennially. New hires will complete the training within the first 90 days of employment. The HUD-approved training is provided online, at no cost through the Texas Workforce Commission, Civil Rights Division. In 2017 agency staff took the fair housing training offered through the Texas Workforce Commission and had the opportunity to attend two fair housing webinars.

In 2017 fair housing staff conducted a number of presentations and trainings to organizations utilizing TDHCA programs. Staff trained the Assertive Community Treatment Team with Austin/Travis County Integral Care; the team provides treatment, rehabilitation and support services to individuals who are diagnosed with a severe mental illness. Staff also trained relocation contractors assisting individuals exiting nursing facilities and transitioning to community-based settings. Trainings are available upon request and help ensure equal access to TDHCA programs.

Program Administration and Monitoring

TDHCA Staff examined small area fair market rents ("FMRs") and hypothetical small area fair market rents to determine if FMRs in the Department's Housing Choice Voucher Program service area needed to be adjusted to expand tenant housing choices. The establishment of the standard is important because it essentially determines whether a household will be able to find a unit they can afford with the voucher the Department issues. In areas where market rents are high and there is high demand for rental units, it can be challenging for a voucher holder to find a unit. Increased FMRs aid in areas where voucher holders have difficulty in finding acceptable units or affording units in more desirable areas. Higher FMRs provide additional choices and opportunities to tenants in highly competitive rental markets.

The Department's Language Access Plan was revised to reflect updated language service protocols. The agency procured third-party translation and interpreting services through two vendors available on an as-needed basis. Language addressing current points of contact between the Department and client populations was updated to include Spanish-speaking contacts within the Department. Links to interpreting services were added to the Department's header; those who are unable to speak, read, write, or understand the English language may call the Department to request translation assistance with any document, event or other information from the Department.

Rule Provisions

Staff developed a demographic database that consolidates Housing Tax Credit demographic data and compares trends to demographic data collected by the U.S. Census Bureau. This database is used in the Multifamily Affirmative Marketing Tool, as required by rule. Staff is undertaking system changes to the database to report demographic information by household member to better evaluate and streamline demographic reporting. The update will also utilize more recent demographic data. Staff anticipates a rule change in 2018.

Staff revised Single Family Umbrella rules, 10 TAC §20.9, Fair Housing Affirmative Marketing and Reasonable Accommodations. The Department expanded rules for all single family programs to require affirmative marketing, utilize a random selection process when identifying households to assist (for a 30 day application period), and ensure outreach to speakers with Limited English Proficiency. The rules include a requirement for subrecipients to have an affirmative marketing plan to direct specific marketing and outreach to potential tenants and homebuyers who are considered "least likely" to know about or apply for housing based on an evaluation of market area data.

Staff amended the Department's reasonable accommodation rule, 10 TAC §1.204. Under the revised rule responses to Reasonable Accommodation requests must be provided within a reasonable amount of time, not to exceed 14 calendar days. The response must either be to grant the request, deny the request, offer alternatives to the request, or request additional information to clarify the Reasonable Accommodation request. The amendment also clarifies that certain items identified by the U.S. Department of Justice (such as a reserved parking space) with a de minimis cost are a reasonable accommodation that the owner/operator of housing must pay for. The rule change was recognized as a national best practice by the National Academy for State Health Policy and helps to ensure that people with disabilities have access to Department programs, housing, and services.

Homelessness Program rules were revised to strengthen affirmative marketing and tenant selection criteria requirements. Staff proposed rule changes to the Emergency Solutions Grant ("ESG") and Homeless Housing and Services Program ("HHSP") to align with fair housing goals. Revisions include affirmative marketing requirements to market to those least likely to apply for services, and tenant selection criteria to ensure reasonable accommodation and Violence Against Women Act ("VAWA") notifications occur with any adverse action.

HUD Requirements and Regulations to Affirmatively Furthering Fair Housing

The State of Texas's Phase 2 Analysis of Impediments ("AI") was submitted to HUD on November 8, 2013. The Fair Housing, Data Management, and Reporting group tracks goals and corresponding action items under the AI. The group consolidates records of fair housing activities across the agency and coordinates the setting of priorities and goals and the tracking of results.

Staff utilizes a Fair Housing Tracking Database that assists TDHCA in consolidating fair housing records and tracking goals under the Analysis of Impediments. The database includes projects in various stages of research, planning, and implementation to affirmatively further fair housing. Action Steps may be associated with one or more of six (6) Impediments identified in the 2013 Analysis of Impediments to Fair Housing Choice for the State of Texas, for both HUD and non-HUD funded activities. The database allows TDHCA to better review current efforts and identify areas for improvement. Database reports are regularly shared with TDHCA's Board of Directors.

On August 17, 2015, HUD adopted the Final Affirmatively Furthering Fair Housing Rule (the "AFFH rule") which governs what block grant recipients of certain HUD funds (being those funds overseen by HUD's Division of Community Planning and Development ("CPD") and Public Housing Authorities funded under 42 U.S.C. §1437e must do to affirmatively further fair housing. Upon its final release, staff is preparing to meet the requirements of the AFFH rule.

The rule replaces the Analysis of Impediments ("AI") to Fair Housing Choice with a new Assessment of Fair Housing ("AFH") tool. The AFH Tool uses HUD-generated data, and a significant community participation process, to identify four main areas:

- Racially and ethnically concentrated areas of poverty
- Patterns of integration and segregation
- Disparities in access to opportunity; and
- Disproportionate housing needs

The rule requires that Government entities that accept certain HUD funds take "meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics." HUD believes the duty to affirmatively further fair housing extends to all of the program participant's activities related to housing and community development, regardless of funding source. Meaningful actions, according to HUD, "means significant actions that are designed and can be reasonably expected to achieve a material positive change that affirmatively furthers fair housing by, for example, increasing fair housing choice or decreasing disparities in access to opportunity." The State continues to have concerns that the AFH tool as crafted effectively creates a process that promotes race based decision-making by recipients of HUD funds in violation of the Equal Protection Clause of the U.S. Constitution. In addition, TDHCA has provided comment that the proposed State Assessment Tool is an overreach, into sources outside the purview of HUD and beyond HUD's statutory authority.

The new process directly links the AFH tool and its identified goals with the jurisdiction's HUD-required program planning document (its Consolidated Plan or for a PHA, its 5-Year PHA Plan). Fair housing goals and priorities from the AFH are expected to be incorporated into the actual programming and proposed use of the HUD funds. The AFH tool will be phased in as Government entities that are HUD program participants submit the Consolidated Plan or PHA Plan. Entities must follow the current AI process until submitting an AFH. Staff has created and shared informational resources related to the final AFFH rule. The State of Texas assessment of fair housing will be due to HUD in May 2019, pending release of the state tool. As of the writing of this document, HUD has not finalized the State Assessment of Fair Housing tool. The AFFH Rule and interim HUD guidance provide that “until such time as [a] program participant [is] required to submit an AFH, the program participant shall continue to conduct an analysis of impediments…in accordance with requirements in effect prior to August 17, 2015” (24 CFR 5.160(a)(3). HUD must provide a minimum of nine months after the publication of the final Assessment Tool when setting a new deadline for submission of the AFH. Staff are seeking clarity from HUD on next steps and have prepared work plans to complete either the Analysis of Impediments to Fair Housing Choice (“AI”) or the Assessment of Fair Housing. Outreach will be conducted following the process outlined in the Citizen/Community Participation Plan.

Disaster Recovery

On August 25, 2017, Hurricane Harvey (“Harvey”) made landfall in Texas as a Category 4 hurricane and remained within Texas for several days causing numerous counties to sustain significant and catastrophic damage. 39 counties have been designated by the Federal Emergency Management Agency as eligible for individual assistance. TDHCA is committed to assisting in all ways possible. Typical response to disasters (hurricanes, forest fires, tornadoes, etc.) via the Department progresses through several phases and accesses various programs at different points.

In the immediate response period, programs such as LIHEAP and Community Services Block Grant (“CSBG”) are channeled through the existing program network of providers to deliver immediate assistance including, but not limited to, such things as provision of food, clothes, fuel, temporary housing, and personal items.

In the short to mid-term those same subrecipients are able to continue providing ongoing CSBG eligible assistance. Additionally the Department may, through direct award to existing subrecipients or fast-response Notices of Funding Availability, offer funding opportunities to provide disaster related assistance through HOME (including tenant-based rental assistance), Emergency Solutions Grants, or Homeless Housing Services Program.

In the longer term, should any additional federal or state resources be appropriated for programs assigned to the Department, staff will develop and present future plans for the use of such funds for longer term recovery activities. Even if additional resources are not provided, the staff will assess current available funding for possible use of disaster recovery including the programs listed herein, and the Housing Choice Voucher Program and the 811 Project Rental Assistance Program. Additionally, as the Department has a significant portfolio of single and multifamily loans, for which some of the properties are located in the affected counties, the Department may be able to alleviate households or properties’ immediate housing obligations through payment deferment or other remedies.

At the Board meeting of September 7, 2017, the Board authorized the reprogramming of approximately $3,705,024 of 2016 and 2017 CSBG funding to be used immediately and specifically for assisting households affected by Harvey. These reprogrammed CSBG funds were provided to CSBG Eligible Entities specifically for delivery of services in those counties having a FEMA disaster declaration for Individual Assistance (“IA”). Uses of the funds may be for immediate expenditure related to direct assistance for the provision of food, clothes, fuel, temporary housing, personal items, or other CSBG eligible activity as needed by households at or below 125% of federal poverty directly impacted by Harvey from the affected counties.

Also at the Board meeting of September 7, 2017, the Board authorized the Executive Director of the Department to take prompt action as needed to provide disaster response and recovery efforts with the condition that the Chairman of TDHCA's Governing Board and the Office of the Governor are kept advised of matters being undertaken. Actions taken under this authority must be brought to the Governing Board for ratification and adoption as the acts and deeds of the Governing Board. Following consultation with the Governing Board and the Office of the Governor, the following items were presented to the Board for ratification and adoption on October 12, 2017:

- Implementation of a disaster response loan policy, approved on September 8, 2017, providing for deferrals and actions of the Department in its role as a servicer of loans held by the Department. These actions are intended to offer relief to borrowers with TDHCA-owned mortgages located with FEMA-declared disaster areas that are eligible for FEMA Individual Assistance. The approved actions include waived late fees for affected mortgages, temporary suspension or forbearance of mortgages, allowing monthly loan payments to only cover the required escrow portion of the payment for up to six months, individually reviewing delinquent mortgages to determine appropriate relief options, reporting loans in areas affected by the disaster as deferred with a special disaster-related comment code to credit bureaus, suspending delinquency notices for mortgages in affected counties for September through November, continuing regular billing statements to assist in better pursuing subsequent contact, and suspending foreclosures and/or evictions that would have been initiated for properties in affected areas for 3 months.
- Award of $1,000,000 in Low Income Home Energy Assistance Program ("LIHEAP") funds for Baker Ripley to assist eligible low income households of Harris County affected by Harvey with the payment of their utility bills. Assistance with utility bills may come in the form of payment for outstanding utility bills, reconnection fees, future monthly bills, and the potential use of vouchers for overnight hotel stays until power is restored to their home.
- Forbearance of loan payments for three months for Foundation of Hope, Inc. in order to immediately address property repairs required as a result of Hurricane Harvey for Rincon Point, a property in San Patricio County.
- Unrequested HOME funds in the amount of $9,086,316 were subtracted from the 2017-1 Multifamily Direct Loan NOFA and subsequently added to the current HOME Disaster Reservation Fund for single family activities, also known as Disaster Relief Set-Aside, resulting in approximately $11 million in HOME funds available for this purpose.
- HOME Program staff contacted HOME administrators who serve areas impacted by Hurricane Harvey and were approaching a contract benchmark to determine if an extension to the contract benchmark was warranted as a result of the disaster.
- Issuance of separate contracts to reallocate $261,827.46 in uncommitted Emergency Solutions Grant Program ("ESG") funds to three 2016 ESG Subrecipients whose service area includes at least one county with a presidential disaster declaration for the provision of emergency sheltering assistance and necessities of life to eligible households. The three 2016 ESG Subrecipients are Mid-Coast Family Services, the Alliance of Community Assistance Ministries (ACAM), and SEARCH Homeless Services.
- For HOME and ESG the Department has accepted several programmatic waivers from HUD.

SPECIAL NEEDS POPULATIONS

In addition to the policy initiatives described in the previous section, TDHCA addresses special needs populations in a variety of ways. The special needs populations discussed were designated by HUD as populations to consider in the Consolidated Plan, designated by TDHCA or included in Tex. Gov't Code Chap. 2306, which requires the SLIHP. Each program addresses special needs populations uniquely. Some programs, such as HOME, establish funding levels for certain special needs populations and other programs, such as the HTC Program, include point incentives in their scoring criteria for serving certain special needs populations. Specifics about the priorities and strategies to provide housing for persons with special needs population in each state service region are discussed in this section. For data on special needs populations in the State of Texas and additional detail on housing needs of these populations see the Housing Analysis section (Section 2).

Special Needs Populations include:

- Elderly Persons (§2306.0721(c)(1) and HUD)
- Farmworkers (§2306.0721(c)(1))
- Persons Experiencing Homelessness (§2306.0721(c)(1) and HUD)
- Persons Living with HIV/AIDS and Their Families (HUD)
- Persons with Disabilities (mental, physical, developmental) (HUD)
- Persons with Substance Use Disorders (HUD)
- Persons with Violence Against Women Act ("VAWA") Protections (TDHCA and HUD)
- Residents of Colonias (§2306.0721(c)(12) and HUD)
- Residents of Public Housing (HUD)
- Veterans and Wounded Warriors (§2306.0721(c)(1))
- Youth Aging Out of Foster Care (§2306.0721(c)(1))

ELDERLY PERSONS

The Multifamily HOME Program, HTC Program, and Multifamily Bond Program require owners to provide tenant supportive services for the benefit of the residents. In addition, TDHCA plays an active role in the Housing and Health Services Coordination Council, which works to increase the amount of service-enriched housing for seniors and persons with disabilities. A description of this Council is included under "Community Involvement" in the next chapter, Public Participation.

CSBG-eligible entities operate programs targeting the elderly. Such programs include Meals-on-Wheels, congregate meal programs, senior activity centers and home care services.

The Department's CEAP and WAP give preference to the elderly as well as other special needs and priority populations. Subrecipients must conduct outreach activities for these special needs populations.

Homeowner Rehabilitation Assistance, offered through the HOME Program and the Amy Young Barrier Removal Program offered through the Housing Trust Fund provide funds for the repair and rehabilitation of homes owned by low-income households. Many of the assisted households are aging Texans, thereby facilitating their ability to remain in their communities, keep existing social networks intact, and decrease dependence on institutional assistance.

FARMWORKERS

TDHCA addresses farmworker issues by licensing and inspecting migrant labor housing facilities and conducting periodic studies on farmworker needs. In addition, the CSBG and HTC programs serve or prioritize funding for farmworkers.

In HB 1099, the 79th Texas Legislative Session transferred the licensing and inspection of farmworker housing facilities from the Texas Health and Human Services Commission to TDHCA. Additionally, the bill directed TDHCA to complete a study on quantity, availability, need, and quality of farmworker housing facilities in Texas. See http://www.tdhca.state.tx.us/housing-center/pubs-special.htm for a copy of the report.

Additionally, TDHCA set aside a portion of its FY2017 CSBG state discretionary funds to fund organizations serving migrant seasonal Farmworker and Native American populations. The Department's CSBG State Plan approved by USHHS includes Native Americans and migrant farmworker populations as special populations eligible for services provided by CSBG state discretionary funds.

The QAP, which governs the Competitive 9% HTC Program, offers points in the scoring criteria for developments that propose to set aside 5% of the units for persons with special needs. One of the nine special needs categories for the HTC Program is farmworkers.

PERSONS EXPERIENCING HOMELESSNESS

TDHCA administers the CSBG Program, CEAP, ESG, and HHSP to serve persons at risk of homelessness or experiencing homelessness.

The Ending Homelessness fund, established by the 85th Texas Legislature, may initially be used as matching funds for the ESG Program until funding reaches an adequate level to support an autonomous program. For the long term uses of the Ending Homelessness Fund, TDHCA will be seeking input from stakeholders, including roundtable discussions, an online forum, and a formal rulemaking process.

In addition, other programs not specifically created for homelessness prevention nevertheless include several activities to address this population's special needs. For instance, the HTC Program can be used to assist homeless populations. Finally, TDHCA provides facilitation and advisory support to the TICH, described under "Community Involvement" in the next chapter, Public Participation.

While the HTC Program is well-known and primarily used for the construction, acquisition and/or rehabilitation of housing that serves the general population or elderly populations, it can also be used to develop transitional housing and permanent supportive housing for homeless populations. Moreover, the QAP, which governs the Competitive 9% HTC Program, offers points in the scoring criteria for developments that propose to set aside 5% of the units for persons with special needs. One of the nine special needs categories for the HTC Program is homeless populations.

PERSONS LIVING WITH HIV/AIDS AND THEIR FAMILIES

The Texas Department of State Health Services ("DSHS") addresses the unmet housing and supportive services needs of persons living with HIV and their families in Texas by providing emergency short-term rent, mortgage and utility assistance; tenant-based rental assistance; and supportive services to income-eligible households. The DSHS Housing Opportunities for Persons with AIDS ("HOPWA") formula program, which is a federal program funded by HUD, is integrated with the larger Ryan White Program both in administration and service delivery, which in turn is integrated into the larger, multi-sectoral system for delivering treatment and care to these clients. Through the HOPWA Program, housing options are made more affordable for low-income households so they can maintain housing, adhere to medical treatment, and work towards a healthier outcome. The Texas HOPWA program addresses long-term goals with the clients to help them establish a financial plan that can assist them in maintaining their housing. The goals of the DSHS HOPWA program are to help low-income HIV-positive clients establish or maintain affordable and stable housing, to reduce the risk of homelessness and to improve access to health care and supportive services. In addition to the DSHS statewide program, the cities of Austin, Dallas, El Paso, Fort Worth, Houston, and San Antonio receive HOPWA funds directly from HUD.

The QAP, which governs TDHCA's Competitive 9% HTC program, offers points in the scoring criteria for developments that propose to set aside 5% of the units for persons with special needs; One of the nine special needs categories for the HTC Program is persons with HIV/AIDS.

PERSONS WITH DISABILITIES (Mental, Physical, and Developmental)

In addition to its relationships with the DAW and the HHSCC, the Department shows its commitment to reducing impediments to affordable housing for persons with disabilities in a variety of programs, policies, and rules designed to reach persons with disabilities across the state. These items are not limited to but include the following:

Highlights specific to Multifamily Properties:

- Tex. Gov't Code Chap. 2306 and TDHCA's Uniform Multifamily Rules require all TDHCA Multifamily properties funded after September 1, 2001, to operate in compliance with Section 504 of the Rehabilitation Act of 1973. Owners are required to pay for reasonable accommodations/modifications requested by persons with a disability. TDHCA's Fair Housing Team and Compliance Division have produced a Tenant Rights and Resources Guide for TDHCA Monitored Properties that highlights rights to reasonable accommodations and ways to file discrimination complaints in the state of Texas.

- Tex. Gov't Code Chap. 2306 and TDHCA's Uniform Multifamily Rules prohibit all TDHCA Multifamily properties from refusing to rent to households with Housing Choice Vouchers and other federal/state/local subsidy programs solely on the basis of participation in such programs. The copy of the Tenant Rights and Resources Guide mentioned previously will also assists in highlighting this TDHCA monitored property provision for tenants, PHAs, Legal Aid, and other housing advocacy groups. Specific provisions placed in the revised Tenant Selection Criteria Rule in Subchapter F, such as a prohibition against applying revised criteria retroactively, are intended to further protect voucher-holders who are in good standing under the lease. These and other changes were drafted developed through suggestions made by local advocacy and legal aid groups who reviewed the rule draft on a TDHCA website forum.

- The 2018 Qualified Allocation Plan, which was approved by the TDHCA Board on November 9, 2017, includes as a scoring item participation in TDHCA's HUD-funded grant for the 811

PRA Demonstration Program, which is intended to offer additional housing options for persons with disabilities through project based Housing Choice vouchers that will be utilized in its Housing Tax Credit portfolio.

Highlights specific to Single Family and Community Affairs Programs:

- Project Access Vouchers currently total 140, which maximizes the amount of assistance provided to low-income households with persons with disabilities. Project Access serves as a voucher source for individuals exiting nursing facilities, Intermediate Care Facilities, psychiatric hospitals, and board and care homes (as defined by HUD). To reduce the time a client is on the Project Access wait list, Project Access staff worked closely with HOME TBRA staff and Administrators to identify a process that transitions eligible voucher holders to HOME TBRA and then subsequently to a Project Access voucher to minimize gaps in services and offer longer term assistance to persons with disabilities. Project Access vouchers, along with providing additional rental assistance vouchers for previously unassisted households, will also widen the ability of the HOME program to serve persons with disabilities (in addition to its Homebuyer Assistance, Single Family Development, and Homeowner Rehabilitation Activities which currently offer additional funds for persons with disabilities requesting accessible features).

- Advocates for the aging and persons with disabilities continue to stress the importance that these populations have the ability to live independently and remain in their own homes and communities. Advocates consider access to rehabilitation funds for accessibility modifications of single-family housing a priority. Through the Amy Young Barrier Removal Program, the rehabilitation funds perform minor physical modifications such as extra handrails, grab bars, wheelchair-accessible bathrooms, kitchens and ramps, thus making existing units livable and providing a cost-effective and consumer-driven alternative to institutionalization. Likewise, the availability of rental vouchers that provide options beyond institutional settings is a high priority. Since many persons with disabilities and older Texans live on fixed incomes, such as Supplemental Security Income, another recognized need is deeply affordable rents.

The CEAP, WAP, HOME Program, HTC Program, Multifamily Bond Program, NSP, HTF Program, Housing Choice Voucher Program, and Section 811 PRA Program all have specific measures to address the needs of people with disabilities. Furthermore, the Integrated Housing Rule, as implemented by TDHCA, works to ensure that persons with disabilities are able to live in integrated settings like individuals without disabilities. In addition, TDHCA plays an active role in the Housing and Health Services Coordination Council and the Disability Advisory Workgroup, both of which collaborate with groups representing people with disabilities, described under “Community Involvement” in the next chapter, Public Participation.

Priority for energy assistance through CEAP and WAP are given to persons with disabilities as well as other special needs and prioritized groups. Local providers must implement special outreach efforts for these special needs populations.

As established in Tex. Gov’t Code §2306.111(c) and subject to the submission of qualified applications, 5% of the annual HOME Program allocation is allocated for serving persons with disabilities living in any part of the state. The 2017 Single Family HOME NOFA allows administrators to provide tenant-based rental assistance, homebuyer assistance and homeowner rehabilitation assistance under the Persons with Disabilities Set-Aside. Furthermore, the HOME Homebuyer Assistance with Rehabilitation activity provides down payment and closing cost assistance and homebuyers with disabilities can request assistance with construction costs associated with making the unit more accessible.

The Multifamily Direct Loan Program, HTC Program, and Multifamily Bond Program rental developments that are multifamily new construction must conform to Section 504 standards, which require that at least 5% of the development's units be accessible for persons with physical disabilities and at least 2% of the units be accessible for person with hearing and visual impairments. The draft 2018 Uniform Multifamily Family Rule requires that would otherwise be exempt to comply with Fair Housing accessibility requirements.

The HTF's Amy Young Barrier Removal Program provides one-time grants of up to $20,000 to people with disabilities at or below 80% AMFI for accessibility modifications and to eliminate life-threatening hazards and correct unsafe conditions. Modifications may include, but are not limited to installing handrails; ramps, buzzing or flashing devices; accessible door and faucet handles; shower grab bars and shower wands; accessible showers, toilets and sinks; and door widening and counter adjustments.

Additionally, ESG Subrecipients may choose to prioritize certain subpopulations to serve with their ESG state funds. In the 2017/2018 ESG competition, TDHCA awarded more points to applicants whose ESG programs would serve subpopulations that typically have higher barriers to obtaining and maintaining housing, including: persons with serious mental illness; persons recently released from an institution (prison, jail, mental health institutions, hospitals and treatment facilities); persons with substance use issues; veterans; survivors of domestic violence; youth aging out of foster care; or persons transitioning out of incarceration.

TDHCA is one of 25 states awarded funds by HUD for the Section 811 PRA Program. TDHCA received the maximum grant amount for HUD's 2012 and 2013 rounds. These two grants provide project-based rental assistance for extremely low-income persons with disabilities, in eight MSAs in Texas, including Austin-Round Rock; Brownsville-Harlingen; Corpus Christi, Dallas-Fort Worth-Arlington; El Paso; Houston-The Woodlands-Sugar Land; McAllen-Edinburg-Mission; and San Antonio-New Braunfels. Eligible households must include a member of one of the following Target Populations: 1) Persons Exiting Institutions, not including incarceration; 2) Youth and Young Adults Exiting Foster Care with Disabilities; and 3) Persons with Serious Mental Illness. The service areas of the program and target populations selected were the result of an extensive public input process involving persons with disabilities, developers, advocates and state agencies. The purpose of this program is to provide long-term project-based rental assistance contracts for affordable housing units set aside for extremely low-income persons with disabilities. TDHCA entered into an Inter-Agency Agreement with Texas HHS, which was a requirement of the Section 811 PRA grant application. This Inter-Agency Agreement outlines the targeted populations for the Section 811 program, methods of outreach and referral and commitments of availability of services from Texas HHS contractors.

Integrated Housing Rule

Advocates for persons with disabilities engaged with the Department to advocate that affordable housing for persons with disabilities should be integrated into the community. Integrated housing, as defined by SB 367 and passed by the 77th Texas Legislature, is "housing in which a person with a disability resides or may reside that is found in the community but that is not exclusively occupied by persons with disabilities and their care providers." The Department, with the assistance of the TDHCA Disability Advisory Workgroup, developed an integrated housing rule to address this concern. The Integrated Housing Rule, for use by all Department housing programs, is found at 10 TAC 1.15 and is summarized as follows:

A housing development may not restrict occupancy solely to persons with disabilities or persons with disabilities in combination with other special needs populations.

- Large housing developments (50 units or more) shall provide no more than 18% of the units of the development set aside exclusively for people with disabilities. The units must be dispersed throughout the development.
- Small housing developments (less than 50 units) shall provide no more than 36% of the units of the development set aside exclusively for people with disabilities. These units must be dispersed throughout the development.
- Set-aside percentages outlined previously refer only to the units that are to be solely restricted for persons with disabilities. This section does not prohibit a property from having a higher percentage of occupants with disabilities.
- Property owners may not market a housing development entirely, nor limit occupancy to, persons with disabilities.

Exceptions to the rule include (1) scattered site development and tenant-based rental assistance; (2) transitional housing that is time limited with a clear and convincing plan for permanent integrated housing upon exit from the transitional situation; (3) housing developments designed exclusively for the aging Texans; (4) housing developments designed for other special needs populations; and (5) TDHCA Board waivers of this rule to further the purposes or policies of Chapter 2306, Tex. Gov't Code, or for other good cause. The Section 811 PRA Program has a federally-mandated unit integration requirement of 25%, without regard to the number of units in a development. Developments participating in the Section 811 PRA Program must restrict the lowest applicable percentage of units.

PERSONS WITH SUBSTANCE USE DISORDERS

TDHCA addresses the needs of persons with alcohol and substance abuse issues through the HTC and ESG programs.

The HTC Program QAP offers points in the scoring criteria for developments that propose to set aside 5% of the units for persons with special needs. One of the nine special needs categories for the HTC Program is persons with alcohol and substance abuse issues.

Additionally, ESG Subrecipients may choose to prioritize certain subpopulations to serve with their ESG state funds. In the 2017/2018 ESG competition, TDHCA awarded more points to applicants whose ESG programs would serve subpopulations that typically have higher barriers to obtaining and maintaining housing, including: persons with serious mental illness; persons recently released from an institution (prison, jail, mental health institutions, hospitals and treatment facilities); persons with substance use issues; veterans; survivors of domestic violence; youth aging out of foster care; or persons transitioning out of incarceration.

PERSONS WITH VIOLENCE AGAINST WOMEN ACT ("VAWA") PROTECTIONS

The Texas Health and Human Services Commission Family Violence Program funds for survivors of domestic violence that offer various services including temporary emergency shelter, hotline services, information and referral, counseling, assistance in obtaining medical care and employment and transportation services. Some shelters have transitional living centers, which allow survivors to stay for an extended period and offer additional services.

Additionally, ESG Subrecipients may choose to prioritize certain subpopulations to serve with their ESG program, including survivors of domestic violence. The State ESG program typically funds a number of programs serving survivors of domestic violence because many shelters in Texas serve that subpopulation and in the competition for funds, their applications have scored competitively.

The QAP, which governs the Competitive 9% HTC program, offers points in the scoring criteria for developments that propose to set aside 5% of the units for persons with special needs. One of the nine special needs categories for the HTC Program is persons protected by the VAWA.

In 2017, the Department updated its rules, website, and training materials to explain to Owners and Subrecipients their requirements under VAWA.

RESIDENTS OF COLONIAS

The OCI, HOME, HTF, and HTC programs provide incentives to serve or prioritize the special needs of colonia residents.

In 1996, TDHCA created the OCI in an effort to place greater emphasis on addressing the needs of persons residing in colonias. The OCI is charged with implementing some of the Department's legislative initiatives and programs involving border and colonia issues. The fundamental goal of the OCI is to improve the living conditions and lives of border and colonia residents and to educate the public regarding the services that the Department has to offer. The OCI has established three Border Field Offices to serve colonia residents and provide technical assistance to colonia residents and entities that serve them. The Border Field Offices are located in Pharr, Laredo, and El Paso and are instrumental in facilitating the success of the Colonia SHCs and the Texas Bootstrap Loan Program.

The HOME Program administers the Contract for Deed Program to assist households with the acquisition of property held in an executor contract for conveyance, also known as a contract for deed. Contract for Deed assistance providers can also provide refinancing of loan terms in conjunction with providing funds for the rehabilitation or reconstruction of substandard units. The HTF also administers a Contract for Deed Assistance Program to provide capacity building grants to nonprofit organizations and units of local government that assist colonia residents at or below 60% AMFI.

The QAP, which governs the Competitive 9% HTC Program, offers points in the scoring criteria for developments that propose to set aside 5% of the units for persons with special needs. One of the nine special needs categories for the HTC Program is Colonia residents. In addition, the QAP offers points for developments located in underserved areas, which includes colonias.

RESIDENTS OF PUBLIC HOUSING

TDHCA believes that the future success of Public Housing Authorities ("PHAs") will center on ingenuity in program design, maximizing resources, emphasis on resident participation towards economic self-sufficiency and partnerships with other organizations to address the needs of this population. While TDHCA does not have any direct or indirect jurisdiction over the management or operations of public housing authorities, it does maintain a relationship with these service providers and PHAs can access HOME funding for single family activities including Homebuyer Assistance, Homeowner Rehabilitation Assistance and Tenant-Based Rental Assistance. TDHCA's Housing Choice Voucher Program also works collaboratively with other housing authorities in placing Project Access clients; through those collaborations vouchers are "recycled" and more tenants assisted.

TDHCA works with executives from several large PHAs in the state as well as the Texas Housing Association and the Texas chapter of the National Association of Housing and Redevelopment Officials, which represent the public housing authorities of Texas. TDHCA has worked to promote programs that will repair substandard housing and develop additional affordable housing units. In addition, the HTC Program may also be used for the redevelopment of public housing authority property.

VETERANS AND WOUNDED WARRIORS

The 84 (R) Texas Legislative Session's SB 1580 requires TDHCA, in conjunction with the TICH and the Texas Veterans Commission (TVC) to conduct a study of veterans experiencing homelessness. The study was due to the Texas Legislature no later than December 1, 2016. Detail of the study of veteran homelessness is provided in the Policy Initiative section of this Action Plan.

From 2008 to 2011, the HTF's Texas Veterans Rental Assistance Program provided rental and utility subsidies to low-income veterans through the Veterans Rental Assistance Program. In 2011, the 82nd Texas Legislature transferred funds for this program to the Texas Veteran's Commission ("TVC"), and the 85th Texas Legislature transferred funding directly to the TVC budget. TDHCA is no longer required to transfer funds to the TVC. The Texas Veterans Commission provides an array of services for veterans, including the Fund for Veterans Assistance and Housing4TexasHeroes Program. This program provides temporary housing to low-income or veterans experiencing homelessness; housing modification services to veterans with disabilities; and permanent housing in the form of new home construction. TDHCA, as a public housing authority, also pursued and was awarded, its first VASH project-based vouchers and began administering those vouchers in January 2016.

ESG Subrecipients may choose to prioritize certain subpopulations to serve with their ESG state funds. In the 2017/2018 ESG competition, TDHCA awarded more points to applicants whose ESG programs would serve subpopulations that typically have higher barriers to obtaining and maintaining housing, including: persons with serious mental illness; persons recently released from an institution (prison, jail, mental health institutions, hospitals and treatment facilities); persons with substance use issues; veterans; survivors of domestic violence; youth aging out of foster care; or persons transitioning out of incarceration.

The QAP, which governs the Competitive 9% HTC program, offers points in the scoring criteria for developments that propose to set aside 5% of the units for persons with special needs. One of the nine special needs categories for the HTC Program is veterans and wounded warriors. In addition, the Uniform Multifamily Rules require that development owners affirmatively market to veterans.

YOUTH AGING OUT OF FOSTER CARE

The 84 (R) Texas Legislative Session's House Bill (HB) 679 required TDHCA, in conjunction with the TICH, to conduct a study of youth experiencing homelessness. The study was submitted to the Texas Legislature on December 1, 2016. *Youth Count Texas!* was an initiative headed by TDHCA for a statewide count and needs assessment of Texas youth experiencing homelessness and unstable housing starting October, 2015 and running through March, 2016. Detail of the study of youth homelessness is provided in the Policy Initiative section of this Action Plan.

Additionally, ESG Subrecipients may choose to prioritize certain subpopulations to serve with their ESG state funds. In the 2017/2018 ESG competition, TDHCA awarded more points to applicants whose ESG programs would serve subpopulations that typically have higher barriers to obtaining and maintaining housing, including: persons with serious mental illness; persons recently released from an institution (prison, jail, mental health institutions, hospitals and treatment facilities); persons with substance use issues; veterans; survivors of domestic violence; youth aging out of foster care, or persons transitioning out of incarceration.

The Department of Family and Protective Services ("FDPS") has several programs that help meet the needs of youth aging out of foster care. The Preparation for Adult Living ("PAL") Program offers a transitional living allowance that helps youth transition from foster care to adulthood and provides payments for limited services, such as rent or room deposits. The PAL aftercare room and board assistance is available for qualified young adults up to age 21 to help prevent or alleviate homelessness by providing rent and/or utility deposits, rent and/or utility payments and other essential services.

DFPS' Extended Foster Care program allows a young adult to stay in foster care up to his/her 21st or 22nd birthday in order to finish high school, attend college or other education institutions, obtain employment, or use the program if the young adult has a qualifying medical condition. The Education and Training Voucher Program allows qualifying youth to participate in post-secondary and vocational or technical programs. A component of Extended Foster Care includes a Supervised Independent Living program which allows young adults to live independently under a minimally supervised living arrangement. Living arrangements may include apartments, non-college and college dorm settings, shared housing, and host homes. The Education and Training Voucher Program provides up to $5,000 per year to qualifying youth and young adults to attend post-secondary and vocational or technical programs in an effort to achieve their educational goals. This program can be used for residential housing and utilities, room and board, books, tuition fees and other services related to success in the educational program.

Finally, DFPS has Youth Transition Centers located in every region in Texas and individually operated and supported by their local communities, partnerships with the Texas Workforce Commission and Department of Family Protective Services. These Centers provide youth and young adults a comprehensive array of services such as transitional living services, case management, employment assistance and housing assistance.

Under the HTC Program, full-time, income eligible students are eligible to live in a tax credit property if he or she was previously under the care and placement of a foster care agency.

The Department is one of 25 states awarded funds for the Section 811 PRA Program by HUD. The purpose of this program is to provide long-term project-based rental assistance for extremely low-income persons with disabilities. Youth and young adults exiting foster care with disabilities are one of the target populations for this grant.

SECTION 5: PUBLIC PARTICIPATION

The Texas Department of Housing and Community Affairs ("TDHCA" or the "Department") strives to obtain public input to inform decisions regarding the development of policy, the design of programs, and the use and allocation of limited resources. This section outlines how the public contributes to the preparation of the Plan and includes information about the public comment process.

This section of the SLIHP includes the following information per Tex.Gov't Code §2306.072 and §2306.0721:

- An explanation of efforts and activities that ensure the participation and involvement of individuals of low income and their community-based institutions in Department programming and planning as required by Tex. Gov't Code §2306.072(c)(3-4).

- A summary of public comments received in regards to the State of Texas Low Income Housing Plan and Annual Report as required by Tex. Gov't Code §2306.0721(c)(13).

This section is organized as follows:

- Community Involvement: Discusses interagency collaboration and engagement of stakeholders on specific issues.

- Participation in TDHCA Programs: Discusses efforts to ensure that individuals of low income and community-based institutions participate in TDHCA programs.

- Public Participation in Program Planning: Discusses affirmative efforts to ensure the involvement of individuals of low income and community-based institutions in the allocation of funds and the planning process.

COMMUNITY INVOLVEMENT

TDHCA's participation in numerous committees, workgroups, and councils allow the Department to stay apprised of other resources for affordable housing and community affairs related activities. Relationships with other federal and state departments and local governments are vital to ensure that Texas agencies coordinate housing and services to most efficiently and effectively serve all Texans. This collaboration results in recommendations on how to improve the coordination of the Department's services to serve low-income Texans, including special needs populations. These recommendations are addressed and incorporated as appropriate throughout the year. Furthermore, the recommendations incorporated in TDHCA's programs are consistent with planning documents, such as the Consolidated Plan, that are submitted to HUD. In addition to this collaboration, TDHCA's involvement in the community allows the Department to closely monitor and proactively pursue available federal funding opportunities to ensure that Texas can access additional affordable housing funds.

TDHCA has staff committed to several State advisory workgroups and committees. Many of these committees and workgroups include members from the public and private sectors. These groups include, but are not limited to:

Workgroup/Committees	Lead agency
Community Reinvestment Workgroup	Texas Comptroller
Community Resource Coordination Groups ("CRCG")	Texas Health and Human Services
Colonia Residents Advisory Committee ("C-RAC")	TDHCA
Faith and Community-Based Initiative	One Star Foundation
Disability Advisory Workgroup ("DAW")	TDHCA
Housing and Health Services Coordination Council ("HHSCC")	TDHCA
Reentry Task Force	Department of Criminal Justice
Statewide Behavioral Health Coordinating Council ("SBHCC")	Texas Health and Human Services
Texas Interagency Council on the Homeless ("TICH")	TDHCA
Texas State Fair Housing Workgroup	TDHCA
Texas State Independent Living Council ("SILC")	Texas Health and Human Services
Texas Coordinating Council for Veteran Services	Texas Veterans Commission
Weatherization Assistance Program Planning Advisory Committee ("WAP PAC")	TDHCA

TDHCA's workgroups and coordination groups for which it is the lead agency are discussed in this section, listed alphabetically.

Colonia Residents Advisory Committee ("C-RAC")

C-RAC is a committee of colonias residents appointed by the TDHCA Governing Board which advises the Department on the needs of colonias residents and the types of programs and activities which should be undertaken by the Colonia Self Help Centers ("SHCs"). In consultation with C-RAC and the appropriate unit of local government that administers each SHC, the Department designates up to five colonias in each county to receive concentrated attention from the Colonia SHCs. Each county nominates two colonias residents—who actually reside in the colonias to be assisted by the local Colonia SHC—to serve on the committee for four years. The C-RAC reviews the county proposals and may make recommendations on contracts for the Colonia SHCs to the Department 30 days before the proposal is considered for an award by the TDHCA Governing Board.

Disability Advisory Workgroup

TDHCA believes that consultation with community advocates, funding recipients, and potential applicants for funding is an essential prerequisite to the development of effective policies, programs and rules. Providing services and housing to persons with disabilities presents unique challenges and opportunities. In order to augment TDHCA's formal public comment process, a workgroup is utilized, affording staff the opportunity to interact and receive input more informally and in greater detail with various stakeholders and to get feedback on designing and planning more successful programs for persons with disabilities. TDHCA maintains the Disability Advisory Workgroup to provide ongoing guidance to the Department on how TDHCA's programs can most effectively serve persons with disabilities. These meetings are open attendance and advertised through the TDHCA website, social media, and email lists.

Housing and Health Services Coordination Council

The HHSCC is codified in Texas Government Code §2306.1091. The purpose of the Council is to increase state efforts to offer Service-Enriched Housing (“SEH”) through increased coordination of housing and health services. The Council seeks to improve interagency understanding and increase the number of staff in state housing and health services agencies that are conversant in both housing and services.

The HHSCC is composed of 17 members: eight members appointed by the Governor, and nine State agency representative members. The Executive Director of the Texas Department of Housing and Community Affairs serves as the Council Chair and one TDHCA staff supports the Council activities. A list of HHSCC members can be found on TDHCA’s website here: http://www.tdhca.state.tx.us/hhscc/members.htm

Council members meet quarterly and provide direction to the staff to prepare a Biennial Report of Findings and Recommendations that is submitted to the Legislative Budget Board and the Office of the Governor on August 1 each even numbered year. This Report along with a Biennial Plan is available to the public on the TDHCA website at http://www.tdhca.state.tx.us/hhscc. Meetings are open to the public. Notice is given to the public in the *Texas Register*, on TDHCA's Web Site, through an email list, and social media. Anyone may join TDHCA email lists by visiting this site: http://maillist.tdhca.state.tx.us/list/subscribe.html?lui=f9mu0g2g&mContainer=2&mOwner=G382s2w2r2p. The Council has also contracted with the Corporation for Supportive Housing to develop and implement a package of training and technical assistance services related to SEH.

Texas Interagency Council for the Homeless

The TICH was created in 1989 to coordinate the State’s homeless resources and services, and its charge was reinforced by the 84th Texas Legislature (2015) Senate Bill (“SB”) 607. The TICH consists of representatives from nine state agencies that serve persons experiencing or at risk of homelessness. Membership also includes representatives appointed by the office of the governor, the lieutenant governor and the speaker of the house. The TICH receives no direct funding and has no full-time staff, but receives facilitation and advisory support from TDHCA. The TICH’s major mandates include:

- evaluating and helping coordinate the delivery of services for persons experiencing homelessness in Texas;
- increasing the flow of information among service providers and appropriate authorities;
- providing technical assistance to TDHCA in assessing the need for housing for people with special needs;
- developing, in coordination with TDHCA and the Health and Human Services Commission, a strategic plan to address the needs of persons experiencing homelessness; and
- maintaining a central resource and information center for persons experiencing homelessness.

The TICH submits an annual progress report to the governing bodies of the agencies represented on the council. The 2016 Annual Report is available on the TICH website at http://www.tdhca.state.tx.us/tich/index.htm.

In 2016 TDHCA, in conjunction with the TICH, also released a study of veterans experiencing homelessness, which is available online at http://www.tdhca.state.tx.us/tich/hvs.htm, and performed a count and study of homelessness in youth, which is available online at http://www.tdhca.state.tx.us/housing-center/youthcounttexas.htm.

Texas State Fair Housing Workgroup

The Texas State Fair Housing Workgroup was convened by TDHCA to encourage resource and idea sharing between TDA, TDHCA, TWC, DSHS, and GLO, all of which receive HUD funds for housing-related activities. The group meets regularly and discusses topics such as fair housing training, Limited English Proficiency ("LEP") provisions, public participation, complaint direction, NOFA and application requirements, monitoring provisions, website improvements, and other relevant topics that assist state agencies in furthering fair housing choice as directed under the Phase 2 Analysis of Impediments and improving agency coordination and resource sharing. For 2018, the Fair Housing Workgroup will focus on complying with HUD's final Affirmatively Furthering Fair Housing rule and completing an Assessment of Fair Housing, pending release of the final state Assessment of Fair Housing tool.

In 2017, staff revised the State's Citizen/Community Participation Plan ("CPP") to comply with the U.S. Department of Housing and Urban Development's ("HUD's") Affirmatively Furthering Fair Housing Rule. The rule requires consultation and community participation in the analysis of fair housing data, an assessment of fair housing issues and contributing factors, and an identification of fair housing priorities and goals. The CPP was amended and finalized in November 2017 as a part of the amendment to the 2017 One-Year Action Plan. The citizen/community participation plan must be amended prior to the initiation of the Assessment of Fair Housing ("AFH") process. The plan aims to reach a broad audience. In the development of HUD required fair housing documents, the State plans to consult with housing agencies administering public housing, Public Housing Authorities ("PHAs"), state-based and regionally based organizations that represent protected class members and organizations that enforce fair housing laws, including agencies that participate in HUD's Fair Housing Initiatives Program ("FHIP") and HUD's Fair Housing Assistance Program ("FHAP").

Weatherization Assistance Program Planning Advisory Committee

The WAP PAC is comprised of representatives of organizations and agencies who provide program expertise and input in the planning of weatherization funds. At the present time, the PAC consists of four members. Any additions to the PAC will be reviewed by the Department's Governing Board.

Historically, the PAC has met annually after the public hearing for the DOE plan. Other representatives include tribal representatives, weatherization providers, energy providers and consumer-related groups.

PARTICIPATION IN TDHCA PROGRAMS

Texas is an economically, regionally and demographically diverse state. The Department recognizes this by establishing criteria to distribute funds based on the priorities established in TDHCA's governing statute. It is incumbent upon TDHCA to increase the public's awareness of available funding opportunities so that its funds will reach those in need across the State.

Below are the approaches taken by TDHCA to achieve this end:

- Throughout the year, TDHCA staff reaches out to interested parties at informational workshops, roundtables, conferences, real estate and lending events, and property opening events across the State to share information about TDHCA programs. Organizations interested in becoming affordable housing providers are actively encouraged to contact TDHCA for further technical assistance in accessing TDHCA programs.

- The Division of Policy and Public Affairs performs two key functions through two intertwined sections: legislative affairs and communications/marketing. The Legislative Affairs section is TDHCA's main link between the Department and the Office of the Governor, members of the Texas Legislature and Texas Congressional delegation, state and federal agencies, and housing and community service organizations throughout the state. It is responsible for assisting the Department's leadership in the development and implementation of policy related to legislative mandates. The Communications/Marketing section is responsible for producing news releases and outreach and educational materials, responding to inquiries from the news media, TDHCA's social media activities and administering TDHCA's speaker's bureau. The TDHCA's Speaker Bureau website can be found at http://www.tdhca.state.tx.us/housing-center/speaker-bureau.htm

- The Department has initiated a Public Comment Center on its Internet website. Launched in March 2016, it is designed to enhance public participation by making the public comment process easier and more transparent for those interested in commenting on Department rules and programs. The Public Comment Center can be found at http://www.tdhca.state.tx.us/public-comment.htm.

- The TDHCA website, through its provision of timely information to consumers, is one of the Department's most successful marketing tools as well as a key resource for affordable housing and community services programs and fair housing information and resources. The Help for Texans online database provides a statewide resource for individuals and households seeking assistance. The Help for Texans online database provides contact information for housing and housing-related programs funded or operated by TDHCA and other housing service providers. Help for Texans is available at http://www.tdhca.state.tx.us/texans.htm.

- TDHCA also operates voluntary membership email lists, where subscribed individuals and entities can receive email updates on TDHCA information, announcements and trainings. TDHCA maintains a Fair Housing email list to encourage public participation from community-based, legal aid, fair housing enforcement, housing advocacy, and other external groups and individuals who are looking for opportunities to engage on Fair Housing topics but are not members of other stakeholder groups receiving email list announcements.

- TDHCA uses online forums to encourage topical discussions and gather feedback on proposed policies, rules, plans, reports, or other activities. Forums have been used for the Housing Tax Credit Program's Qualified Allocation Plan, the Regional Allocation Formula, a legislatively required Report on Homelessness Among Veterans, and a variety of program-related rules.

- TDHCA is involved with a wide variety of committees and workgroups, listed in the Community Involvement section at the beginning of this chapter, which serve as valuable resources to gather input from people working at the local level. These groups share information on affordable housing needs and available resources and help TDHCA to prioritize these needs.

- TDHCA releases an annual ESG survey seeking direct program input from each Continuum of Care ("CoC") and their member agencies regarding allocation of ESG funds, development of performance standards and outcome evaluations, and development of funding, policies, and procedures for the administration of the Homeless Management Information System ("HMIS"). Comments are collected electronically. Comments received that impact the upcoming allocation of funds are considered in planning the competitive award cycle and in future planning.

- The Department's Compliance Division sends an online survey to program administrators and subrecipients, following a monitoring visit to receive feedback on the monitoring process and provide an established and formal channel of communication between Department staff and program administrators and subrecipients. The Compliance Division provides a quarterly report to the Department's Board of Directors to share the results of the survey with the Board members and the public.

- The Department contracted with the Ray Marshall Center of the University of Texas at Austin to conduct a series of focus groups and a resident survey among residents of the Department's Housing Tax Credit ("HTC") properties. The goal was to gather feedback on what is most important to residents so that the Department can best meet low- to moderate-income residents' needs. The four focus groups gave residents an opportunity to share their experiences. The moderators of these focus groups sought to attract diverse groups that reflect the variety of residents the Department serves—rural, elderly, various income levels, families, persons with disabilities, etc. The survey was available in both online and paper formats, with paper surveys being weighted towards elderly and rural Developments. Like the focus groups, the survey sought residents' varied perspectives on what unit, Development, and neighborhood features best meet their needs. With this knowledge tabulated in datasets that protect residents' anonymity, staff will be able to ask specific research questions about the needs of residents while simultaneously differentiating among their backgrounds. Such a tool will allow for the Department to create rules that better serve the specific needs of residents.

PUBLIC PARTICIPATION IN PROGRAM PLANNING

The Department values and relies on community input to direct resources to meet its goals and objectives. In an effort to provide the public with an opportunity to more effectively give input on the Department's policies, rules, planning documents and programs, the Department holds round tables, public hearings and program workshops throughout the year. Furthermore, TDHCA's Governing Board accepts public comment on programmatic and related policy agenda items at monthly Board Meetings.

The Department ensures that all programs follow the public participation and public hearing requirements as outlined in the Texas Government Code and in federal program requirements. Hearing locations are accessible to all who choose to attend and are held at times accessible to both working and non-working persons. The Director of Human Resources coordinates translation services, the provision of auxiliary aids, and other accommodations as requested to ensure equal access and opportunity to the public. The Department maintains a voluntary membership email list which it uses to notify all interested parties of public hearing and public comment periods. Additionally, pertinent information is posted as an announcement in the *Texas Register*, on TDHCA's website, Twitter feed, and Facebook page. The Department ensures the involvement of individuals of low incomes in the allocation of funds and in the planning process by regular meetings that include community-based institutions and consumers, workgroups and councils listed in the Action Plan. Participation and comments are encouraged and can be submitted either at a public hearing or in writing via mail, fax, or email.

PREPARATION OF THE PLAN

Tex. Gov't Code §2306.0722 mandates that the Department meet with various organizations concerning the prioritization and allocation of the Department's housing resources prior to preparation of the Plan. As this is a working document, there is no time at which the Plan is static. Throughout the year, research was performed to analyze housing needs across the State, focus meetings were held to discuss ways to prioritize funds to meet specific needs and public comment was received at program-level public hearings as well as at every Governing Board Meetings.

The Department met with various organizations concerning the prioritization and allocation of the Department's resources and all forms of public input were taken into account in its preparation. Several program areas conducted workgroups, roundtables, online forums, and public hearings in order to receive input that impacted policy and shaped the direction of TDHCA programs.

PUBLIC COMMENT PERIOD AND PUBLIC HEARING

A 30-day public comment period for the SLIHP will be held from Monday, December 18, 2017, through Thursday, January 18, 2018, at 5:00 pm. Austin Local Time. A public hearing will be held on Tuesday, January 16, 2018, at Stephen F. Austin Building, 1700 Congress Ave, Room 170 in Austin.

PUBLIC COMMENTS

A summary of public comments and reasoned responses will be included in the final version of this document.

SECTION 6: 2018-2019 COLONIA ACTION PLAN

This section of the SLIHP includes the following information per Tex. Gov't Code §2306.0721:

A biennial action plan for colonias, which discusses housing and community development needs in the colonias, describes TDHCA's policy goals, and summarizes the strategies and programs designed to meet these goals and describes projected outcomes to support the improvement of living conditions of colonia residents as required by Texas Government Code §2306.0721(c)(12)(A-B).

This section is organized as follows:

- Policy Goals
- Overview
- Population and Poverty
- Housing
- Colonia Beneficiaries
- Colonia Self-Help Centers
- Border Field Offices
- Texas Bootstrap Loan Program

POLICY GOALS

In 1996, TDHCA established the Office of Colonia Initiatives ("OCI") to administer and coordinate efforts to enhance living conditions in colonias along the 150 mile Texas-Mexico border region. OCI's fundamental goal is to improve the living conditions of colonia residents and to educate the public regarding the services offered by the Department.

The OCI was created to do the following:

- Expand housing opportunities to colonia residents living along the Texas-Mexico border.
- Increase knowledge and awareness of programs and services available through the Department and its border field offices.
- Implement initiatives that promote improving the quality of life of colonia residents and border communities.
- Train and increase the capacity of organizations that serve the targeted colonia population.
- Develop cooperative working relationships between other state, federal and local organizations to leverage resources and exchange information.
- Promote comprehensive planning of communities along the Texas-Mexico border to meet current and future community needs.

OVERVIEW

The US-Mexico border region has hundreds of rural subdivisions called colonias, which are characterized by high levels of poverty and substandard living conditions. Several different definitions of colonias are used by various funding sources and agencies due to differing mandates. Generally, these definitions include the concepts that colonias are rural and lacking services such as public water and wastewater systems, paved streets, drainage and safe and sanitary housing. Colonias are mostly unincorporated communities located along the US-Mexico border in the states of California, Arizona, New Mexico and Texas, with the vast majority located in Texas.

Many colonias have been in existence for over 50 years. A few colonia developments began as small communities of farm laborers employed by a single rancher or farmer while others originated as town sites established by land speculators as early as the 1900s. A majority of the colonias, however, emerged in the 1950s as developers discovered a large market of aspiring homebuyers who could not afford to purchase in cities or who did not have access to conventional financing mechanisms.

POPULATION AND POVERTY

An estimated 500,000 people live in 2,294 colonias in Texas, of which more than 40% live below the poverty line, and an additional 20% live at or just above the poverty line (Federal Reserve Bank of Dallas, April 2015). Population numbers in this assessment were validated in several ways: by 2010 census data, by city and county figures, and (in some cases) by colonia ombudspersons conducting site visits. Based on a 2014 assessment by the Texas Office of the Secretary of State's Colonia Initiatives Program, six Texas counties (El Paso, Maverick, Webb, Starr, Hidalgo, and Cameron) have the largest population of colonias and are home to an estimated 369,500 people.

The American Community Survey's 2011-2015 data placed the median household income for Texas at $53,207, while the median household income for the Texas-Mexico border counties range between $22,741 and $53,678, depending on county. Counties are designated as Border or Non-Border according to Article 4 of the La Paz Agreement of 1983, which defines a county as a Border county if that county is within 100 Kilometers of the U.S.-Mexico border. There are 32 counties in Texas designated as Border counties by this definition. Brooks County, near the border, posted the lowest median household income at $22,741. In the counties containing larger border-region cities El Paso, McAllen, Brownsville, and Laredo, the average median values of owner-occupied housing units is $95,475. El Paso County has the highest median home values at $113,900.

The particular need for affordable housing in the border region can be largely attributed to the poverty level of the rapidly growing population. Counties along the Texas-Mexico border shoulder some of the highest poverty rates in the state. According to 2011-2015 American Community Survey, the poverty level in the State of Texas stood at 17.3%, while the four counties with the greatest number of colonias (Zapata, Willacy, Starr, and Hudspeth) had poverty rates of 37.4%, 39.0%, 36.6%, and 40.3% respectively. Of these counties, all had poverty rates that were more than double the state's rate.

HOUSING

Many colonias are located along the border region, usually beyond the city limits. The classic hallmarks of colonias include limited infrastructure and a high level of substandard housing, including self-built homes, structures not primarily intended for residential use, and homes with extensions and modifications, often added on a self help basis, which may not be secure or safe. Since 1995, colonias are required to have infrastructure per the State's model subdivision rules. These post-1995 colonias are often larger subdivisions, although they share some of the worst housing characteristics in common with the colonias expansion of the 1980s (Ward, Way, and Wood, 2012).

Owner-builder construction—or homes built with sweat-equity by the homeowners themselves—in colonias face even more obstacles. First, federal rules, such as those that govern the HOME Program, prohibit the use of affordable housing funds to acquire land unless the affordable structure is built within 12 months. Second, lenders are typically reluctant to lend funds for owner-builder construction because these borrowers may have little or no collateral. Third, owner-builders may not be sufficiently skilled and may end up building substandard housing without appropriate supervision or guidance.

COLONIA BENEFICIARIES

The following table displays the total number of beneficiaries served by the Department's Colonia Self Help Center ("SHC") Program for open contracts as of October 2017. This data is reported by participating counties and provides a representation of the acute need for housing-related assistance. Each administrator conducts its own needs assessment, holds a public hearing and establishes the activities to be performed under the Colonia SHC program. Approximately 88% beneficiaries are of low- to moderate-income. OCI anticipates that the number of beneficiaries served in the table below will be similar throughout the 2018-2019 biennium.

Colonia Self-Help Centers Open Contracts as of October 2017

County	Total Population Beneficiaries	Total Low- to Moderate-Income Beneficiaries
Cameron/Willacy	15,740	11,512
El Paso	9,100	8,645
Hidalgo	1,838	1,183
Eagle Pass*	4,923	3,938
Starr	1,746	1,746
Val Verde	5,391	5,391
Webb	1,886	1,886
Total	40,624	34,301

* The SHC previously operated by Maverick County, is now operated county-wide, but by the City of Eagle Pass.

The activities performed under the Colonia SHC Program include homeownership classes, operating a tool lending library, construction skills classes, solid waste cleanup campaigns, technology access, utility connections, rehabilitation, reconstruction and new construction. OCI anticipates that the percentages of funding by activity in the table below will be similar throughout the 2018-2019 biennium.

Colonia Self-Help Center Activities for Open Contracts as of October 2017

Activity	Funding	Percentage
Administration	$ 867,000	15%
Construction	$ 4,041,000	67%
Public Service	$ 472,000	8%
Drainage	$ 620,000	9%
Total	$ 6,000,000	100%

TDHCA, through its OCI, administers various programs designed to improve the lives of colonia residents. This action plan outlines how various initiatives and programs are being implemented for FY 2018 and 2019.

FY 2017 – FY 2018 Office of Colonia Initiatives Funding

Programs	Funding for FY 2017	Estimated Funding for FY 2018	Estimated Funding for FY 2019
Texas Bootstrap Loan Program	$3,000,000	$3,000,000	$3,000,000
Colonia Self-Help Centers	$1,488,785	$1,500,000*	$1,500,000*
TOTAL	$4,488,785	$4,500,000	$4,500,000

*The federal budget for FY 2018 and FY 2019 has not been passed at this time. HUD's budget could potentially be cut, but we do not know how or if that will affect CDBG funding.

COLONIA SELF-HELP CENTERS

Texas Government Code §§2306.581 - §2306.591 directed TDHCA to establish Colonia SHCs in Cameron/Willacy, Hidalgo, Starr, Webb, and El Paso counties. This program also allows the Department to establish a Colonia SHC in a county designated as an economically distressed area, such as in Maverick and Val Verde counties. Each county identifies five colonias to receive concentrated assistance. The operation of the Colonia SHCs may be managed by a local nonprofit organization, local community action agency, local unit of government, or local public housing authority that has demonstrated the capacity to operate a center.

The Colonia SHCs provide concentrated on-site technical assistance to low- and very low-income individuals and families. Assistance includes housing, community development, infrastructure improvements, outreach and education housing rehabilitation; new construction; surveying and platting; construction skills training; tool library access for self-help construction; housing finance; credit and debt counseling; infrastructure constructions and access; contract for deed conversions; and capital access for mortgages to improve the quality of life for colonia residents. The OCI provides technical assistance to the counties and Colonia SHCs through the three Border Field Offices.

The Colonia SHC Program serves 35 colonias. The total number of beneficiaries for all SHCs is approximately 40,624 residents. The Department contracts with the counties, who then subcontract with nonprofit organizations to administer the colonia SHC program or specific activities offered under the program. The counties oversee the implementation of contractual responsibilities and ensure accountability. County officials conduct a needs assessment to prioritize needed services within the colonias and then publish a Request for Proposal (“RFP”) in search of capable entities to provide these services.

The Colonia Resident Advisory Committee (“C-RAC”) is a committee of colonia residents appointed by the TDHCA Governing Board which advises the Department on the needs of colonia residents and the types of programs and activities which should be undertaken by the Colonia SHCs. In consultation with C-RAC and the appropriate unit of local government, the Department designates up to five colonias in each county to receive concentrated attention from the Colonia SHCs. Each county nominates two colonia residents who reside in the same colonias to be assisted by the local Colonia SHC to serve on the committee. The C-RAC reviews the county proposals and may make recommendations on contracts before they are considered for award by the Board.

The operations of the Colonia SHCs are funded by HUD through the Texas Community Development Block Grant Program (“CDBG”) 2.5% set-aside, which is approximately $1.5 million per year. The CDBG funds are transferred to the Department through a memorandum of understanding with the Texas Department of Agriculture. Only units of local government are eligible to receive CDBG funds and the Department enters into contracts with each participating unit of general local government to implement the Colonia SHC Program. The Department provides administrative and general oversight to ensure programmatic and contract compliance. Colonia SHCs are encouraged to seek funding from other sources to help them achieve their goals and performance measures.

BORDER FIELD OFFICES

OCI operates three Border Field Offices along the Texas-Mexico border, located in Pharr, Laredo, and El Paso, to act as a liaison between nonprofit organizations and units of local government as they administer various OCI programs. The Border Field Offices also provide technical assistance to nonprofits, for-profits, units of local government, community organizations and colonia residents along the 150 mile Texas-Mexico border region. The Border Field Offices are partially funded from General Revenue, Appropriated Receipts and the CDBG program. OCI will continue to maintain the Border Field Offices.

The Border Field Offices anticipate approximately 1,380 technical assistance outreach efforts to nonprofit organizations and units of local government in 2018 and 2019. This includes providing guidance on program rules, reviewing funding draw submissions, analyzing policies and procedures, conducting workshops and trainings, inspections, reviewing loan applications and assuring general compliance with any of OCIs programs. In addition, the Border Field Offices anticipate making approximately 1,380 technical assistance efforts in the form of information resources to both colonia residents and organizations. This includes referrals to housing programs, social services, manufactured housing, debt and financial counseling, legal, homeownership and directory assistance to other local, state and national programs. Lastly, the Border Field Offices and the Colonia SHCs will provide 3,380 targeted technical assistance to individual colonia residents through the Colonia SHC Program as a whole.

TEXAS BOOTSTRAP LOAN PROGRAM

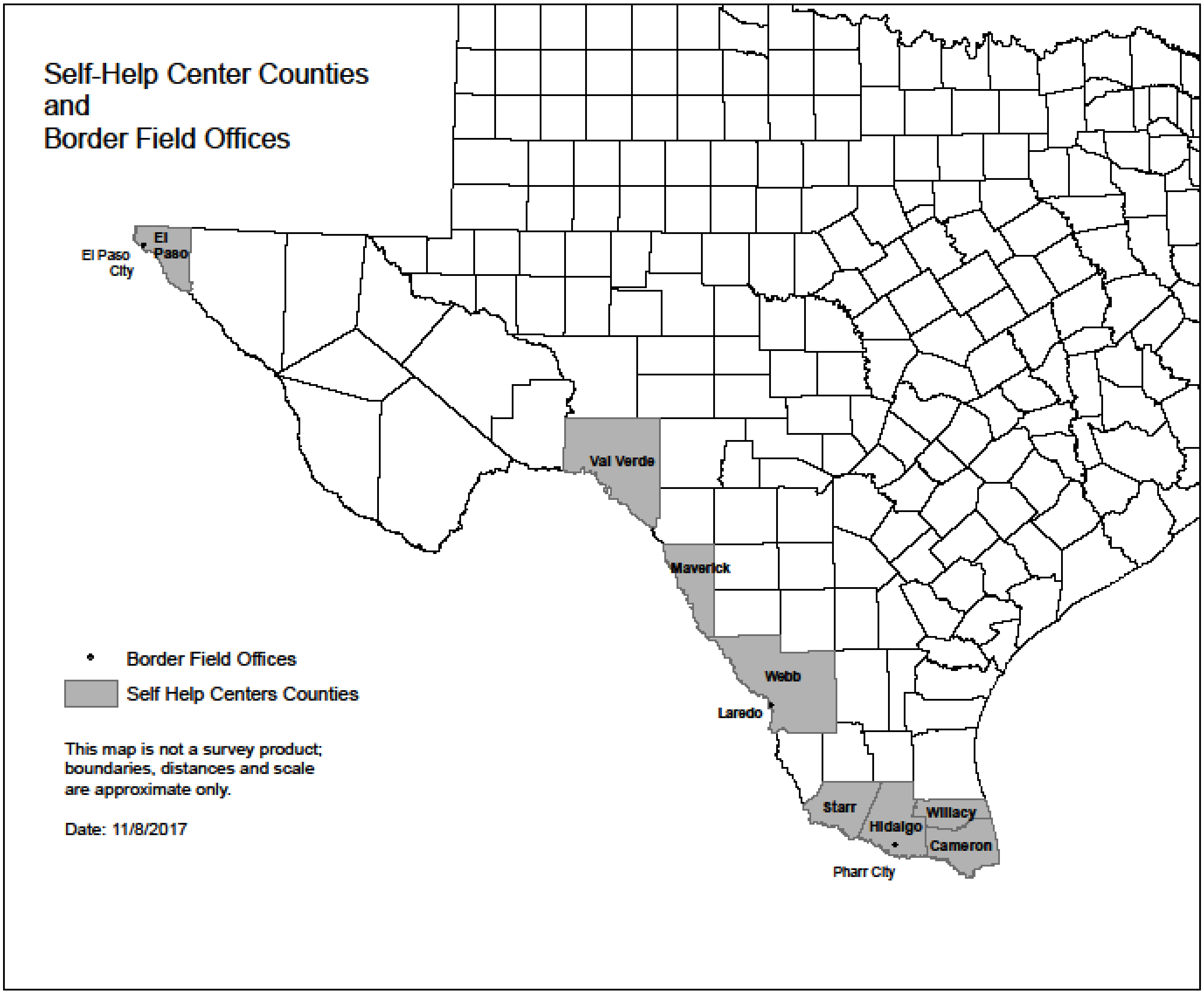
The Texas Bootstrap Loan Program is a statewide program that provides funds to Colonia SHCs or certified non-profit organizations to enable eligible households (also known as “Owner-Builders”) to purchase real estate and construct or renovate a home using sweat equity. Under Tex. Gov’t Code §2306.753(d) the Program sets aside two-thirds of the funds for Owner-Builders whose property is in a census tract that has a median household income not greater than 75% of the current median state household income.

The Texas Bootstrap Program promotes and enhances homeownership for very low-income Texans. The Owner-Builders must provide a minimum of 65% of the labor required to build or rehabilitate the home. Tex. Gov’t Code §2306.753(a) directs TDHCA to prioritize assisting Owner-Builders with an annual income of less than $17,500. The maximum Bootstrap Program loan amount per Owner-Builder is $45,000.

In 2008, the OCI implemented a “reservation system” in an effort to disseminate Texas Bootstrap funds across a broader network of Nonprofit Owner-Builder Housing Providers (“NOHPs”) and increase the Department’s efficiency in assisting households. The reservation system is a ready-to-proceed model that allows program funds to be expended rapidly on a first-come, first-served basis. After being certified to participate in the program and executing a Loan Origination Agreement with the Department, the NOHPs submit individual loan applications to the Department on behalf of their Owner-Builder applicants, known as a “reservation” of Bootstrap funds. The reservations expire after 12 months in which time the NOHPs must train the Owner-Builders in self-help construction techniques, complete construction and close the Owner-Builders’ mortgage loans.

The Texas Bootstrap Program allocation is $3,000,000 for FY 2018 and $3,000,000 for FY 2019. For each year, the funds will be made available under a Notice of Funding Availability (“NOFA”).

Border Field Office and Colonia Self Help Centers



This map is not a survey product;
boundaries, distances and scale
are approximate only.

Date: 11/8/2017

SECTION 7: TEXAS STATE AFFORDABLE HOUSING CORPORATION ANNUAL ACTION PLAN

tsahc

TEXAS

State Affordable Housing Corporation

TSAHC's final plan will appear in the final version of the 2018 SLIHP

Appendix A: Legislative Requirements for the State Of Texas Low Income Housing Plan and Annual Report

SEC. 2306.072. ANNUAL LOW INCOME HOUSING REPORT

(a) Not later than March 18 of each year, the director shall prepare and submit to the board an annual report of the department's housing activities for the preceding year.

(b) Not later than the 30th day after the date the board receives and approves the report, the board shall submit the report to the governor, lieutenant governor, speaker of the house of representatives, and member of any legislative oversight committee.

(c) The report must include:

- (1) a complete operating and financial statement of the department;
- (2) a comprehensive statement of the activities of the department during the preceding year to address the needs identified in the state low income housing plan prepared as required by Section 2306.0721, including:
  - (A) a statistical and narrative analysis of the department's performance in addressing the housing needs of individuals and families of low and very low income;
  - (B) the ethnic and racial composition of individuals and families applying for and receiving assistance from each housing-related program operated by the department;
  - (C) the department's progress in meeting the goals established in the previous housing plan, including goals established with respect to the populations described by Section 2306.0721(c)(1); and
  - (D) recommendations on how to improve the coordination of department services to the populations described by Section 2306.0721(c)(1);
- (3) an explanation of the efforts made by the department to ensure the participation of individuals of low income and their community-based institutions in department programs that affect them;
- (4) a statement of the evidence that the department has made an affirmative effort to ensure the involvement of individuals of low income and their community-based institutions in the allocation of funds and the planning process;
- (5) a statistical analysis, delineated according to each ethnic and racial group served by the department, that indicates the progress made by the department in implementing the state low income housing plan in each of the uniform state service regions;
- (6) an analysis, based on information provided by the fair housing sponsor reports required under Section 2306.0724 and other available data, of fair housing opportunities in each housing development that receives financial assistance from the department that includes the following information for each housing development that contains 20 or more living units:
  - (A) the street address and municipality or county in which the property is located;
  - (B) the telephone number of the property management or leasing agent
  - (C) the total number of units, reported by bedroom size;
  - (D) the total number of units, reported by bedroom size, designed for individuals who are physically challenged or who have special needs and the number of these individuals served annually;
  - (E) the rent for each type of rental unit, reported by bedroom size;
  - (F) the race or ethnic makeup of each project;
  - (G) the number of units occupied by individuals receiving government-supported housing assistance and the type of assistance received;
  - (H) the number of units occupied by individuals and families of extremely low income, very low income, low income, moderate income, and other levels of income;

    - (I) a statement as to whether the department has been notified of a violation of the fair housing law that has been filed with the United States Department of Housing and Urban Development, the Commission on Human Rights, or the United States Department of Justice; and
    - (J) a statement as to whether the development has any instances of material noncompliance with bond indentures or deed restrictions discovered through the normal monitoring activities and procedures that include meeting occupancy requirement or rent restrictions imposed by deed restriction or financing agreements;
  - (7) a report on the geographic distribution of low income housing tax credits, the amount of unused low income housing tax credits, and the amount of low income housing tax credits received from the federal pool of unused funds from other states; and
  - (8) a statistical analysis, based on information provided by the fair housing sponsor reports required by Section 2306.0724 and other available date, of average rents reported by county.

SEC. 2306.0721. LOW INCOME HOUSING PLAN

- (a) Not later than March 18 of each year, the director shall prepare and submit to the board an integrated state low income housing plan for the next year.
- (b) Not later than the 30th day after the date the board receives and approves the plan, the board shall submit the plan to the governor, lieutenant governor, and the speaker of the house of representatives.
- (c) The plan must include:
  - (1) an estimate and analysis of the size and the different housing needs of the following populations in each uniform state service region:
    - (A) individuals and families of moderate, low, very low, and extremely low income;
    - (B) individuals with special needs;
    - (C) homeless individuals;
    - (D) veterans;
    - (E) farmworkers;
    - (F) youth who are aging out of foster care; and
    - (G) elderly individuals;
  - (2) a proposal to use all available housing resources to address the housing needs of the populations described by Subdivision (1) by establishing funding levels for all housing-related programs;
  - (3) an estimate of the number of federally assisted housing units available for individuals and families of low and very low income and individuals with special needs in each uniform state service region;
  - (4) a description of state programs that govern the use of all available housing resources;
  - (5) a resource allocation plan that targets all available housing resources to individuals and families of low and very low income and individuals with special needs in each uniform state service region;
  - (6) a description of the department's efforts to monitor and analyze the unused or underused federal resources of other state agencies for housing-related services and services for homeless individuals and the department's recommendations to ensure the full use by the state of all available federal resources for those services in each uniform state service region;
  - (7) strategies to provide housing for individuals and families with special needs in each uniform state service region;

(8) a description of the department's efforts to encourage in each uniform state service region the construction of housing units that incorporate energy efficient construction and appliances;

(9) an estimate and analysis of the housing supply in each uniform state service region

(10) an inventory of all publicly and, where possible, privately funded housing resources, including public housing authorities, housing finance corporations, community housing development organizations, and community action agencies;

(11) strategies for meeting rural housing needs;

(12) a biennial action plan for colonias that:

(A) addresses current policy goals for colonia programs, strategies to meet the policy goals, and the projected outcomes with respect to the policy goals;

(B) includes information on the demand for contract-for-deed conversations, services from self-help centers, consumer education, and other colonia resident services in counties some part of which is within 150 miles of the international boarder of the state;

(13) a summary of public comments received at a hearing under this chapter or from another source that concern the demand for colonia resident services described by Subdivision (12); and

(13-a) information regarding foreclosures of residential property in this state, including the number and geographic location of those foreclosures.

(d) The priorities and policies in another plan adopted by the department must be consistent to the extent practical with the priorities and policies established in the state low income housing plan.

(e) To the extent consistent with federal law, the preparation and publication of the state low income housing plan shall be consistent with the filing and publication deadlines required of the department for the consolidated plan.

(f) The director may subdivide the uniform state serve regions as necessary for purposes of the state low income housing plan.

(g) The department shall include the plan developed by the Texas State Affordable Housing Corporation under Section 2306.566 in the department's resource allocation plan under Subsection (c)(5).

SEC. 2306.0722. PREPARATION OF PLAN AND REPORT

(a) Before preparing the annual low income housing report under Section 2306.072 and the state low income housing plan under Section 2306.0721, the department shall meet with regional planning commissions created under Chapter 391, Local Government Code, representatives of groups with an interest in low income housing, nonprofit housing organizations, managers, owners, and developers of affordable housing, local government officials, residents of low income housing, and members of the Colonia Resident Advisory Committee. The department shall obtain the comments and suggestions of the representatives, officials, residents, and members about the prioritization and allocation of the department's resources in regard to housing.

(b) In preparing the annual report under Section 2306.072 and the state low income housing plan under Section 2306.0721, the director shall:

(1) coordinate local, state, and federal housing resources, including tax exempt housing bond financing and low income housing tax credits;

(2) set priorities for the available housing resources to help the neediest individuals;

(3) evaluate the success of publicly supported housing programs

(4) survey and identify the unmet housing needs of individuals the department is required to assist;

(5) ensure that housing programs benefit an individual without regard to the individual's race, ethnicity, sex, or national origin;

(6) develop housing opportunities for individuals and families of low and very low income and individuals with special housing needs;
(7) develop housing programs through an open, fair, and public process;
(8) set priorities for assistance in a manner that is appropriate and consistent with the housing needs of the populations described by Section 2306.0721(c)(1);
(9) incorporate recommendations that are consistent with the consolidated plan submitted annually by the state to the Unites States Department of Housing and Urban Development;
(10) identify the organizations and individuals consulted by the department in preparing the annual report and state low income housing plan and summarize and incorporate comments and suggestions provided under Subsection (a) as the board determines to be appropriate;
(11) develop a plan to respond to changes in federal funding and programs for the provision of affordable housing;
(12) use the following standardized categories to describe the income of program applicants and beneficiaries:
    i. 0 to 30 percent of area median income adjust for family size;
    ii. more than 30 to 60 percent of area median income adjusted for family size;
    iii. more than 60 to 80 percent of area median income adjusted for family size;
    iv. more than 80 to 115 percent of area median income adjusted for family size; or
    v. more than 115 percent of area median income adjusted for family size;
(13) use the most recent census data combined with existing data from local housing and community service providers in the state, including public housing authorities, housing finance corporations, community housing development organizations, and community action agencies; and
(14) provide the needs assessment information compiled for report and plan to the Texas State Affordable Housing Corporation.

SEC. 2306.0723. PUBLIC PARTICIPATION REQUIREMENTS

The Department shall consider the annual low income housing report to be a rule and in developing the report shall follow rulemaking procedures required by Chapter 2001.

SEC. 2306.0724. FAIR HOUSING SPONSOR REPORT

(a) The Department shall require the owner of each housing development that receives financial assistance from the Department and that contains 20 or more living units to submit an annual fair housing sponsor report. The report must include the relevant information necessary for the analysis required by Section 2306.072(c)(6). In compiling the information for the report, the owner of each housing development shall use data current as of January 1 of the reporting year.
(b) The Department shall adopt rules regarding the procedure for filing the report.
(c) The Department shall maintain the reports in electronic and hard-copy formats readily available to the public at no cost.
(d) A housing sponsor who fails to file a report in a timely manner is subject to the following sanctions, as determined by the Department:
    (1) denial of a request for additional funding; or
    (2) an administrative penalty in an amount not to exceed $1,000, assessed in the manner provided for an administrative penalty under Section 2306.6023.

Appendix B: Housing Analysis Regional Tables

The following notes apply to all Housing Analysis Regional Tables.

- Due to limitations of available data, only civilian, non-institutionalized persons with disability are counted for each region's persons with disability population count. Statistics for total civilian non-institutionalized population are pulled from the 2011-2015 ACS, Table S1810 and available at the state or county level on the Census Bureau's FactFinder website (factfinder.census.gov).
- The figures reported for Persons with HIV/AIDS do not include those unaware of their HIV infection or those who tested positive for HIV solely though an anonymous HIV test. In addition, the 4,197 people counted in Texas Department of Criminal Justice facilities, Federal Prison facilities, and Federal Immigration and Customs Enforcement facilities are not attributed to a geographic area and only present in the total statewide figure.
- Veteran populations should be compared to civilian population 18 years old and over. Statistics for total civilian population 18 years and over are pulled from the 2011-2015 ACS, Table S2101 and available at the state or county level on the Census Bureau's FactFinder website (factfinder.census.gov).
- Housing units reported in the 'Other' category under Physical Housing Characteristics of Housing Units can include any living quarters occupied as a housing unit that does not fit in the other categories. Examples that fit in the 'Other' category are houseboats, railroad cars, campers and vans.
- There are 7 TDHCA-Assisted Units that cross regional boundaries. These 7 units have been included in the Statewide count of subsidized multifamily units, but they are not included in the regional tables.

For reference, a list of all Texas counties grouped by region with urban/rural designation has been included preceding the Housing Analysis Regional Tables.

TDHCA Counties by Region with Urban/Rural Designation

Region 1
- Armstrong
- Bailey
- Briscoe
- Carson
- Castro
- Childress
- Cochran
- Collingsworth
- Crosby
- Dallam
- Deaf Smith
- Dickens
- Donley
- Floyd
- Garza
- Gray
- Hale
- Hall
- Hansford
- Hartley
- Hemphill
- Hockley
- Hutchinson
- King
- Lamb
- Lipscomb
- ▨ Lubbock
- Lynn
- Moore
- Motley
- Ochiltree
- Oldham
- Parmer
- ▨ Potter
- ▨ Randall
- Roberts
- Sherman
- Swisher
- Terry
- Wheeler
- Yoakum

Region 2
- Archer
- Baylor
- Brown
- Callahan
- Clay
- Coleman
- Comanche
- Cottle
- Eastland
- Fisher
- Foard
- Hardeman
- Haskell
- Jack
- ▨ Jones
- Kent
- Knox
- Mitchell
- Montague
- Nolan
- Runnels
- Scurry
- Shackelford
- Stephens
- Stonewall
- ▨ Taylor
- Throckmorton
- ▨ Wichita
- Wilbarger
- Young

Region 3
- ▨ Collin
- Cooke
- ▨ Dallas
- ▨ Denton
- ▨ Ellis
- Erath
- Fannin
- ▨ Grayson
- Hood
- ▨ Hunt
- ▨ Johnson
- ▨ Kaufman
- Navarro
- Palo Pinto
- ▨ Parker
- ▨ Rockwall
- Somervell
- ▨ Tarrant
- ▨ Wise

Region 4
- Anderson
- ▨ Bowie
- Camp
- Cass
- Cherokee
- Delta
- Franklin
- ▨ Gregg
- Harrison
- Henderson
- Hopkins
- Lamar
- Marion
- Morris
- Panola
- Rains
- Red River
- Rusk
- ▨ Smith
- Titus
- ▨ Upshur
- Van Zandt
- Wood

Region 5
- Angelina
- ▨ Hardin
- Houston
- Jasper
- ▨ Jefferson
- Nacogdoches
- Newton
- ▨ Orange
- Polk
- Sabine
- San Augustine
- San Jacinto
- Shelby
- Trinity
- Tyler

Region 6
- Austin
- ▨ Brazoria
- ▨ Chambers
- Colorado
- ▨ Fort Bend
- ▨ Galveston
- ▨ Harris
- ▨ Liberty
- Matagorda
- ▨ Montgomery
- Walker
- ▨ Waller
- Wharton

Region 7
- Bastrop
- Blanco
- Burnet
- ▨ Caldwell
- Fayette
- ▨ Hays
- Lee
- Llano
- ▨ Travis
- ▨ Williamson

Region 8
- ▨ Bell
- Bosque
- ▨ Brazos
- Burleson
- ▨ Coryell
- Falls
- Freestone
- Grimes
- Hamilton
- Hill
- ▨ Lampasas
- Leon
- Limestone
- Madison
- ▨ McLennan
- Milam
- Mills
- Robertson
- San Saba
- Washington

Region 9
- Atascosa
- Bandera
- ▨ Bexar
- ▨ Comal
- Frio
- Gillespie
- ▨ Guadalupe
- Karnes
- ▨ Kendall
- Kerr
- ▨ Medina
- Wilson

Region 10
- ▨ Aransas
- Bee
- Brooks
- Calhoun
- DeWitt
- Duval
- Goliad
- Gonzales
- Jackson
- Jim Wells
- Kenedy
- Kleberg
- Lavaca
- Live Oak
- McMullen
- ▨ Nueces
- Refugio
- ▨ San Patricio
- ▨ Victoria

Region 11
- ▨ Cameron
- Dimmit
- Edwards
- ▨ Hidalgo
- Jim Hogg
- Kinney
- La Salle
- Maverick
- Real
- Starr
- Uvalde
- Val Verde
- ▨ Webb
- Willacy
- Zapata
- Zavala

Region 12
- Andrews
- Borden
- Coke
- Concho
- Crane
- Crockett
- Dawson
- ▨ Ector
- Gaines
- Glasscock
- Howard
- Irion
- Kimble
- Loving
- ▨ Martin
- Mason
- McCulloch
- Menard
- ▨ Midland
- Pecos
- Reagan
- Reeves
- Schleicher
- Sterling
- Sutton
- Terrell
- ▨ Tom Green
- Upton
- Ward
- Winkler

Region 13
- Brewster
- Culberson
- ▨ El Paso
- Hudspeth
- Jeff Davis
- Presidio

Legend:
▨ Urban County
Rural County

Region 1		Urban	Rural	Total	Source
Individuals		539,916	318,806	858,722	2011-2015 ACS Table DP05
Households	Owner	119,676	76,238	195,914	2011-2015 ACS Table DP04
	Renter	79,861	32,409	112,270	
Elderly Persons		63,963	44,582	108,545	2011-2015 ACS Table DP05
Persons with Disabilities		68,217	42,200	110,417	2011-2015 ACS Table S1810
Persons with HIV/AIDS		875	220	1,095	Texas DSHS, 2017
Domestic Violence Victims		7,477	1,650	9,127	Texas DPS, 2017
Veterans		31,706	15,682	47,388	2011-2015 ACS Table S2101
Youth Aging out of Foster Care		45	27	72	Texas DFPS, 2017
Individuals Below 125% Poverty		122,597	72,186	194,783	2011-2015 ACS Table S1701
Households by Income Group	0 - 30% AMFI	26,830	12,018	38,848	2010-2014 CHAS, Table 8
	30 - 50% AMFI	24,310	13,850	38,160	
	50 - 80% AMFI	35,275	19,899	55,174	
	80 - 100% AMFI	19,355	11,352	30,707	
	Over 100% AMFI	93,040	51,905	144,945	
Number of Units Lacking Kitchen and/or Plumbing by Income Category	0 - 30% AMFI	495	248	743	2010-2014 CHAS, Table 3
	30 - 50% AMFI	820	487	1,307	
	50 - 80% AMFI	394	182	576	
	80 - 100% AMFI	124	62	186	
	Over 100% AMFI	625	320	945	
Number of Households with Housing Cost Burden by Income Category	0 - 30% AMFI	19,040	7,012	26,052	2010-2014 CHAS, Table 3
	30 - 50% AMFI	15,385	5,375	20,760	
	50 - 80% AMFI	13,260	4,081	17,341	
	80 - 100% AMFI	3,340	1,215	4,555	
	Over 100% AMFI	4,215	1,261	5,476	
Number of Households Experiencing Overcrowding by Income Category	0 - 30% AMFI	1,210	702	1,912	2010-2014 CHAS, Table 3
	30 - 50% AMFI	1,129	863	1,992	
	50 - 80% AMFI	1,565	1,150	2,715	
	80 - 100% AMFI	870	758	1,628	
	Over 100% AMFI	1,790	1,684	3,474	
Physical Housing Characteristics for Housing Units	Total	221,110	132,717	353,827	2011-2015 ACS Table DP04
	1, detached	156,535	106,562	263,097	
	2 apartments	6,726	2,694	9,420	
	3 or 4 apartments	6,905	3,246	10,151	
	5 to 19 apartments	18,833	3,610	22,443	
	20+ apartments	16,486	1,828	18,314	
	Mobile home	15,421	14,647	30,068	
	Other	204	130	334	
Housing Occupancy	Occupied Units	199,537	108,647	308,184	2011-2015 ACS Table DP04
	Vacant Units	21,573	24,070	45,643	
Subsidized Multifamily Units	Total	10,912	5,050	15,962	
	TDHCA Units	4,268	1,730	5,998	TDHCA Central Database, 2017
	HUD Units	1,438	633	2,071	HUD, September 2017
	PHA Units	508	839	1,347	HUD, March 2017
	USDA Units	49	745	794	USDA, 2017
	Section 8 Vouchers	4,649	1,103	5,752	HUD, March 2017
Foreclosures		600	119	719	RealtyTrac, 2017

Region 2		Urban	Rural	Total	Source
Individuals		286,370	263,352	549,722	2011-2015 ACS Table DP05
Households	Owner	63,333	73,554	136,887	2011-2015 ACS Table DP04
	Renter	39,573	25,478	65,051	
Elderly Persons		39,101	50,398	89,499	2011-2015 ACS Table DP05
Persons with Disabilities		40,451	43,758	84,209	2011-2015 ACS Table S1810
Persons with HIV/AIDS		373	192	565	Texas DSHS, 2017
Domestic Violence Victims		3,935	1,328	5,263	Texas DPS, 2017
Veterans		25,366	19,509	44,875	2011-2015 ACS Table S2101
Youth Aging out of Foster Care		22	15	37	Texas DFPS, 2017
Individuals Below 125% Poverty		61,115	58,059	119,174	2011-2015 ACS Table S1701
Households by Income Group	0 - 30% AMFI	11,765	12,064	23,829	2010-2014 CHAS, Table 8
	30 - 50% AMFI	11,990	13,050	25,040	
	50 - 80% AMFI	17,120	18,479	35,599	
	80 - 100% AMFI	10,205	9,806	20,011	
	Over 100% AMFI	51,860	46,225	98,085	
Number of Units Lacking Kitchen and/or Plumbing by Income Category	0 - 30% AMFI	315	405	720	2010-2014 CHAS, Table 3
	30 - 50% AMFI	329	209	538	
	50 - 80% AMFI	409	276	685	
	80 - 100% AMFI	79	121	200	
	Over 100% AMFI	315	544	859	
Number of Households with Housing Cost Burden by Income Category	0 - 30% AMFI	8,465	7,150	15,615	2010-2014 CHAS, Table 3
	30 - 50% AMFI	7,510	6,157	13,667	
	50 - 80% AMFI	6,585	4,550	11,135	
	80 - 100% AMFI	1,905	1,107	3,012	
	Over 100% AMFI	2,484	1,392	3,876	
Number of Households Experiencing Overcrowding by Income Category	0 - 30% AMFI	377	354	731	2010-2014 CHAS, Table 3
	30 - 50% AMFI	524	383	907	
	50 - 80% AMFI	725	506	1,231	
	80 - 100% AMFI	264	384	648	
	Over 100% AMFI	543	843	1,386	
Physical Housing Characteristics for Housing Units	Total	119,719	133,724	253,443	2011-2015 ACS Table DP04
	1, detached	89,542	104,597	194,139	
	2 apartments	3,238	3,398	6,636	
	3 or 4 apartments	4,545	2,533	7,078	
	5 to 19 apartments	10,641	2,577	13,218	
	20+ apartments	4,726	1,855	6,581	
	Mobile home	6,919	18,587	25,506	
	Other	108	177	285	
Housing Occupancy	Occupied Units	102,906	99,032	201,938	2011-2015 ACS Table DP04
	Vacant Units	16,813	34,692	51,505	
Subsidized Multifamily Units	Total	6,917	6,189	13,106	
	TDHCA Units	2,355	1,634	3,989	TDHCA Central Database, 2017
	HUD Units	803	534	1,337	HUD, September 2017
	PHA Units	1,081	2,326	3,407	HUD, March 2017
	USDA Units	106	946	1,052	USDA, 2017
	Section 8 Vouchers	2,572	749	3,321	HUD, March 2017
Foreclosures		226	172	398	RealtyTrac, 2017

Region 3		Urban	Rural	Total	Source
Individuals		6,894,421	250,366	7,144,787	2011-2015 ACS Table DP05
Households	Owner	1,461,423	64,992	1,526,415	2011-2015 ACS Table DP04
	Renter	968,804	28,509	997,313	
Elderly Persons		682,471	44,721	727,192	2011-2015 ACS Table DP05
Persons with Disabilities		659,580	38,066	697,646	2011-2015 ACS Table S1810
Persons with HIV/AIDS		26,875	246	27,121	Texas DSHS, 2017
Domestic Violence Victims		47,376	1,601	48,977	Texas DPS, 2017
Veterans		362,618	20,060	382,678	2011-2015 ACS Table S2101
Youth Aging out of Foster Care		247	20	267	Texas DFPS, 2017
Individuals Below 125% Poverty		1,336,526	56,101	1,392,627	2011-2015 ACS Table S1701
Households by Income Group	0 - 30% AMFI	294,170	11,440	305,610	2010-2014 CHAS, Table 8
	30 - 50% AMFI	280,330	11,145	291,475	
	50 - 80% AMFI	400,910	16,480	417,390	
	80 - 100% AMFI	232,645	9,025	241,670	
	Over 100% AMFI	1,184,380	45,445	1,229,825	
Number of Units Lacking Kitchen and/or Plumbing by Income Category	0 - 30% AMFI	6,080	284	6,364	2010-2014 CHAS, Table 3
	30 - 50% AMFI	3,983	432	4,415	
	50 - 80% AMFI	4,483	259	4,742	
	80 - 100% AMFI	2,084	128	2,212	
	Over 100% AMFI	5,685	573	6,258	
Number of Households with Housing Cost Burden by Income Category	0 - 30% AMFI	205,455	7,825	213,280	2010-2014 CHAS, Table 3
	30 - 50% AMFI	185,825	5,425	191,250	
	50 - 80% AMFI	166,845	5,359	172,204	
	80 - 100% AMFI	51,635	1,614	53,249	
	Over 100% AMFI	82,119	2,389	84,508	
Number of Households Experiencing Overcrowding by Income Category	0 - 30% AMFI	25,185	591	25,776	2010-2014 CHAS, Table 3
	30 - 50% AMFI	25,604	574	26,178	
	50 - 80% AMFI	27,703	736	28,439	
	80 - 100% AMFI	10,917	372	11,289	
	Over 100% AMFI	18,300	990	19,290	
Physical Housing Characteristics for Housing Units	Total	2,638,099	112,898	2,750,997	2011-2015 ACS Table DP04
	1, detached	1,763,596	79,289	1,842,885	
	2 apartments	34,568	2,500	37,068	
	3 or 4 apartments	86,342	2,610	88,952	
	5 to 19 apartments	382,851	4,036	386,887	
	20+ apartments	267,924	2,676	270,600	
	Mobile home	100,801	21,426	122,227	
	Other	2,017	361	2,378	
Housing Occupancy	Occupied Units	2,430,227	93,501	2,523,728	2011-2015 ACS Table DP04
	Vacant Units	207,872	19,397	227,269	
Subsidized Multifamily Units	Total	130,391	4,090	134,481	
	TDHCA Units	63,984	1,115	65,099	TDHCA Central Database, 2017
	HUD Units	9,975	776	10,751	HUD, September 2017
	PHA Units	7,379	1,082	8,461	HUD, March 2017
	USDA Units	1,925	466	2,391	USDA, 2017
	Section 8 Vouchers	47,128	651	47,779	HUD, March 2017
Foreclosures		6,413	228	6,641	RealtyTrac, 2017

Region 4		Urban	Rural	Total	Source
Individuals		473,981	650,302	1,124,283	2011-2015 ACS Table DP05
Households	Owner	112,155	171,311	283,466	2011-2015 ACS Table DP04
	Renter	59,508	61,717	121,225	
Elderly Persons		70,521	115,989	186,510	2011-2015 ACS Table DP05
Persons with Disabilities		66,657	105,639	172,296	2011-2015 ACS Table S1810
Persons with HIV/AIDS		1,126	862	1,988	Texas DSHS, 2017
Domestic Violence Victims		3,541	3,850	7,391	Texas DPS, 2017
Veterans		32,741	50,266	83,007	2011-2015 ACS Table S2101
Youth Aging out of Foster Care		37	56	93	Texas DFPS, 2017
Individuals Below 125% Poverty		108,133	151,964	260,097	2011-2015 ACS Table S1701
Households by Income Group	0 - 30% AMFI	20,560	27,925	48,485	2010-2014 CHAS, Table 8
	30 - 50% AMFI	21,005	31,340	52,345	
	50 - 80% AMFI	29,785	39,670	69,455	
	80 - 100% AMFI	16,510	24,490	41,000	
	Over 100% AMFI	84,725	109,650	194,375	
Number of Units Lacking Kitchen and/or Plumbing by Income Category	0 - 30% AMFI	489	1,058	1,547	2010-2014 CHAS, Table 3
	30 - 50% AMFI	634	652	1,286	
	50 - 80% AMFI	555	603	1,158	
	80 - 100% AMFI	319	275	594	
	Over 100% AMFI	315	696	1,011	
Number of Households with Housing Cost Burden by Income Category	0 - 30% AMFI	13,545	17,074	30,619	2010-2014 CHAS, Table 3
	30 - 50% AMFI	12,085	15,065	27,150	
	50 - 80% AMFI	11,995	10,834	22,829	
	80 - 100% AMFI	3,120	3,809	6,929	
	Over 100% AMFI	4,025	4,613	8,638	
Number of Households Experiencing Overcrowding by Income Category	0 - 30% AMFI	949	1,304	2,253	2010-2014 CHAS, Table 3
	30 - 50% AMFI	1,189	1,750	2,939	
	50 - 80% AMFI	1,714	2,028	3,742	
	80 - 100% AMFI	714	879	1,593	
	Over 100% AMFI	1,645	2,260	3,905	
Physical Housing Characteristics for Housing Units	Total	194,647	287,458	482,105	2011-2015 ACS Table DP04
	1, detached	135,059	207,693	342,752	
	2 apartments	6,468	4,748	11,216	
	3 or 4 apartments	5,975	6,318	12,293	
	5 to 19 apartments	13,888	6,638	20,526	
	20+ apartments	7,645	3,383	11,028	
	Mobile home	25,076	57,692	82,768	
	Other	536	986	1,522	
Housing Occupancy	Occupied Units	171,663	233,028	404,691	2011-2015 ACS Table DP04
	Vacant Units	22,984	54,430	77,414	
Subsidized Multifamily Units	Total	11,791	10,282	22,073	
	TDHCA Units	4,082	3,827	7,909	TDHCA Central Database, 2017
	HUD Units	1,715	1,182	2,897	HUD, September 2017
	PHA Units	1,237	1,812	3,049	HUD, March 2017
	USDA Units	266	1,573	1,839	USDA, 2017
	Section 8 Vouchers	4,491	1,888	6,379	HUD, March 2017
Foreclosures		529	589	1,118	RealtyTrac, 2017

Region 5		Urban	Rural	Total	Source
Individuals		391,464	380,090	771,554	2011-2015 ACS Table DP05
Households	Owner	100,000	97,452	197,452	2011-2015 ACS Table DP04
	Renter	46,348	38,522	84,870	
Elderly Persons		53,732	65,770	119,502	2011-2015 ACS Table DP05
Persons with Disabilities		55,609	71,624	127,233	2011-2015 ACS Table S1810
Persons with HIV/AIDS		1,092	624	1,716	Texas DSHS, 2017
Domestic Violence Victims		5,527	1,889	7,416	Texas DPS, 2017
Veterans		26,768	29,327	56,095	2011-2015 ACS Table S2101
Youth Aging out of Foster Care		7	16	23	Texas DFPS, 2017
Individuals Below 125% Poverty		87,154	96,934	184,088	2011-2015 ACS Table S1701
Households by Income Group	0 - 30% AMFI	19,120	18,240	37,360	2010-2014 CHAS, Table 8
	30 - 50% AMFI	17,695	18,790	36,485	
	50 - 80% AMFI	22,120	24,845	46,965	
	80 - 100% AMFI	13,280	13,515	26,795	
	Over 100% AMFI	72,670	60,760	133,430	
Number of Units Lacking Kitchen and/or Plumbing by Income Category	0 - 30% AMFI	339	545	884	2010-2014 CHAS, Table 3
	30 - 50% AMFI	223	444	667	
	50 - 80% AMFI	185	450	635	
	80 - 100% AMFI	140	199	339	
	Over 100% AMFI	730	580	1,310	
Number of Households with Housing Cost Burden by Income Category	0 - 30% AMFI	12,425	11,158	23,583	2010-2014 CHAS, Table 3
	30 - 50% AMFI	9,970	8,360	18,330	
	50 - 80% AMFI	7,590	6,729	14,319	
	80 - 100% AMFI	2,594	1,468	4,062	
	Over 100% AMFI	3,410	2,248	5,658	
Number of Households Experiencing Overcrowding by Income Category	0 - 30% AMFI	754	721	1,475	2010-2014 CHAS, Table 3
	30 - 50% AMFI	675	1,092	1,767	
	50 - 80% AMFI	787	1,066	1,853	
	80 - 100% AMFI	505	596	1,101	
	Over 100% AMFI	1,285	1,080	2,365	
Physical Housing Characteristics for Housing Units	Total	166,053	180,833	346,886	2011-2015 ACS Table DP04
	1, detached	120,239	120,746	240,985	
	2 apartments	3,115	2,929	6,044	
	3 or 4 apartments	4,102	3,622	7,724	
	5 to 19 apartments	17,334	5,575	22,909	
	20+ apartments	5,573	3,098	8,671	
	Mobile home	15,514	44,040	59,554	
	Other	176	823	999	
Housing Occupancy	Occupied Units	146,348	135,974	282,322	2011-2015 ACS Table DP04
	Vacant Units	19,705	44,859	64,564	
Subsidized Multifamily Units	Total	16,698	8,919	25,617	
	TDHCA Units	6,014	2,612	8,626	TDHCA Central Database, 2017
	HUD Units	3,251	1,058	4,309	HUD, September 2017
	PHA Units	1,448	1,534	2,982	HUD, March 2017
	USDA Units	115	749	864	USDA, 2017
	Section 8 Vouchers	5,870	2,966	8,836	HUD, March 2017
Foreclosures		410	208	618	RealtyTrac, 2017

Region 6		Urban	Rural	Total	Source
Individuals		6,317,767	196,835	6,514,602	2011-2015 ACS Table DP05
Households	Owner	1,306,475	44,851	1,351,326	2011-2015 ACS Table DP04
	Renter	851,129	22,652	873,781	
Elderly Persons		598,866	28,633	627,499	2011-2015 ACS Table DP05
Persons with Disabilities		601,725	22,635	624,360	2011-2015 ACS Table S1810
Persons with HIV/AIDS		28,582	327	28,909	Texas DSHS, 2017
Domestic Violence Victims		60,492	1,549	62,041	Texas DPS, 2017
Veterans		280,714	13,001	293,715	2011-2015 ACS Table S2101
Youth Aging out of Foster Care		230	7	237	Texas DFPS, 2017
Individuals Below 125% Poverty		1,299,188	42,974	1,342,162	2011-2015 ACS Table S1701
Households by Income Group	0 - 30% AMFI	277,015	10,075	287,090	2010-2014 CHAS, Table 8
	30 - 50% AMFI	255,750	8,795	264,545	
	50 - 80% AMFI	343,025	11,310	354,335	
	80 - 100% AMFI	193,750	6,475	200,225	
	Over 100% AMFI	1,032,110	30,135	1,062,245	
Number of Units Lacking Kitchen and/or Plumbing by Income Category	0 - 30% AMFI	6,484	205	6,689	2010-2014 CHAS, Table 3
	30 - 50% AMFI	4,128	158	4,286	
	50 - 80% AMFI	4,153	115	4,268	
	80 - 100% AMFI	1,550	52	1,602	
	Over 100% AMFI	5,550	135	5,685	
Number of Households with Housing Cost Burden by Income Category	0 - 30% AMFI	188,300	6,645	194,945	2010-2014 CHAS, Table 3
	30 - 50% AMFI	162,305	4,890	167,195	
	50 - 80% AMFI	139,880	2,970	142,850	
	80 - 100% AMFI	44,504	740	45,244	
	Over 100% AMFI	67,600	1,459	69,059	
Number of Households Experiencing Overcrowding by Income Category	0 - 30% AMFI	27,353	283	27,636	2010-2014 CHAS, Table 3
	30 - 50% AMFI	25,135	470	25,605	
	50 - 80% AMFI	25,158	477	25,635	
	80 - 100% AMFI	10,519	143	10,662	
	Over 100% AMFI	21,544	454	21,998	
Physical Housing Characteristics for Housing Units	Total	2,389,529	84,639	2,474,168	2011-2015 ACS Table DP04
	1, detached	1,570,946	57,138	1,628,084	
	2 apartments	27,946	1,733	29,679	
	3 or 4 apartments	61,246	2,328	63,574	
	5 to 19 apartments	332,104	5,893	337,997	
	20+ apartments	283,546	2,587	286,133	
	Mobile home	110,725	14,761	125,486	
	Other	3,016	199	3,215	
Housing Occupancy	Occupied Units	2,157,604	67,503	2,225,107	2011-2015 ACS Table DP04
	Vacant Units	231,925	17,136	249,061	
Subsidized Multifamily Units	Total	106,544	3,515	110,059	
	TDHCA Units	59,799	1,271	61,070	TDHCA Central Database, 2017
	HUD Units	13,183	809	13,992	HUD, September 2017
	PHA Units	4,336	420	4,756	HUD, March 2017
	USDA Units	1,079	441	1,520	USDA, 2017
	Section 8 Vouchers	28,147	574	28,721	HUD, March 2017
Foreclosures		7,995	66	8,061	RealtyTrac, 2017

Region 7		Urban	Rural	Total	Source
Individuals		1,812,146	192,651	2,004,797	2011-2015 ACS Table DP05
Households	Owner	379,609	54,026	433,635	2011-2015 ACS Table DP04
	Renter	284,215	16,740	300,955	
Elderly Persons		162,403	36,269	198,672	2011-2015 ACS Table DP05
Persons with Disabilities		162,019	30,271	192,290	2011-2015 ACS Table S1810
Persons with HIV/AIDS		5,764	274	6,038	Texas DSHS, 2017
Domestic Violence Victims		11,119	1,246	12,365	Texas DPS, 2017
Veterans		99,144	17,930	117,074	2011-2015 ACS Table S2101
Youth Aging out of Foster Care		87	14	101	Texas DFPS, 2017
Individuals Below 125% Poverty		321,904	38,400	360,304	2011-2015 ACS Table S1701
Households by Income Group	0 - 30% AMFI	80,385	8,595	88,980	2010-2014 CHAS, Table 8
	30 - 50% AMFI	67,980	9,905	77,885	
	50 - 80% AMFI	105,065	12,385	117,450	
	80 - 100% AMFI	63,290	6,890	70,180	
	Over 100% AMFI	331,880	32,775	364,655	
Number of Units Lacking Kitchen and/or Plumbing by Income Category	0 - 30% AMFI	1,615	313	1,928	2010-2014 CHAS, Table 3
	30 - 50% AMFI	809	239	1,048	
	50 - 80% AMFI	1,065	274	1,339	
	80 - 100% AMFI	449	45	494	
	Over 100% AMFI	1,750	194	1,944	
Number of Households with Housing Cost Burden by Income Category	0 - 30% AMFI	58,755	5,195	63,950	2010-2014 CHAS, Table 3
	30 - 50% AMFI	50,240	4,805	55,045	
	50 - 80% AMFI	54,185	3,544	57,729	
	80 - 100% AMFI	17,200	1,130	18,330	
	Over 100% AMFI	26,325	1,845	28,170	
Number of Households Experiencing Overcrowding by Income Category	0 - 30% AMFI	6,635	608	7,243	2010-2014 CHAS, Table 3
	30 - 50% AMFI	5,510	524	6,034	
	50 - 80% AMFI	5,679	352	6,031	
	80 - 100% AMFI	2,297	225	2,522	
	Over 100% AMFI	4,769	346	5,115	
Physical Housing Characteristics for Housing Units	Total	717,637	92,570	810,207	2011-2015 ACS Table DP04
	1, detached	450,815	66,725	517,540	
	2 apartments	20,954	2,110	23,064	
	3 or 4 apartments	23,771	1,802	25,573	
	5 to 19 apartments	92,201	1,901	94,102	
	20+ apartments	99,139	1,116	100,255	
	Mobile home	30,022	18,337	48,359	
	Other	735	579	1,314	
Housing Occupancy	Occupied Units	663,824	70,766	734,590	2011-2015 ACS Table DP04
	Vacant Units	53,813	21,804	75,617	
Subsidized Multifamily Units	Total	39,304	2,993	42,297	
	TDHCA Units	24,390	1,515	25,905	TDHCA Central Database, 2017
	HUD Units	3,635	241	3,876	HUD, September 2017
	PHA Units	2,199	401	2,600	HUD, March 2017
	USDA Units	310	366	676	USDA, 2017
	Section 8 Vouchers	8,770	470	9,240	HUD, March 2017
Foreclosures		1,038	196	1,234	RealtyTrac, 2017

Region 8		Urban	Rural	Total	Source
Individuals		869,164	282,401	1,151,565	2011-2015 ACS Table DP05
Households	Owner	162,485	74,921	237,406	2011-2015 ACS Table DP04
	Renter	137,320	26,060	163,380	
Elderly Persons		89,064	53,819	142,883	2011-2015 ACS Table DP05
Persons with Disabilities		100,233	45,845	146,078	2011-2015 ACS Table S1810
Persons with HIV/AIDS		1,566	361	1,927	Texas DSHS, 2017
Domestic Violence Victims		8,576	1,248	9,824	Texas DPS, 2017
Veterans		84,337	21,498	105,835	2011-2015 ACS Table S2101
Youth Aging out of Foster Care		43	14	57	Texas DFPS, 2017
Individuals Below 125% Poverty		209,022	61,726	270,748	2011-2015 ACS Table S1701
Households by Income Group	0 - 30% AMFI	40,745	12,380	53,125	2010-2014 CHAS, Table 8
	30 - 50% AMFI	32,670	13,195	45,865	
	50 - 80% AMFI	49,490	17,900	67,390	
	80 - 100% AMFI	28,600	9,305	37,905	
	Over 100% AMFI	141,640	47,755	189,395	
Number of Units Lacking Kitchen and/or Plumbing by Income Category	0 - 30% AMFI	808	674	1,482	2010-2014 CHAS, Table 3
	30 - 50% AMFI	395	245	640	
	50 - 80% AMFI	554	250	804	
	80 - 100% AMFI	295	152	447	
	Over 100% AMFI	690	408	1,098	
Number of Households with Housing Cost Burden by Income Category	0 - 30% AMFI	29,205	7,769	36,974	2010-2014 CHAS, Table 3
	30 - 50% AMFI	22,715	6,233	28,948	
	50 - 80% AMFI	23,610	4,195	27,805	
	80 - 100% AMFI	6,689	1,181	7,870	
	Over 100% AMFI	8,340	2,122	10,462	
Number of Households Experiencing Overcrowding by Income Category	0 - 30% AMFI	1,429	567	1,996	2010-2014 CHAS, Table 3
	30 - 50% AMFI	1,994	539	2,533	
	50 - 80% AMFI	2,033	726	2,759	
	80 - 100% AMFI	854	374	1,228	
	Over 100% AMFI	2,324	1,283	3,607	
Physical Housing Characteristics for Housing Units	Total	345,274	133,920	479,194	2011-2015 ACS Table DP04
	1, detached	227,822	97,979	325,801	
	2 apartments	17,784	2,502	20,286	
	3 or 4 apartments	20,092	2,069	22,161	
	5 to 19 apartments	38,132	2,521	40,653	
	20+ apartments	17,932	1,618	19,550	
	Mobile home	23,065	26,821	49,886	
	Other	447	410	857	
Housing Occupancy	Occupied Units	299,805	100,981	400,786	2011-2015 ACS Table DP04
	Vacant Units	45,469	32,939	78,408	
Subsidized Multifamily Units	Total	17,485	5,178	22,663	
	TDHCA Units	4,938	1,867	6,805	TDHCA Central Database, 2017
	HUD Units	2,044	417	2,461	HUD, September 2017
	PHA Units	2,109	1,607	3,716	HUD, March 2017
	USDA Units	424	1,045	1,469	USDA, 2017
	Section 8 Vouchers	7,970	242	8,212	HUD, March 2017
Foreclosures		1,270	226	1,496	RealtyTrac, 2017

Region 9		Urban	Rural	Total	Source
Individuals		2,173,347	221,949	2,395,296	2011-2015 ACS Table DP05
Households	Owner	454,786	60,126	514,912	2011-2015 ACS Table DP04
	Renter	285,463	19,002	304,465	
Elderly Persons		252,850	42,506	295,356	2011-2015 ACS Table DP05
Persons with Disabilities		288,248	33,413	321,661	2011-2015 ACS Table S1810
Persons with HIV/AIDS		6,391	209	6,600	Texas DSHS, 2017
Domestic Violence Victims		19,509	1,052	20,561	Texas DPS, 2017
Veterans		189,801	20,824	210,625	2011-2015 ACS Table S2101
Youth Aging out of Foster Care		159	25	184	Texas DFPS, 2017
Individuals Below 125% Poverty		460,791	43,128	503,919	2011-2015 ACS Table S1701
Households by Income Group	0 - 30% AMFI	92,470	9,055	101,525	2010-2014 CHAS, Table 8
	30 - 50% AMFI	83,460	9,390	92,850	
	50 - 80% AMFI	122,015	13,135	135,150	
	80 - 100% AMFI	70,470	7,910	78,380	
	Over 100% AMFI	364,055	40,125	404,180	
Number of Units Lacking Kitchen and/or Plumbing by Income Category	0 - 30% AMFI	1,950	370	2,320	2010-2014 CHAS, Table 3
	30 - 50% AMFI	1,635	308	1,943	
	50 - 80% AMFI	1,475	155	1,630	
	80 - 100% AMFI	665	103	768	
	Over 100% AMFI	2,535	298	2,833	
Number of Households with Housing Cost Burden by Income Category	0 - 30% AMFI	61,395	5,585	66,980	2010-2014 CHAS, Table 3
	30 - 50% AMFI	51,545	4,395	55,940	
	50 - 80% AMFI	50,385	3,937	54,322	
	80 - 100% AMFI	15,910	1,300	17,210	
	Over 100% AMFI	23,584	1,934	25,518	
Number of Households Experiencing Overcrowding by Income Category	0 - 30% AMFI	5,565	553	6,118	2010-2014 CHAS, Table 3
	30 - 50% AMFI	6,395	792	7,187	
	50 - 80% AMFI	8,508	1,158	9,666	
	80 - 100% AMFI	3,498	275	3,773	
	Over 100% AMFI	7,970	1,358	9,328	
Physical Housing Characteristics for Housing Units	Total	811,421	94,801	906,222	2011-2015 ACS Table DP04
	1, detached	569,759	65,309	635,068	
	2 apartments	13,233	1,327	14,560	
	3 or 4 apartments	27,843	2,232	30,075	
	5 to 19 apartments	100,481	2,191	102,672	
	20+ apartments	59,735	1,141	60,876	
	Mobile home	39,590	22,094	61,684	
	Other	780	507	1,287	
Housing Occupancy	Occupied Units	740,249	79,128	819,377	2011-2015 ACS Table DP04
	Vacant Units	71,172	15,673	86,845	
Subsidized Multifamily Units	Total	49,068	2,913	51,981	
	TDHCA Units	18,924	1,498	20,422	TDHCA Central Database, 2017
	HUD Units	5,280	335	5,615	HUD, September 2017
	PHA Units	8,054	399	8,453	HUD, March 2017
	USDA Units	127	276	403	USDA, 2017
	Section 8 Vouchers	16,683	405	17,088	HUD, March 2017
Foreclosures		3,158	192	3,350	RealtyTrac, 2017

Region 10		Urban	Rural	Total	Source
Individuals		532,521	249,263	781,784	2011-2015 ACS Table DP05
Households	Owner	116,438	57,956	174,394	2011-2015 ACS Table DP04
	Renter	75,435	25,656	101,091	
Elderly Persons		73,053	39,482	112,535	2011-2015 ACS Table DP05
Persons with Disabilities		79,205	42,535	121,740	2011-2015 ACS Table S1810
Persons with HIV/AIDS		846	201	1,047	Texas DSHS, 2017
Domestic Violence Victims		6,075	1,656	7,731	Texas DPS, 2017
Veterans		40,521	16,662	57,183	2011-2015 ACS Table S2101
Youth Aging out of Foster Care		31	11	42	Texas DFPS, 2017
Individuals Below 125% Poverty		119,059	60,776	179,835	2011-2015 ACS Table S1701
Households by Income Group	0 - 30% AMFI	22,405	11,090	33,495	2010-2014 CHAS, Table 8
	30 - 50% AMFI	22,525	11,074	33,599	
	50 - 80% AMFI	31,755	14,794	46,549	
	80 - 100% AMFI	17,430	7,318	24,748	
	Over 100% AMFI	95,720	39,495	135,215	
Number of Units Lacking Kitchen and/or Plumbing by Income Category	0 - 30% AMFI	1,049	322	1,371	2010-2014 CHAS, Table 3
	30 - 50% AMFI	670	382	1,052	
	50 - 80% AMFI	370	234	604	
	80 - 100% AMFI	170	144	314	
	Over 100% AMFI	405	376	781	
Number of Households with Housing Cost Burden by Income Category	0 - 30% AMFI	14,340	6,409	20,749	2010-2014 CHAS, Table 3
	30 - 50% AMFI	13,570	4,259	17,829	
	50 - 80% AMFI	12,775	3,052	15,827	
	80 - 100% AMFI	4,150	887	5,037	
	Over 100% AMFI	5,784	1,190	6,974	
Number of Households Experiencing Overcrowding by Income Category	0 - 30% AMFI	1,679	660	2,339	2010-2014 CHAS, Table 3
	30 - 50% AMFI	1,820	895	2,715	
	50 - 80% AMFI	1,634	1,149	2,783	
	80 - 100% AMFI	1,039	446	1,485	
	Over 100% AMFI	2,815	1,755	4,570	
Physical Housing Characteristics for Housing Units	Total	222,786	109,221	332,007	2011-2015 ACS Table DP04
	1, detached	154,589	82,023	236,612	
	2 apartments	6,499	2,169	8,668	
	3 or 4 apartments	13,368	3,427	16,795	
	5 to 19 apartments	21,824	3,183	25,007	
	20+ apartments	11,109	1,459	12,568	
	Mobile home	14,651	16,612	31,263	
	Other	746	348	1,094	
Housing Occupancy	Occupied Units	191,873	83,612	275,485	2011-2015 ACS Table DP04
	Vacant Units	30,913	25,609	56,522	
Subsidized Multifamily Units	Total	12,717	6,082	18,799	
	TDHCA Units	4,957	1,603	6,560	TDHCA Central Database, 2017
	HUD Units	2,747	921	3,668	HUD, September 2017
	PHA Units	2,255	1,351	3,606	HUD, March 2017
	USDA Units	297	479	776	USDA, 2017
	Section 8 Vouchers	2,461	1,728	4,189	HUD, March 2017
Foreclosures		753	630	1,383	RealtyTrac, 2017

Region 11		Urban	Rural	Total	Source
Individuals		1,500,415	275,449	1,775,864	2011-2015 ACS Table DP05
Households	Owner	277,370	56,980	334,350	2011-2015 ACS Table DP04
	Renter	137,416	22,394	159,810	
Elderly Persons		155,303	35,533	190,836	2011-2015 ACS Table DP05
Persons with Disabilities		196,659	44,495	241,154	2011-2015 ACS Table S1810
Persons with HIV/AIDS		2,477	236	2,713	Texas DSHS, 2017
Domestic Violence Victims		11,070	1,575	12,645	Texas DPS, 2017
Veterans		42,978	10,289	53,267	2011-2015 ACS Table S2101
Youth Aging out of Foster Care		66	11	77	Texas DFPS, 2017
Individuals Below 125% Poverty		624,132	97,481	721,613	2011-2015 ACS Table S1701
Households by Income Group	0 - 30% AMFI	78,320	15,815	94,135	2010-2014 CHAS, Table 8
	30 - 50% AMFI	63,355	13,144	76,499	
	50 - 80% AMFI	71,385	14,535	85,920	
	80 - 100% AMFI	34,635	7,313	41,948	
	Over 100% AMFI	161,655	28,935	190,590	
Number of Units Lacking Kitchen and/or Plumbing by Income Category	0 - 30% AMFI	4,685	847	5,532	2010-2014 CHAS, Table 3
	30 - 50% AMFI	2,220	508	2,728	
	50 - 80% AMFI	1,595	124	1,719	
	80 - 100% AMFI	510	56	566	
	Over 100% AMFI	1,280	179	1,459	
Number of Households with Housing Cost Burden by Income Category	0 - 30% AMFI	40,445	7,752	48,197	2010-2014 CHAS, Table 3
	30 - 50% AMFI	29,795	4,239	34,034	
	50 - 80% AMFI	22,545	3,099	25,644	
	80 - 100% AMFI	5,900	871	6,771	
	Over 100% AMFI	9,245	978	10,223	
Number of Households Experiencing Overcrowding by Income Category	0 - 30% AMFI	14,755	2,083	16,838	2010-2014 CHAS, Table 3
	30 - 50% AMFI	9,915	1,254	11,169	
	50 - 80% AMFI	10,055	1,652	11,707	
	80 - 100% AMFI	4,660	606	5,266	
	Over 100% AMFI	12,050	1,568	13,618	
Physical Housing Characteristics for Housing Units	Total	480,051	100,801	580,852	2011-2015 ACS Table DP04
	1, detached	325,331	74,133	399,464	
	2 apartments	15,874	3,535	19,409	
	3 or 4 apartments	25,631	4,271	29,902	
	5 to 19 apartments	29,381	2,772	32,153	
	20+ apartments	19,276	1,029	20,305	
	Mobile home	62,252	14,917	77,169	
	Other	2,306	144	2,450	
Housing Occupancy	Occupied Units	414,786	79,374	494,160	2011-2015 ACS Table DP04
	Vacant Units	65,265	21,427	86,692	
Subsidized Multifamily Units	Total	32,745	6,440	39,185	
	TDHCA Units	11,351	1,750	13,101	TDHCA Central Database, 2017
	HUD Units	2,970	456	3,426	HUD, September 2017
	PHA Units	5,538	1,490	7,028	HUD, March 2017
	USDA Units	612	517	1,129	USDA, 2017
	Section 8 Vouchers	12,274	2,227	14,501	HUD, March 2017
Foreclosures		1,907	51	1,958	RealtyTrac, 2017

Region 12		Urban	Rural	Total	Source
Individuals		421,155	188,991	610,146	2011-2015 ACS Table DP05
Households	Owner	96,878	44,823	141,701	2011-2015 ACS Table DP04
	Renter	51,315	16,762	68,077	
Elderly Persons		47,106	26,492	73,598	2011-2015 ACS Table DP05
Persons with Disabilities		52,366	24,519	76,885	2011-2015 ACS Table S1810
Persons with HIV/AIDS		522	149	671	Texas DSHS, 2017
Domestic Violence Victims		4,905	1,260	6,165	Texas DPS, 2017
Veterans		25,909	10,405	36,314	2011-2015 ACS Table S2101
Youth Aging out of Foster Care		29	9	38	Texas DFPS, 2017
Individuals Below 125% Poverty		65,856	34,775	100,631	2011-2015 ACS Table S1701
Households by Income Group	0 - 30% AMFI	13,805	7,697	21,502	2010-2014 CHAS, Table 8
	30 - 50% AMFI	16,665	7,417	24,082	
	50 - 80% AMFI	24,535	10,010	34,545	
	80 - 100% AMFI	14,680	5,649	20,329	
	Over 100% AMFI	76,060	30,689	106,749	
Number of Units Lacking Kitchen and/or Plumbing by Income Category	0 - 30% AMFI	660	216	876	2010-2014 CHAS, Table 3
	30 - 50% AMFI	470	228	698	
	50 - 80% AMFI	569	120	689	
	80 - 100% AMFI	144	95	239	
	Over 100% AMFI	1,010	189	1,199	
Number of Households with Housing Cost Burden by Income Category	0 - 30% AMFI	9,055	4,385	13,440	2010-2014 CHAS, Table 3
	30 - 50% AMFI	9,335	2,674	12,009	
	50 - 80% AMFI	8,205	1,908	10,113	
	80 - 100% AMFI	2,505	405	2,910	
	Over 100% AMFI	2,725	555	3,280	
Number of Households Experiencing Overcrowding by Income Category	0 - 30% AMFI	834	419	1,253	2010-2014 CHAS, Table 3
	30 - 50% AMFI	845	248	1,093	
	50 - 80% AMFI	1,484	376	1,860	
	80 - 100% AMFI	935	350	1,285	
	Over 100% AMFI	2,425	818	3,243	
Physical Housing Characteristics for Housing Units	Total	161,345	78,203	239,548	2011-2015 ACS Table DP04
	1, detached	110,225	61,077	171,302	
	2 apartments	2,099	1,571	3,670	
	3 or 4 apartments	3,822	1,082	4,904	
	5 to 19 apartments	19,002	1,931	20,933	
	20+ apartments	8,479	1,092	9,571	
	Mobile home	17,178	11,195	28,373	
	Other	540	255	795	
Housing Occupancy	Occupied Units	148,193	61,585	209,778	2011-2015 ACS Table DP04
	Vacant Units	13,152	16,618	29,770	
Subsidized Multifamily Units	Total	7,313	3,159	10,472	
	TDHCA Units	3,138	1,207	4,345	TDHCA Central Database, 2017
	HUD Units	1,435	363	1,798	HUD, September 2017
	PHA Units	247	536	783	HUD, March 2017
	USDA Units	0	412	412	USDA, 2017
	Section 8 Vouchers	2,493	641	3,134	HUD, March 2017
Foreclosures		517	53	570	RealtyTrac, 2017

Region 13		Urban	Rural	Total	Source
Individuals		831,095	24,397	855,492	2011-2015 ACS Table DP05
Households	Owner	159,647	6,265	165,912	2011-2015 ACS Table DP04
	Renter	99,965	3,173	103,138	
Elderly Persons		90,952	4,653	95,605	2011-2015 ACS Table DP05
Persons with Disabilities		106,925	5,357	112,282	2011-2015 ACS Table S1810
Persons with HIV/AIDS		2,061	21	2,082	Texas DSHS, 2017
Domestic Violence Victims		5,249	60	5,309	Texas DPS, 2017
Veterans		49,850	1,749	51,599	2011-2015 ACS Table S2101
Youth Aging out of Foster Care		21	1	22	Texas DFPS, 2017
Individuals Below 125% Poverty		244,010	6,620	250,630	2011-2015 ACS Table S1701
Households by Income Group	0 - 30% AMFI	36,705	1,359	38,064	2010-2014 CHAS, Table 8
	30 - 50% AMFI	36,145	1,610	37,755	
	50 - 80% AMFI	46,220	1,909	48,129	
	80 - 100% AMFI	25,880	915	26,795	
	Over 100% AMFI	112,645	3,860	116,505	
Number of Units Lacking Kitchen and/or Plumbing by Income Category	0 - 30% AMFI	765	82	847	2010-2014 CHAS, Table 3
	30 - 50% AMFI	690	43	733	
	50 - 80% AMFI	485	78	563	
	80 - 100% AMFI	215	10	225	
	Over 100% AMFI	665	39	704	
Number of Households with Housing Cost Burden by Income Category	0 - 30% AMFI	22,080	578	22,658	2010-2014 CHAS, Table 3
	30 - 50% AMFI	19,155	549	19,704	
	50 - 80% AMFI	18,805	349	19,154	
	80 - 100% AMFI	5,790	144	5,934	
	Over 100% AMFI	6,900	141	7,041	
Number of Households Experiencing Overcrowding by Income Category	0 - 30% AMFI	3,050	69	3,119	2010-2014 CHAS, Table 3
	30 - 50% AMFI	3,590	79	3,669	
	50 - 80% AMFI	4,040	126	4,166	
	80 - 100% AMFI	1,845	54	1,899	
	Over 100% AMFI	4,235	135	4,370	
Physical Housing Characteristics for Housing Units	Total	282,616	13,535	296,151	2011-2015 ACS Table DP04
	1, detached	199,379	9,247	208,626	
	2 apartments	8,277	624	8,901	
	3 or 4 apartments	13,835	210	14,045	
	5 to 19 apartments	30,680	256	30,936	
	20+ apartments	14,384	270	14,654	
	Mobile home	15,904	2,869	18,773	
	Other	157	59	216	
Housing Occupancy	Occupied Units	259,612	9,438	269,050	2011-2015 ACS Table DP04
	Vacant Units	23,004	4,097	27,101	
Subsidized Multifamily Units	Total	24,178	508	24,686	
	TDHCA Units	9,473	170	9,643	TDHCA Central Database, 2017
	HUD Units	4,506	0	4,506	HUD, September 2017
	PHA Units	3,993	85	4,078	HUD, March 2017
	USDA Units	24	130	154	USDA, 2017
	Section 8 Vouchers	6,182	123	6,305	HUD, March 2017
Foreclosures		1,295	2	1,297	RealtyTrac, 2017

TDHCA Public Assistance Requests, SFY 2017

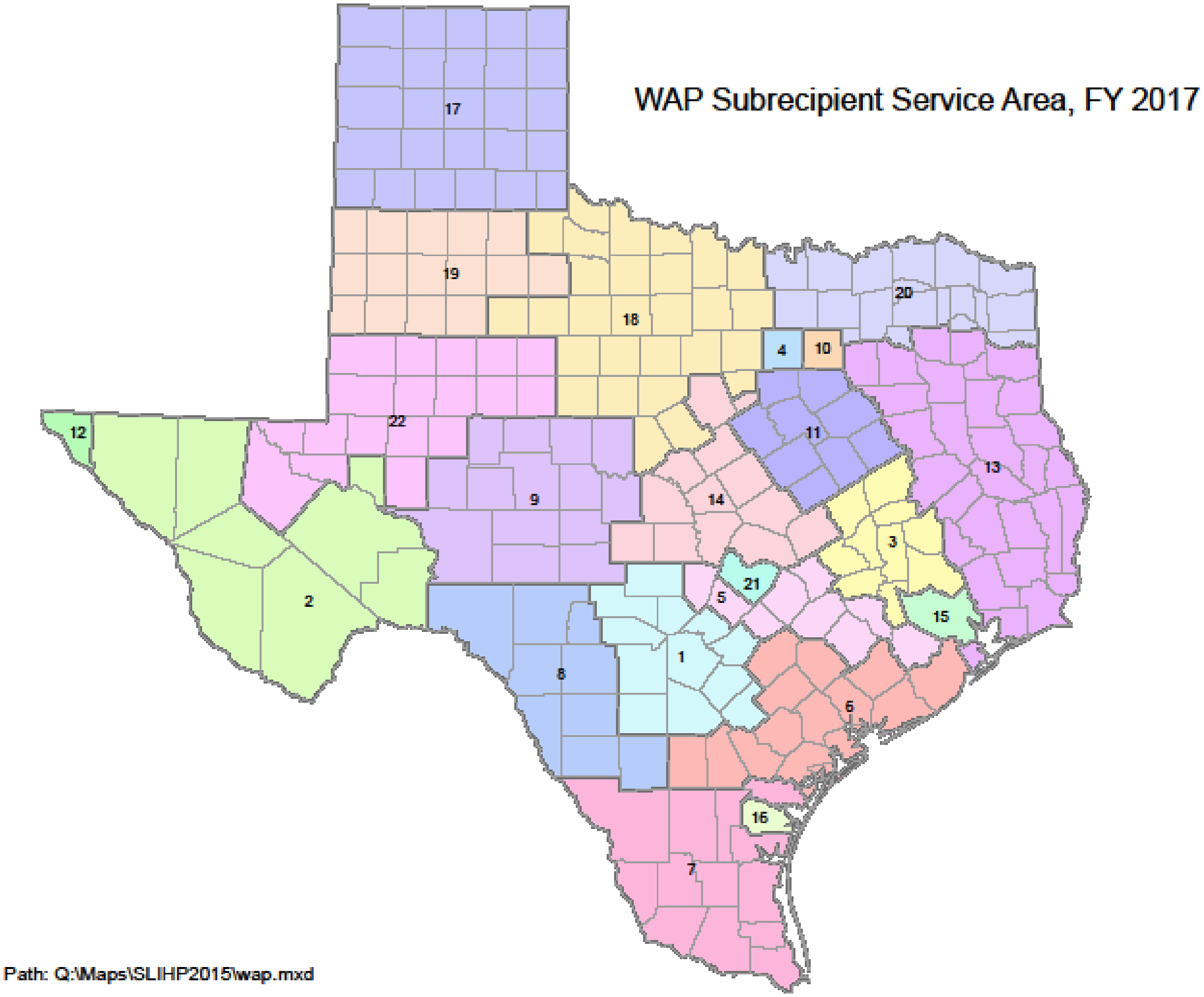
		Barrier Removal	Emergency	Foreclosure Prevention	Homebuyer Assistance	Homebuyer Education	Legal	Other	Rental Assistance	Repair	Utility	Weatheriz-ation	Individual Records	% of Total Requests
Region 1	Urban	41	452	2	64	7	2	7	405	103	482	136	1665	1.6%
	Rural	29	131	0	29	3	3	2	130	78	314	129	836	0.8%
	Total	70	583	2	93	10	5	9	535	181	796	265	2501	2.4%
Region 2	Urban	32	213	2	30	2	1	2	208	90	463	141	1169	1.1%
	Rural	39	148	1	28	3	4	3	152	137	403	139	1042	1.0%
	Total	71	361	3	58	5	5	5	360	227	866	280	2211	2.2%
Region 3	Urban	651	8466	37	922	141	141	43	8945	1898	7411	2069	30053	29.3%
	Rural	17	184	2	33	2	4	0	243	86	345	95	978	1.0%
	Total	668	8650	39	955	143	145	43	9188	1984	7756	2164	31031	30.2%
Region 4	Urban	58	544	2	63	8	6	4	593	155	709	162	2240	2.2%
	Rural	127	534	2	88	8	9	11	538	316	1038	335	2958	2.9%
	Total	185	1078	4	151	16	15	15	1131	471	1747	497	5198	5.1%
Region 5	Urban	57	460	5	46	5	3	7	423	153	683	92	1904	1.9%
	Rural	51	295	1	56	14	1	13	284	164	500	160	1494	1.5%
	Total	108	755	6	102	19	4	20	707	317	1183	252	3398	3.3%
Region 6	Urban	508	6676	34	882	169	58	40	7041	1256	8816	1452	26491	25.8%
	Rural	30	150	2	21	2	8	2	161	83	201	36	684	0.7%
	Total	538	6826	36	903	171	66	42	7202	1339	9017	1488	27175	26.5%
Region 7	Urban	112	1806	8	250	54	47	23	1737	298	1225	227	5592	5.4%
	Rural	24	171	1	27	1	10	2	147	64	159	66	640	0.6%
	Total	136	1977	9	277	55	57	25	1884	362	1384	293	6232	6.1%
Region 8	Urban	69	1297	6	106	23	27	13	1321	241	1509	260	4778	4.7%
	Rural	28	173	2	29	4	4	4	182	93	347	110	955	0.9%
	Total	97	1470	8	135	27	31	17	1503	334	1856	370	5733	5.6%
Region 9	Urban	188	1738	14	214	32	37	13	1538	429	1255	280	5570	5.4%
	Rural	27	140	1	14	1	2	0	136	59	193	76	622	0.6%
	Total	215	1878	15	228	33	39	13	1674	488	1448	356	6192	6.0%
Region 10	Urban	61	289	3	47	6	8	4	327	186	678	203	1782	1.7%
	Rural	34	95	1	25	5	4	2	121	81	362	100	810	0.8%
	Total	95	384	4	72	11	12	6	448	267	1040	303	2592	2.5%
Region 11	Urban	140	449	2	157	32	9	3	592	289	1907	487	4031	3.9%
	Rural	38	92	2	21	3	3	1	86	95	482	91	892	0.9%
	Total	178	541	4	178	35	12	4	678	384	2389	578	4923	4.8%
Region 12	Urban	29	288	0	41	5	2	1	288	59	409	93	1200	1.2%
	Rural	21	60	0	20	2	0	2	62	50	222	43	475	0.5%
	Total	50	348	0	61	7	2	3	350	109	631	136	1675	1.6%
Region 13	Urban	42	226	2	52	12	3	6	293	97	274	95	1074	1.0%
	Rural	4	8	0	3	0	0	1	9	7	17	12	61	0.1%
	Total	46	234	2	55	12	3	7	302	104	291	107	1135	1.1%

Source: TDHCA Public Assistance Inventory, 20XX

Appendix C: Racial and Ethnic Composition of Households and Individuals Receiving Assistance through Community Affairs Programs or Homelessness Programs

TDHCA's Community Affairs programs and Homelessness programs allocate funding to subrecipient entities with service areas that span two or more uniform TDHCA state service regions, so racial data for these programs are reported by entity rather than by region. For the purpose of this report, all counties served will be grouped by subrecipients. Maps are provided in order to locate subcontractor service areas.

Negative amounts in the following tables reflect adjustments from figures previously submitted from Subrecipients to TDHCA in monthly and annual performance reports.



WAP Subrecipient Service Area, FY 2017

Document Path: Q:\Maps\SLIHP2015\wap.mxd

Date: 10/31/2017

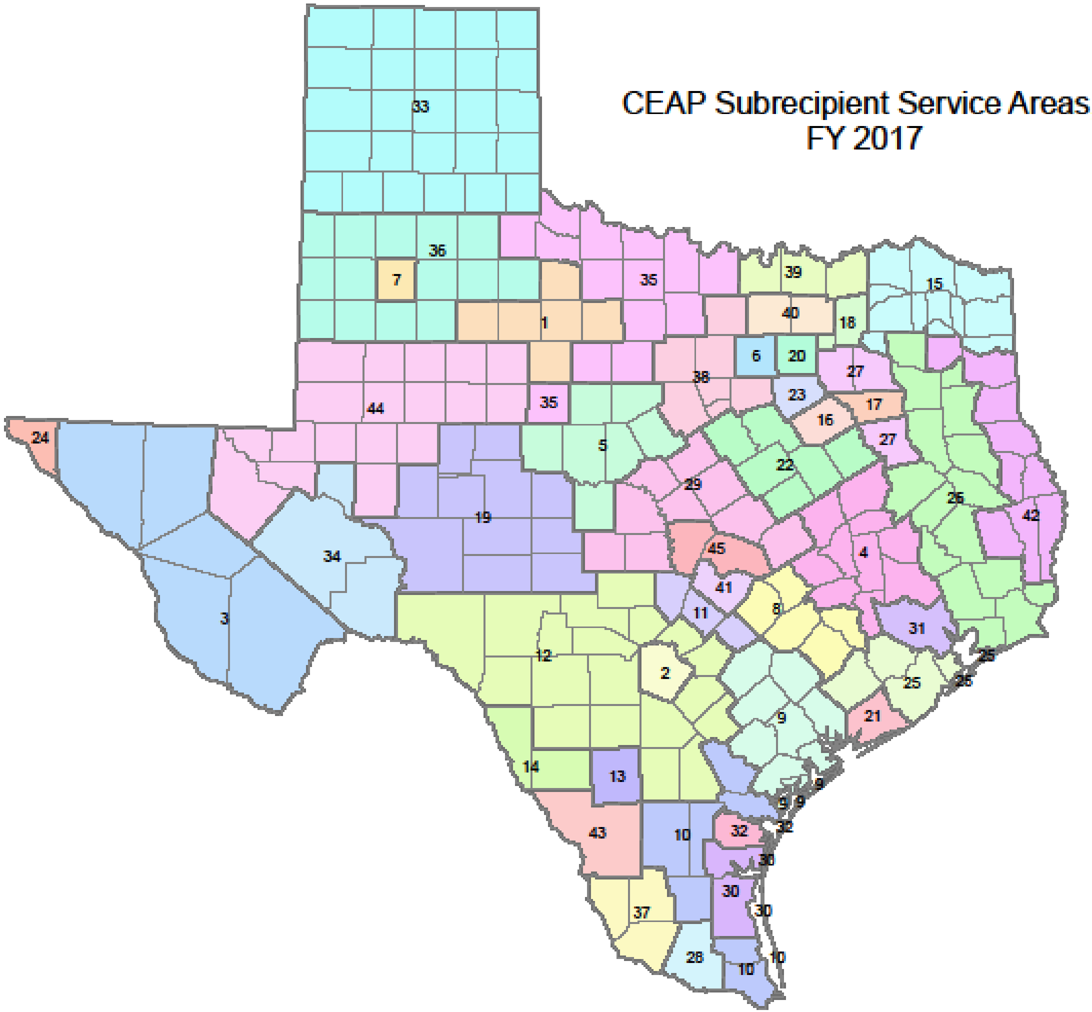
Racial and Ethnic Composition of Households Receiving WAP Assistance by Subrecipient Statewide, SFY 2017

# on Map	Subrecipient	Counties Served	Expended	Households Served	Hispanic	Black	White	Other
1	Alamo Area Council of Governments	ATASCOSA, BANDERA, BEXAR, COMAL, FRIO, GILLESPIE, GUADALUPE, KARNES, KENDALL, KERR, MEDINA, WILSON	$1,578,981	206	130	13	58	5
2	Big Bend Community Action Committee, Inc.	BREWSTER, CRANE, CULBERSON, HUDSPETH, JEFF DAVIS, PECOS, PRESIDIO, TERRELL	$297,139	52	51	0	1	0
3	Brazos Valley Community Action Agency, Inc.	BRAZOS, BURLESON, GRIMES, LEON, MADISON, MONTGOMERY, ROBERTSON, WALKER, WALLER, WASHINGTON	$365,240	53	5	25	23	0
3	Brazos Valley Community Action Programs	BRAZOS, BURLESON, GRIMES, LEON, MADISON, MONTGOMERY, ROBERTSON, WALKER, WALLER, WASHINGTON	$271,345	33	3	22	7	1
4	City of Fort Worth	TARRANT	$1,375,296	196	30	126	39	1
5	Combined Community Action, Inc.	AUSTIN, BASTROP, BLANCO, CALDWELL, COLORADO, FAYETTE, FORT BEND, HAYS, LEE	$604,076	78	16	36	23	3
6	Community Action Committee of Victoria, Texas	ARANSAS, BEE, BRAZORIA, CALHOUN, DE WITT, GOLIAD, GONZALES, JACKSON, LAVACA, LIVE OAK, MATAGORDA, MCMULLEN, REFUGIO, VICTORIA, WHARTON	$1,001,704	151	63	40	36	12

# on Map	Subrecipient	Counties Served	Expended	Households Served	Hispanic	Black	White	Other
7	Community Action Corporation of South Texas	BROOKS, CAMERON, DUVAL, HIDALGO, JIM HOGG, JIM WELLS, KENEDY, KLEBERG, SAN PATRICIO, STARR, WEBB, WILLACY, ZAPATA	$2,050,059	265	262	0	3	0
8	Community Council of South Central Texas, Inc.	DIMMIT, EDWARDS, KINNEY, LA SALLE, MAVERICK, REAL, UVALDE, VAL VERDE, ZAVALA	$435,447	58	58	0	0	0
9	Concho Valley Community Action Agency	COKE, COLEMAN, CONCHO, CROCKETT, IRION, KIMBLE, MCCULLOCH, MENARD, REAGAN, RUNNELS, SCHLEICHER, STERLING, SUTTON, TOM GREEN	$462,419	65	45	1	18	1
10	Dallas County Department of Health and Human Services	DALLAS	$2,332,562	306	172	101	29	4
11	Economic Opportunities Advancement Corporation of PR XI	BOSQUE, ELLIS, FALLS, FREESTONE, HILL, JOHNSON, LIMESTONE, MCLENNAN, NAVARRO	$642,351	92	18	46	28	0
12	El Paso Community Action Program, Project Bravo, Inc.	EL PASO	$1,140,235	140	0	0	140	0

# on Map	Subrecipient	Counties Served	Expended	Households Served	Hispanic	Black	White	Other
13	Greater East Texas Community Action Program (GETCAP)	ANDERSON, ANGELINA, CHAMBERS, CHEROKEE, GALVESTON, GREGG, HARDIN, HARRISON, HENDERSON, HOUSTON, JASPER, JEFFERSON, KAUFMAN, LIBERTY, NACOGDOCHES, NEWTON, ORANGE, PANOLA, POLK, RUSK, SABINE, SAN AUGUSTINE, SAN JACINTO, SHELBY, SMITH, TRINITY, TYLER, UPSHUR, VAN ZANDT, WOOD	$2,316,293	359	19	175	158	7
14	Hill Country Community Action Association, Inc.	BELL, BURNET, CORYELL, ERATH, HAMILTON, LAMPASAS, LLANO, MASON, MILAM, MILLS, SAN SABA, SOMERVELL, WILLIAMSON	$726,229	84	0	11	72	1
15	Neighborhood Centers Inc.	HARRIS	$3,498,966	495	169	203	35	88
16	Nueces County Community Action Agency	NUECES	$358,552	35	25	6	4	0
17	Panhandle Community Services	ARMSTRONG, BRISCOE, CARSON, CASTRO, CHILDRESS, COLLINGSWORTH, DALLAM, DEAF SMITH, DONLEY, GRAY, HALL, HANSFORD, HARTLEY, HEMPHILL, HUTCHINSON, LIPSCOMB, MOORE, OCHILTREE, OLDHAM, PARMER, POTTER, RANDALL, ROBERTS, SHERMAN, SWISHER, WHEELER	$536,535	76	16	2	58	0

# on Map	Subrecipient	Counties Served	Expended	Households Served	Hispanic	Black	White	Other
18	Rolling Plains Management Corporation	ARCHER, BAYLOR, BROWN, CALLAHAN, CLAY, COMANCHE, COTTLE, EASTLAND, FOARD, HARDEMAN, HASKELL, HOOD, JACK, JONES, KENT, KNOX, MONTAGUE, PALO PINTO, PARKER, SHACKELFORD, STEPHENS, STONEWALL, TAYLOR, THROCKMORTON, WICHITA, WILBARGER, WISE, YOUNG	$1,066,488	133	15	16	97	5
19	South Plains Community Action Association, Inc.	BAILEY, COCHRAN, CROSBY, DICKENS, FLOYD, GARZA, HALE, HOCKLEY, KING, LAMB, LUBBOCK, LYNN, MOTLEY, TERRY, YOAKUM	$730,329	96	57	6	30	3
20	Texoma Council of Governments	BOWIE, CAMP, CASS, COLLIN, COOKE, DELTA, DENTON, FANNIN, FRANKLIN, GRAYSON, HOPKINS, HUNT, LAMAR, MARION, MORRIS, RAINS, RED RIVER, ROCKWALL, TITUS	$1,148,845	146	4	47	93	2
21	Travis County	TRAVIS	$880,456	152	51	35	48	18
22	West Texas Opportunities, Inc.	ANDREWS, BORDEN, DAWSON, ECTOR, FISHER, GAINES, GLASSCOCK, HOWARD, LOVING, MARTIN, MIDLAND, MITCHELL, NOLAN, REEVES, SCURRY, UPTON, WARD, WINKLER	$559,814	78	62	6	9	1
	Total		**$24,379,360**	**3,349**	**1,271**	**917**	**1,009**	**152**



CEAP Subrecipient Service Areas, FY 2017

Document Path: Q:\Maps\SLIHP2015\ceap.mxd

Date: 10/31/2017

Some numbers on the map represent an area served by multiple subrecipients.

Racial and Ethnic Composition of Households Receiving CEAP Assistance by Subrecipient Statewide, FY 2017

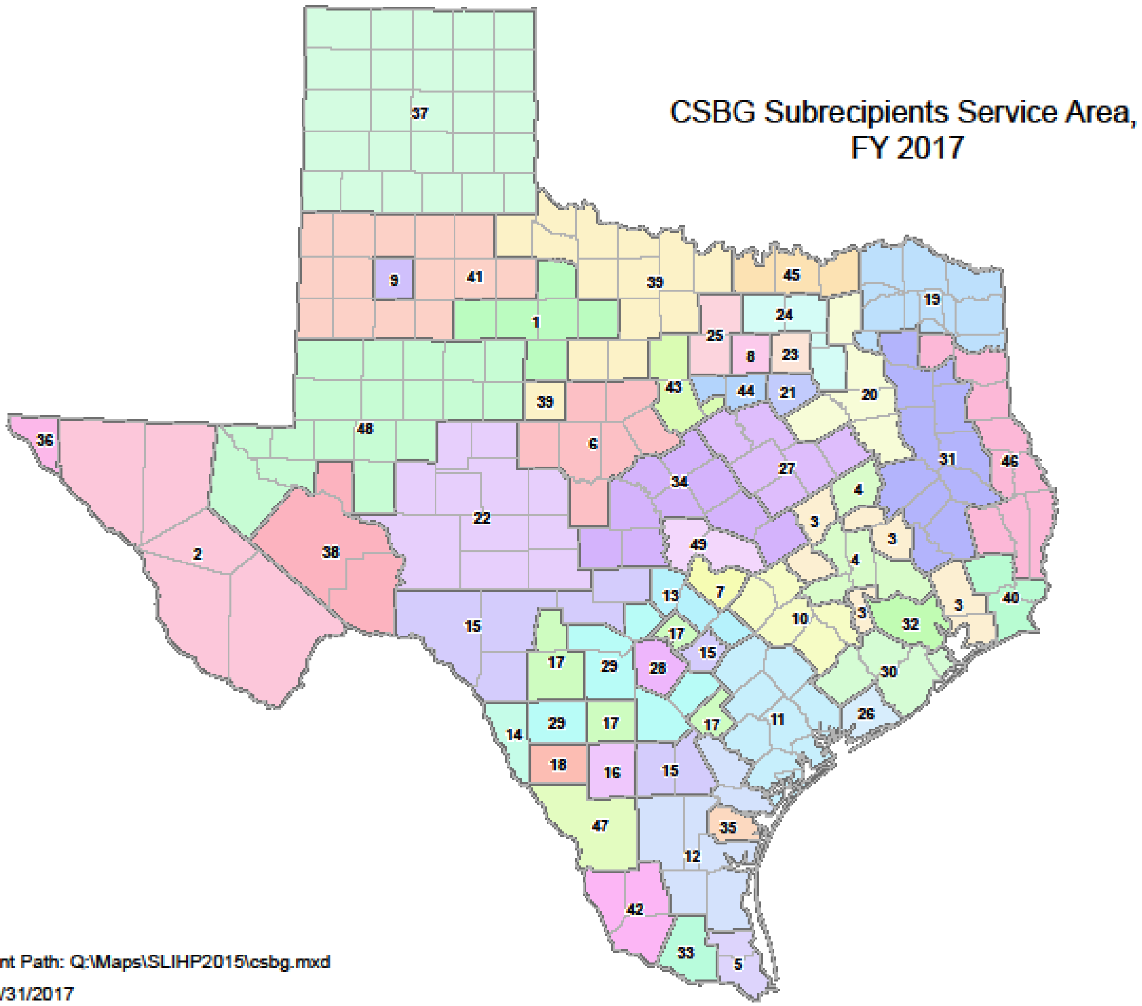
# on Map	Subrecipient	Counties Served	Expended	Individuals Served	Hispanic	Black	White	Other
1	Aspermont Small Business Development Center, Inc.	HASKELL, JONES, KENT, KNOX, STONEWALL, THROCKMORTON	$769,572	1,030	408	126	483	13
2	Bexar County	BEXAR	$6,977,546	8,053	5,474	1,334	1,008	237
2	Bexar County Community Resources	BEXAR	$358,272	0	0	0	0	0
3	Big Bend Community Action Committee, Inc.	BREWSTER, CULBERSON, HUDSPETH, JEFF DAVIS, PRESIDIO	$788,329	1,659	667	13	928	51
4	Brazos Valley Community Action Agency, Inc.	BRAZOS, BURLESON, GRIMES, LEON, MADISON, MONTGOMERY, ROBERTSON, WALKER, WALLER, WASHINGTON	$1,265,210	220	35	126	58	1
4	Brazos Valley Community Action Programs	BRAZOS, BURLESON, GRIMES, LEON, MADISON, MONTGOMERY, ROBERTSON, WALKER, WALLER, WASHINGTON	$1,844,955	3,220	363	1,660	1,169	28
5	Central Texas Opportunities, Inc.	BROWN, CALLAHAN, COLEMAN, COMANCHE, EASTLAND, MCCULLOCH, RUNNELS	$1,074,707	1,204	239	85	828	52
6	City of Fort Worth	TARRANT	$4,573,436	5,477	703	3,454	1,115	205
7	City of Lubbock	LUBBOCK	$1,535,024	1,309	609	491	204	5
8	Combined Community Action, Inc.	AUSTIN, BASTROP, COLORADO, FAYETTE, LEE	$720,304	1,069	57	473	534	5
9	Community Action Committee of Victoria, Texas	ARANSAS, CALHOUN, DE WITT, GOLIAD, GONZALES, JACKSON, LAVACA, REFUGIO, VICTORIA	$1,198,698	1,845	861	475	496	13

# on Map	Subrecipient	Counties Served	Expended	Individuals Served	Hispanic	Black	White	Other
10	Community Action Corporation of South Texas	BEE, BROOKS, CAMERON, DUVAL, JIM WELLS, SAN PATRICIO, WILLACY	$4,413,087	5,044	4,951	15	73	5
11	Community Action Inc. of Central Texas	BLANCO, CALDWELL, HAYS	$632,381	782	287	121	355	19
12, 13, 14	Community Council of South Central Texas, Inc.	ATASCOSA, BANDERA, COMAL, EDWARDS, FRIO, GILLESPIE, GUADALUPE, KARNES, KENDALL, KERR, KINNEY, LIVE OAK, MCMULLEN, MEDINA, REAL, UVALDE, VAL VERDE, WILSON, ZAVALA	$3,627,901	4,324	3,112	136	1,051	25
13, 14	Community Services Agency of South Texas, Inc.	DIMMIT, LA SALLE, MAVERICK	$429,142	544	540	0	4	0
15	Community Services of Northeast Texas, Inc.	BOWIE, CAMP, CASS, DELTA, FRANKLIN, HOPKINS, LAMAR, MARION, MORRIS, RAINS, RED RIVER, TITUS	$2,169,406	3,424	94	1,830	1,179	321
16, 17, 18, 23, 27, 40	Community Services, Inc.	ANDERSON, COLLIN, DENTON, ELLIS, HENDERSON, HUNT, KAUFMAN, NAVARRO, ROCKWALL, VAN ZANDT	$1,519,347	1,068	112	479	454	23
19	Concho Valley Community Action Agency	COKE, CONCHO, CROCKETT, IRION, KIMBLE, MENARD, REAGAN, SCHLEICHER, STERLING, SUTTON, TOM GREEN	$1,348,136	1,744	1,037	143	544	20
20	Dallas County Department of Health and Human Services	DALLAS	$9,377,143	11,902	989	9,653	1,079	181
21	Economic Action Committee of The Gulf Coast	MATAGORDA	$221,809	352	114	149	85	4

# on Map	Subrecipient	Counties Served	Expended	Individuals Served	Hispanic	Black	White	Other
16, 22, 23	Economic Opportunities Advancement Corporation of PR XI	BOSQUE, FALLS, FREESTONE, HILL, LIMESTONE, MCLENNAN	$2,145,402	3,354	420	2,144	749	41
24	El Paso Community Action Program, Project Bravo, Inc.	EL PASO	$4,448,831	8,043	7,398	202	337	106
25	Galveston County Community Action Council, Inc.	BRAZORIA, FORT BEND, GALVESTON, WHARTON	$2,260,653	3,336	578	2,137	557	64
17, 26, 27	Greater East Texas Community Action Program (GETCAP)	ANGELINA, CHAMBERS, CHEROKEE, GREGG, HARDIN, HOUSTON, JEFFERSON, LIBERTY, NACOGDOCHES, ORANGE, POLK, RUSK, SAN JACINTO, SMITH, TRINITY, WOOD	$6,340,409	8,108	278	5,334	2,360	136
28	Hidalgo County, Texas-County of Hidalgo Community Service Agency	HIDALGO	$4,240,792	7,206	6,962	18	207	19
29	Hill Country Community Action Association, Inc.	BELL, CORYELL, HAMILTON, LAMPASAS, LLANO, MASON, MILAM, MILLS, SAN SABA	$1,645,863	1,983	0	682	1,188	113
30	Kleberg County Human Services	KENEDY, KLEBERG	$525,941	553	208	25	310	10
31	Neighborhood Centers Inc.	HARRIS	$8,144,322	16,162	1,779	10,926	1,246	2,211
32	Nueces County Community Action Agency	NUECES	$1,606,434	1,716	1,167	399	140	10

# on Map	Subrecipient	Counties Served	Expended	Individuals Served	Hispanic	Black	White	Other
33	Panhandle Community Services	ARMSTRONG, BRISCOE, CARSON, CASTRO, CHILDRESS, COLLINGSWORTH, DALLAM, DEAF SMITH, DONLEY, GRAY, HALL, HANSFORD, HARTLEY, HEMPHILL, HUTCHINSON, LIPSCOMB, MOORE, OCHILTREE, OLDHAM, PARMER, POTTER, RANDALL, ROBERTS, SHERMAN, SWISHER, WHEELER	$2,891,146	3,698	1,614	658	1,269	157
34	Pecos County Community Action Agency	CRANE, PECOS, TERRELL	$443,172	743	624	3	115	1
35	Rolling Plains Management Corporation	ARCHER, BAYLOR, CLAY, COTTLE, FOARD, HARDEMAN, JACK, MONTAGUE, SHACKELFORD, STEPHENS, TAYLOR, WICHITA, WILBARGER, YOUNG	$2,063,087	2,592	326	576	1,612	78
36	South Plains Community Action Association, Inc.	BAILEY, COCHRAN, CROSBY, DICKENS, FLOYD, GARZA, HALE, HOCKLEY, KING, LAMB, LYNN, MOTLEY, TERRY, YOAKUM	$1,217,825	2,246	1,618	253	354	21
37	South Texas Development Council	JIM HOGG, STARR, ZAPATA	$761,696	825	0	0	825	0
38	Texas Neighborhood Services	ERATH, HOOD, JOHNSON, PALO PINTO, PARKER, SOMERVELL, WISE	$1,219,599	1,430	100	80	1,229	21
18, 39, 40	Texoma Council of Governments	COOKE, FANNIN, GRAYSON	$1,222,807	2,420	41	799	1,481	99
41	Travis County	TRAVIS	$3,031,731	8,433	2,327	3,697	2,009	400
42	Tri-County Community Action, Inc.	HARRISON, JASPER, NEWTON, PANOLA, SABINE, SAN AUGUSTINE, SHELBY, TYLER, UPSHUR	$1,221,448	1,881	24	1,254	590	13

# on Map	Subrecipient	Counties Served	Expended	Individuals Served	Hispanic	Black	White	Other
43	Webb County Community Action Agency	WEBB	$1,123,090	1,181	1,176	0	0	5
44	West Texas Opportunities, Inc.	ANDREWS, BORDEN, DAWSON, ECTOR, FISHER, GAINES, GLASSCOCK, HOWARD, LOVING, MARTIN, MIDLAND, MITCHELL, NOLAN, REEVES, SCURRY, UPTON, WARD, WINKLER	$2,462,440	3,322	1,961	523	802	36
45	Williamson-Burnet County Opportunities, Inc.	BURNET, WILLIAMSON	$621,122	963	18	250	658	37
	Total		**$94,482,215**	**134,465**	**49,271**	**50,723**	**29,685**	**4,786**



CSBG Subrecipients Service Area,
FY 2017

Document Path: Q:\Maps\SLIHP2015\csbg.mxd

Date: 10/31/2017

Some numbers on the map represent an area served by multiple subrecipients.

Racial Composition of Individuals Receiving CSBG Assistance by Subrecipient, Statewide FY 2017

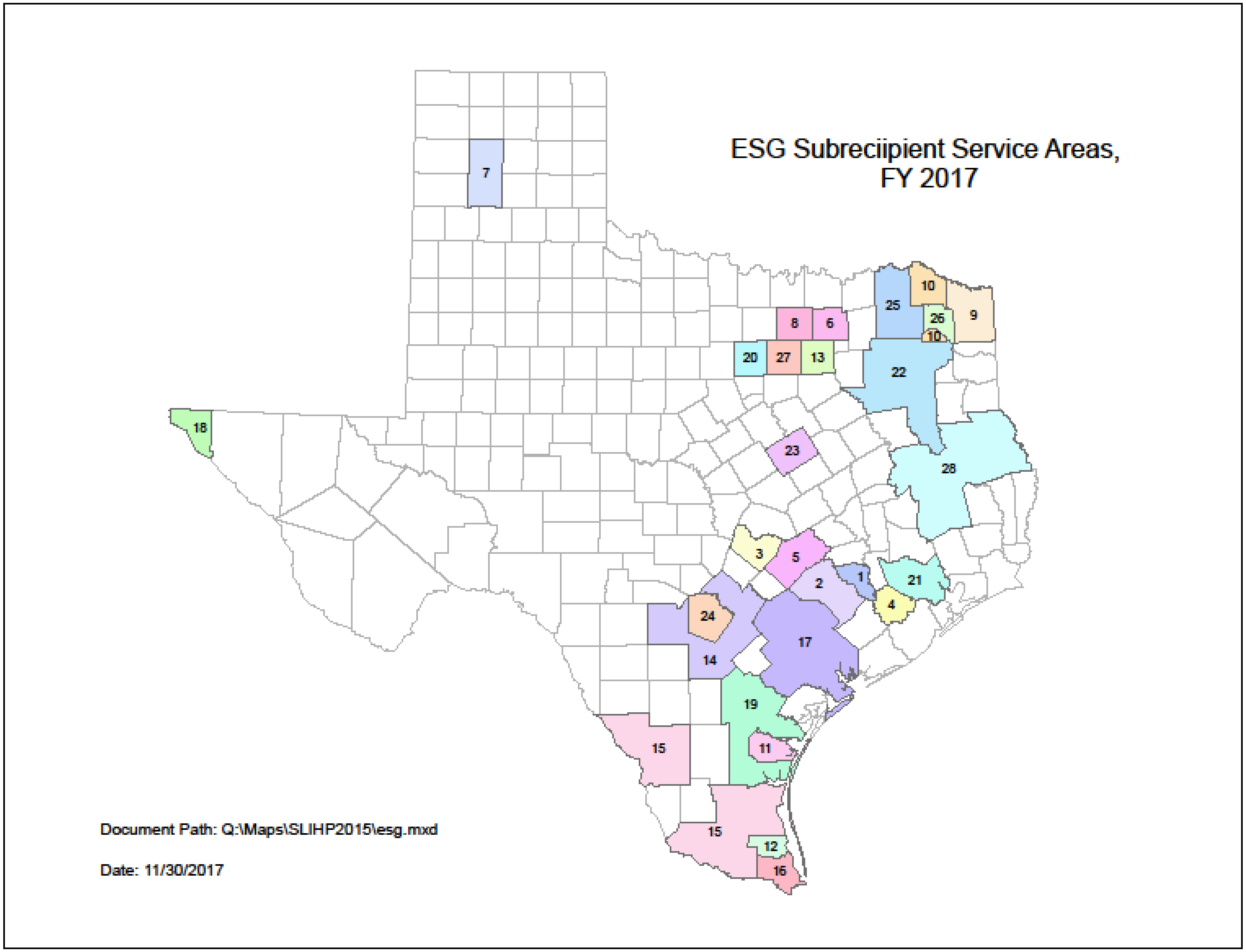
# on Map	Subrecipient	Counties Served	Expended	Individuals Served	Black	White	Other Race	Hispanic	Non-Hispanic	Unknown Race & Ethnicity
1	Aspermont Small Business Development Center, Inc.	HASKELL, JONES, KENT, KNOX, STONEWALL, THROCKMORTON	$181,270	4,886	251	790	848	831	1,058	2,997
2	Big Bend Community Action Committee, Inc.	BREWSTER, CULBERSON, HUDSPETH, JEFF DAVIS, PRESIDIO	$200,419	3,670	33	3,571	66	3,324	346	0
3, 4	Brazos Valley Community Action Agency, Inc.	BRAZOS, BURLESON, CHAMBERS, GRIMES, LEON, LIBERTY, MADISON, MONTGOMERY, ROBERTSON, WALKER, WALLER, WASHINGTON	$494,742	5,299	342	341	14	175	522	4,602
3, 4	Brazos Valley Community Action Programs	BRAZOS, BURLESON, CHAMBERS, GRIMES, LEON, LIBERTY, MADISON, MONTGOMERY, ROBERTSON, WALKER, WALLER, WASHINGTON	$677,158	15,998	3,746	3,065	114	1,100	5,825	9,073
5	Cameron and Willacy Counties Community Projects, Inc.	CAMERON, WILLACY	$947,302	4,344	0	4,344	0	4,318	26	0
6	Central Texas Opportunities, Inc.	BROWN, CALLAHAN, COLEMAN, COMANCHE, EASTLAND, MCCULLOCH, RUNNELS	$281,150	3,089	192	2,686	211	753	2,336	0
7	City of Austin, Health and Human Services Dept	TRAVIS	$1,257,797	54,657	1,325	1,480	172	1,155	1,822	51,680
8	City of Fort Worth	TARRANT	$1,942,491	11,853	7,184	3,993	676	2,168	9,685	0
9	City of Lubbock	LUBBOCK	$400,511	1,165	423	664	54	524	617	24
28	City of San Antonio, The Department of Human Services	BEXAR	$2,385,118	143,049	4,991	18,310	303	18,739	4,865	119,445

# on Map	Subrecipient	Counties Served	Expended	Individuals Served	Black	White	Other Race	Hispanic	Non-Hispanic	Unknown Race & Ethnicity
10	Combined Community Action, Inc.	AUSTIN, BASTROP, COLORADO, FAYETTE, LEE	$250,048	4,455	1,249	1,751	48	904	2,144	1,407
11	Community Action Committee of Victoria, Texas	ARANSAS, CALHOUN, DE WITT, GOLIAD, GONZALES, JACKSON, LAVACA, REFUGIO, VICTORIA	$311,878	7,282	1,180	3,998	87	3,251	2,014	2,017
12	Community Action Corporation of South Texas	BEE, BROOKS, DUVAL, JIM WELLS, KENEDY, KLEBERG, SAN PATRICIO	$354,057	22,935	30	14,024	30	13,870	214	8,851
13	Community Action Inc. of Central Texas	BLANCO, CALDWELL, HAYS	$304,623	2,013	293	1,615	57	1,244	721	48
14	Community Action Social Services & Education, Inc.	MAVERICK	$192,460	637	0	637	0	637	0	0
15, 16, 17, 18, 29	Community Council of South Central Texas, Inc.	ATASCOSA, BANDERA, COMAL, EDWARDS, FRIO, GILLESPIE, GUADALUPE, KARNES, KENDALL, KERR, KINNEY, LIVE OAK, MCMULLEN, MEDINA, REAL, UVALDE, VAL VERDE, WILSON, ZAVALA	$674,060	5,878	180	5,629	69	4,256	1,622	0
16, 18	Community Services Agency of South Texas, Inc.	DIMMIT, LA SALLE	$132,227	672	0	672	0	667	5	0
19	Community Services of Northeast Texas, Inc.	BOWIE, CAMP, CASS, DELTA, FRANKLIN, HOPKINS, LAMAR, MARION, MORRIS, RAINS, RED RIVER, TITUS	$491,790	5,459	2,983	1,931	448	304	5,058	97
20, 21, 24	Community Services, Inc.	ANDERSON, COLLIN, DENTON, ELLIS, HENDERSON, HUNT, KAUFMAN, NAVARRO, ROCKWALL, VAN ZANDT	$2,256,242	3,960	1,372	1,728	141	682	2,559	719

# on Map	Subrecipient	Counties Served	Expended	Individuals Served	Black	White	Other Race	Hispanic	Non-Hispanic	Unknown Race & Ethnicity
22	Concho Valley Community Action Agency	COKE, CONCHO, CROCKETT, IRION, KIMBLE, MENARD, REAGAN, SCHLEICHER, STERLING, SUTTON, TOM GREEN	$267,106	4,300	232	2,850	196	2,196	1,082	1,022
8, 21, 23, 24, 25, 44	Dallas Inter-Tribal Center	COLLIN, DALLAS, DENTON, ELLIS, HOOD, JOHNSON, KAUFMAN, PARKER, ROCKWALL, TARRANT, WISE	$94,847	90	10	3	77	22	68	0
26	Economic Action Committee of The Gulf Coast	MATAGORDA	$191,018	1,110	247	480	32	335	424	351
27	Economic Opportunities Advancement Corporation of PR XI	BOSQUE, FALLS, FREESTONE, HILL, LIMESTONE, MCLENNAN	$378,030	8,415	4,658	2,828	666	1,909	6,243	263
36	El Paso Community Action Program, Project Bravo, Inc.	EL PASO	$1,420,411	27,220	544	26,215	461	25,824	1,396	0
14, 16, 17, 18, 28, 29	Family Service Association of San Antonio, Inc.	BEXAR, DIMMIT, MAVERICK, UVALDE, ZAVALA	$102,030	172	2	170	0	172	0	0
30	Galveston County Community Action Council, Inc.	BRAZORIA, FORT BEND, GALVESTON, WHARTON	$925,351	9,285	5,452	3,462	371	2,241	7,044	0
31	Greater East Texas Community Action Program (GETCAP)	ANGELINA, CHEROKEE, GREGG, HOUSTON, NACOGDOCHES, POLK, RUSK, SAN JACINTO, SMITH, TRINITY, WOOD	$842,619	19,010	11,907	6,261	492	1,181	17,479	350
32	Gulf Coast Community Services Association	HARRIS	$5,131,663	18,857	4,027	1,064	480	1,151	4,420	13,286

# on Map	Subrecipient	Counties Served	Expended	Individuals Served	Black	White	Other Race	Hispanic	Non-Hispanic	Unknown Race & Ethnicity
33	Hidalgo County, Texas-County of Hidalgo Community Service Agency	HIDALGO	$1,817,251	19,756	63	19,622	71	19,375	381	0
34	Hill Country Community Action Association, Inc.	BELL, CORYELL, HAMILTON, LAMPASAS, LLANO, MASON, MILAM, MILLS, SAN SABA	$574,197	11,066	2,340	2,986	498	1,382	4,442	5,242
35	Nueces County Community Action Agency	NUECES	$492,372	2,678	481	2,142	55	1,988	690	0
36	Opportunity Center for the Homeless	EL PASO	$100,000	194	0	194	0	194	0	0
37	Panhandle Community Services	ARMSTRONG, BRISCOE, CARSON, CASTRO, CHILDRESS, COLLINGSWORTH, DALLAM, DEAF SMITH, DONLEY, GRAY, HALL, HANSFORD, HARTLEY, HEMPHILL, HUTCHINSON, LIPSCOMB, MOORE, OCHILTREE, OLDHAM, PARMER, POTTER, RANDALL, ROBERTS, SHERMAN, SWISHER, WHEELER	$569,942	13,045	2,343	9,734	943	6,230	6,790	25
38	Pecos County Community Action Agency	CRANE, PECOS, TERRELL	$241,484	1,822	175	1,628	19	1,532	290	0
39	Rolling Plains Management Corporation	ARCHER, BAYLOR, CLAY, COTTLE, FOARD, HARDEMAN, JACK, MONTAGUE, SHACKELFORD, STEPHENS, TAYLOR, WICHITA, WILBARGER, YOUNG	$551,989	7,896	1,370	3,565	1,344	1,828	4,451	1,617
40	South East Texas Regional Planning Commission	HARDIN, JEFFERSON, ORANGE	$483,325	1,825	709	288	42	70	969	786

# on Map	Subrecipient	Counties Served	Expended	Individuals Served	Black	White	Other Race	Hispanic	Non-Hispanic	Unknown Race & Ethnicity
41	South Plains Community Action Association, Inc.	BAILEY, COCHRAN, CROSBY, DICKENS, FLOYD, GARZA, HALE, HOCKLEY, KING, LAMB, LYNN, MOTLEY, TERRY, YOAKUM	$320,590	5,729	501	5,045	183	4,494	1,235	0
42	South Texas Development Council	JIM HOGG, STARR, ZAPATA	$269,381	2,294	0	2,293	1	2,284	10	0
25, 43, 44	Texas Neighborhood Services	ERATH, HOOD, JOHNSON, PALO PINTO, PARKER, SOMERVELL, WISE	$666,368	3,540	234	2,963	343	461	3,079	0
45	Texoma Council of Governments	COOKE, FANNIN, GRAYSON	$198,067	5,126	1,820	2,841	465	551	4,575	0
46	Tri-County Community Action, Inc.	HARRISON, JASPER, NEWTON, PANOLA, SABINE, SAN AUGUSTINE, SHELBY, TYLER, UPSHUR	$392,244	3,951	2,461	1,293	197	102	3,849	0
47	Webb County Community Action Agency	WEBB	$454,198	3,446	1	3,436	9	3,434	12	0
48	West Texas Opportunities, Inc.	ANDREWS, BORDEN, DAWSON, ECTOR, FISHER, GAINES, GLASSCOCK, HOWARD, LOVING, MARTIN, MIDLAND, MITCHELL, NOLAN, REEVES, SCURRY, UPTON, WARD, WINKLER	$665,324	12,528	1,301	7,825	357	6,173	3,310	3,045
49	Williamson-Burnet County Opportunities, Inc.	BURNET, WILLIAMSON	$352,374	8,071	602	1,440	98	709	1,431	5,931
	Total		**$31,237,527**	**492,727**	**67,254**	**181,857**	**10,738**	**144,740**	**115,109**	**232,878**



ESG Subreciipient Service Areas,
FY 2017

Document Path: Q:\Maps\SLIHP2015\esg.mxd

Date: 11/30/2017

Some numbers on the map represent an area served by multiple subrecipients.

Racial and Ethnic Composition of Individuals Receiving ESG Assistance by Subrecipient Statewide, FY 2017

# on Map	Subrecipient	Counties Served	Expended	Individuals Served	White	Black	Other Race	Hispanic	Non-Hispanic	Unknown Ethnicity
1, 2, 3, 5	Advocacy Outreach	BASTROP, COLORADO, FAYETTE, LEE, TRAVIS	$394,637	658	361	260	37	214	408	36
4, 21	Alliance of Community Assistance Ministries, Inc.	FORT BEND, HARRIS,	$222,782	147	61	80	6	59	88	0
2, 5	Bastrop County Women's Shelter, dba Family Crisis Center	BASTROP, COLORADO, FAYETTE, LEE	$250	0	0	0	0	0	0	0
4, 21	Bridge Over Troubled Waters, Inc., The	FORT BEND, HARRIS,	$460,163	634	260	335	39	174	449	11
13	Bridge Steps	DALLAS	$62,214	128	43	78	7	19	109	0
4, 21	Catholic Charities of the Archdiocese of Galveston-Houston	FORT BEND, HARRIS,	$358,719	667	124	518	25	76	591	0
27	Catholic Charities, Diocese of Fort Worth, Inc.	TARRANT	$126,152	946	527	360	59	134	780	32
6	City House, Inc.	COLLIN	$155,478	396	232	158	6	110	286	0
7	City of Amarillo	POTTER, RANDALL	$155,158	2,894	1,829	531	534	580	2,196	118
8	City of Denton	DENTON	$149,952	481	317	138	26	104	377	0
9, 10, 26	City of Texarkana, Texas	BOWIE, CAMP, CASS, MORRIS, RED RIVER, TITUS	$413,127	1,810	1,026	698	86	119	1,678	13
13	CitySquare	DALLAS	$106,803	296	66	221	9	12	277	7
4, 21	Coalition for the Homeless of Houston/Harris County	FORT BEND, HARRIS,	$78,612	0	0	0	0	0	0	0
11	Corpus Christi Hope House, Inc.	NUECES	$10,822	34	33	1	0	26	8	0
27	DRC Solutions	TARRANT	$26,033	10	5	5	0	2	8	0
12, 16	Family Crisis Center, Inc.	CAMERON, WILLACY	$13,376	0	0	0	0	0	0	0
24	Family Endeavors, Inc.	BEXAR	$37,319	21	19	2	0	3	18	0

# on Map	Subrecipient	Counties Served	Expended	Individuals Served	White	Black	Other Race	Hispanic	Non-Hispanic	Unknown Ethnicity
13	Family Gateway, Inc.	DALLAS	$150,000	491	128	348	15	89	402	0
6, 13	Family Place, The	DALLAS	$514,448	1,202	368	807	27	247	928	27
14, 24	Family Violence Prevention Services, Inc.	ATASCOSA, BEXAR, COMAL, GUADALUPE, MEDINA, WILSON	$150,286	1,934	1,480	334	120	1,255	678	1
16	Friendship of Women, Inc.	CAMERON	$621,383	1,092	1,076	14	2	988	107	-3
12, 15, 16	La Posada Providencia	BROOKS, CAMERON, HIDALGO, KENEDY, STARR, WEBB, WILLACY	$456,689	1,415	1,205	141	69	1,137	274	4
17	Mid-Coast Family Services, Inc.	CALHOUN, DE WITT, GOLIAD, GONZALES, JACKSON, LAVACA, VICTORIA	$325,845	900	630	225	45	411	481	8
27	Presbyterian Night Shelter	TARRANT	$107,223	98	43	53	2	11	87	0
18	Project Vida	EL PASO	$429,432	1,097	1,015	66	16	917	180	0
27	SafeHaven of Tarrant County	TARRANT	$140,503	1,559	715	743	101	495	1,027	37
11, 19	Salvation Army of Corpus Christi	BEE, JIM WELLS, KLEBERG, LIVE OAK, NUECES, SAN PATRICIO	$20,707	55	38	17	0	28	27	0
20, 27	Salvation Army of Fort Worth - Mabee Center	PARKER, TARRANT	$125,292	347	107	215	25	51	296	0
4, 21	Salvation Army of Houston	FORT BEND, HARRIS,	$319,653	591	146	435	10	83	508	0
24	Salvation Army of San Antonio	BEXAR	$144,346	1,541	998	482	61	625	909	7
22	Salvation Army of Tyler	CHEROKEE, HENDERSON, RAINS, SMITH, UPSHUR, VAN ZANDT, WOOD	$498,863	1,866	1,047	698	121	121	1,694	51
23	Salvation Army of Waco	MCLENNAN	$102,003	385	224	140	21	35	308	42
24	San Antonio Metropolitan Ministry, Inc.	BEXAR	$687,779	1,541	1,045	390	106	1,241	1,958	-1,658
21	SEARCH Homeless Services	HARRIS	$370,034	1,212	478	704	30	172	1,034	6
13	Shared Housing Center, Inc.	DALLAS	$99,909	64	8	56	0	3	60	1

# on Map	Subrecipient	Counties Served	Expended	Individuals Served	White	Black	Other Race	Hispanic	Non-Hispanic	Unknown Ethnicity
10, 25, 26	Shelter Agencies For Families In East Texas, Inc.	CAMP, DELTA, FRANKLIN, HOPKINS, LAMAR, MORRIS, RED RIVER, TITUS	$183,272	697	342	340	15	51	646	0
27	Tarrant County Homeless Coalition	TARRANT	$66,927	219	96	109	14	33	179	7
3	The SAFE Alliance	TRAVIS	$1,402	0	0	0	0	0	0	0
3	Travis County Domestic Violence and Sexual Assault Survival Cent	TRAVIS	$2,718	0	0	0	0	0	0	0
28	Women's Shelter of East Texas, Inc.	ANGELINA, HOUSTON, NACOGDOCHES, POLK, SABINE, SAN AUGUSTINE, SAN JACINTO, SHELBY, TRINITY	$163,765	550	247	208	95	87	439	24
3	Youth and Family Alliance dba Lifeworks	TRAVIS	$523,605	728	449	191	88	354	369	5
	Total		**$8,977,678**	**28,706**	**16,788**	**####**	**1,817**	**10,066**	**19,864**	**-1,224**

Racial and Ethnic Composition of Individuals Receiving HHSP Assistance by Subrecipient Statewide for SFY 2017

Subrecipient	Service Area	Expended	Individuals Served	White	Black	Other Race	Hispanic	Non-Hispanic	Unknown Ethnicity
City of Arlington	ARLINGTON (CITY)	$227,177	203	78	119	6	44	159	0
City of Austin, Health and Human Services Dept	AUSTIN (CITY)	$630,797	82	45	36	1	24	58	0
City of Dallas	DALLAS (CITY)	$811,129	714	199	447	68	60	654	0
City of El Paso, Department of Community and Human Development	EL PASO (CITY)	$600,187	616	569	33	14	552	64	0
City of Houston	HOUSTON (CITY)	$1,729,515	2,211	376	1,790	45	281	1,930	0
Haven for Hope of Bexar County	SAN ANTONIO (CITY)	$1,377,778	3,031	2,222	657	152	1,429	1,583	19
Mother Teresa Shelter, Inc.	CORPUS CHRISTI (CITY)	$307,063	910	700	121	89	419	491	0
United Way of Tarrant County	TARRANT (COUNTY)	$348,158	82	47	35	0	5	77	0
Total		**$6,031,804**	**7,849**	**4,236**	**3,238**	**375**	**2,814**	**5,016**	**19**

Appendix D: TDHCA Goals and Objectives

The Agency Strategic Plan goals reflect program performance based upon measures developed with the State's Legislative Budget Board ("LBB") and the Governor's Office of Budget, Planning and Policy ("GOBPP"). The Department believes that the goals and objectives for the various TDHCA programs should be consistent with its mandated performance requirements.

The State's Strategic Planning and Performance Budgeting System is a goal-driven, results-oriented system. The system has three major components including strategic planning, performance budgeting and performance monitoring. As an essential part of the system, performance measures are used by decision makers to allocate resources, to focus the Department's efforts on achieving goals and objectives, and as monitoring tools on accountability. Performance measures are reported quarterly to the LBB.

The State's Strategic Planning and Performance Budgeting System is based on a two-year cycle: goals and targets are revisited each biennium. The measures reflected in this document are based on the Department's current goals as approved by the LBB for FY 2018-2019.

AFFORDABLE HOUSING GOALS AND OBJECTIVES

The following goals address performance measures established by the 85th Texas Legislature. Refer to program-specific statements outlined in the Action Plan portion of this document for strategies that will be used to accomplish the goals and objectives listed. Included for each strategy are the target numbers of the 2017 goals, the 2017 actual performance and the estimated performance for 2018.[1]

Goals one through five are established through interactions between TDHCA, the LBB and the Legislature. They are referenced in the General Appropriations Act enacted during the most recent legislative session.

GOAL 1: TDHCA WILL INCREASE AND PRESERVE THE AVAILABILITY OF SAFE, DECENT AND AFFORDABLE HOUSING FOR VERY LOW-, LOW- AND MODERATE-INCOME PERSONS AND FAMILIES.

Strategy 1.1

Provide federal mortgage loans and Mortgage Credit Certificates (MCCs), through the Single-Family Mortgage Revenue Bond Program

Strategy Measure	2017 Target	2017 Actual	% of Goal	2018 Target
Number of households assisted through Bond Financing or Other Mortgage Financing	2,377	5,870	246.95%	2,981

Explanation of Variance:

Due to low interest rates and the long term benefits the MCC offers a borrower, product demand is higher than expected, resulting in a higher number of households served. TDHCA partnered with several private/public/semi-private entities in FY2017 to help reduce the agency's costs to provide

---

[1] Targets for 2018 and 2019 were updated through the FY2018-2019 Legislative Appropriations Request unless otherwise noted.

loans to FTHBs. These cost savings were then passed down to the borrower in the form of lower interest rates.

Strategy 1.2

Provide funding through the HOME Investment Partnership (HOME) Program for affordable housing

Strategy #1	2017 Target	2017 Actual	% of Goal	2018Target
Number of households assisted with Single Family HOME Funds	1,125	1,095	97.33%	875

Explanation of Variance:

None needed.

Strategy 1.3

Provide funding through the Housing Trust Fund for affordable housing

Strategy Measure	2017 Target	2017 Actual	% of Goal	2018 Target
Number of single-family households assisted through the Housing Trust Fund Program	175	191	109.14%	165

Explanation of Variance:

The number of households served is above the "YTD Expected" due to reprogramming of unused HTF funds and higher than anticipated repayments to the HTF.

Strategy 1.4

Provide federal rental assistance through Section 8 vouchers

Strategy Measure	2017 Target	2017 Actual	% of Goal	2018 Target
Total households assisted through Statewide Housing Assistance Payments Program	990	945	95.45%	1,181

Explanation of Variance:

None needed.

Strategy 1.6

Provide federal tax credits to develop rental housing for households with very low income and low income

Strategy Measure	2017 Target	2017 Actual	% of Goal	2018 Target
Number of households assisted through the Housing Tax Credit Program	8,100	9,811	121.12%	9,900

Explanation of Variance:

Cost certifications for 13 properties in El Paso (that include 1,590 total units) were not originally included in the FY Target because these 2014 4% credit awards were not finalized until late in 2015 (during state fiscal year 2016). Because the awards were Acquisition/Rehab, the construction was completed faster than anticipated, and cost certifications were submitted in the 4th quarter of fiscal year 2017.

Strategy 1.7

Provide federal mortgage loans through the Multifamily Mortgage Revenue Bond Program

Strategy Measure	2017 Target	2017 Actual	% of Goal	2018 Target
Number of households assisted with the Multifamily Mortgage Revenue Bond Program	900	342	38.00%	644

Explanation of Variance:

The target for the number of MRB households was overestimated, as the estimates were based on an average construction completion time. Rehabs were completed faster than new construction. The actual amount is closer to the amount estimated for 2014 awards, which is 596. The difference is due to the measure transitioning to actual units on the ground reported through the cost certifications.

GOAL 2: TDHCA WILL PROMOTE IMPROVED HOUSING CONDITIONS FOR EXTREMELY LOW-, VERY LOW- AND LOW-INCOME HOUSEHOLDS BY PROVIDING INFORMATION AND TECHNICAL ASSISTANCE.

Strategy 2.1

Center for Housing Research, Planning, and Communications

Strategy Measure	2017 Target	2017 Actual	% of Goal	2018 Target
Number of information and technical assistance requests completed	5,800	7,223	124.53%	7,000

Explanation of Variance:

The Department received more requests for assistance than targeted, resulting in more assistance requests completed.

Strategy 2.2

To assist colonias, border communities, and nonprofits through field offices, Colonia Self-Help Centers, and Department programs.

Strategy Measure	2017 Target	2017 Actual	% of Goal	2018 Target
Number of technical assistance contacts and visits conducted by the field offices	1,380	1,389	100.65%	1,380

Explanation of Variance:

None needed.

GOAL 3: TDHCA WILL IMPROVE LIVING CONDITIONS FOR THE POOR AND HOMELESS AND REDUCE THE COST OF HOME ENERGY FOR VERY LOW-INCOME TEXANS.

Strategy 3.1

Administer homeless and poverty-related funds through a network of community action agencies and other local organizations so that poverty-related services are available to very low-income persons throughout the state.

Strategy Measure #1	2017 Target	2017 Actual	% of Goal	2018 Target
Number of persons assisted through homeless and poverty related funds	426,236	526,227	123.46%	383,057

Explanation of Variance:

The increased persons is associated primarily with the Community Services Block Grant Program. The federal program year does not correspond with the state fiscal year. Subrecipients were able to ramp up the program year 2017 earlier than usual, resulting in more persons served during state fiscal year 2017.

Strategy Measure #2	2017 Target	2017 Actual	% of Goal	2018 Target
Number of persons assisted that achieve incomes above poverty level.	1,100	1,112	101.90%	1,100

Explanation of Variance:

None needed.

Strategy 3.2

Administer the state energy assistance programs by providing grants to local organizations for energy related improvements to dwellings occupied by very low-income persons and for assistance to very low-income households for heating and cooling expenses and energy-related emergencies.

Strategy Measure #1	2017 Target	2017 Actual	% of Goal	2018 Target
Number of Households Receiving Utility Assistance	146,545	134,465	91.76%	149,000

Explanation of Variance:

Extended periods of warm weather resulted in higher bills per household, resulting in the amount required to assist each household increasing, and therefore the number of households assisted decreasing.

Strategy Measure#2	2017 Target	2017 Actual	% of Goal	2018 Target
Number of dwelling units weatherized through Weatherization Assistance Program	2,822	3,351	118.75%	4,100

Explanation of Variance:

Lower per unit costs have allowed for additional weatherized units.

GOAL 4: TDHCA WILL ENSURE COMPLIANCE WITH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS' FEDERAL AND STATE PROGRAM MANDATES.

Strategy 4.1

The Compliance Division will monitor and inspect for Federal and State housing program requirements.

Strategy Measure	2017 Target	2017 Actual	% of Goal	2018 Target
Total number of file reviews.	691	544	78.73%	615

Explanation of Variance:

Because of a reduction in staff due to turnover and the hiring freeze, fewer onsite file reviews were conducted.

Strategy 4.2

The Compliance Division will administer and monitor federal and state subrecipient contracts for programmatic and fiscal requirements.

Strategy Measure	2017 Target	2017 Actual	% of Goal	2018 Target
Total number of monitoring reviews of All Non-formula Contracts	150	145	96.67%	150

Explanation of Variance:

None needed.

GOAL 5: TO PROTECT THE PUBLIC BY REGULATING THE MANUFACTURED HOUSING INDUSTRY IN ACCORDANCE WITH STATE AND FEDERAL LAWS.

Strategy 5.1

Provide services for Statement of Ownership and Location and Licensing in a timely and efficient manner.

Strategy Measure	2017 Target	2017 Actual	% of Goal	2018 Target
Number of manufactured housing statements of ownership and location issued	65,000	54,248	83.46%	61,000

Explanation of Variance:

This measure is under the targeted amount due to the number of applications received incomplete, which is currently about 31%; these will be resubmitted for issuance.

Strategy 5.2

Conduct inspection of manufactured homes in a timely manner.

Strategy Measure	2017 Target	2017 Actual	% of Goal	2018 Target
Number of installation reports received	12,000	16,267	135.56%	15,000

Explanation of Variance:

The Department received and processed a larger number of installation reports than the targeted projection. This may be attributable to an increase in file reviews undertaken by MHD as well as increased awareness within the industry of enhanced enforcement procedures which can result from the failure to file an installation report.

Strategy 5.3

To process consumer complaints, conduct investigations and take administrative actions to protect the general public and consumers.

Strategy Measure #1	2017 Target	2017 Actual	% of Goal	2018 Target
Number of complaints resolved	450	730	162.22%	500

Explanation of Variance:

This measure is over the targeted projection because of an increase in internally opened complaints that resulted in more complaints being closed. The creation of the new Compliance Monitoring Unit resulted in the Compliance Monitors submitting approximately 150 complaints to the Enforcement Unit for deviations/violations found during these reviews.

Strategy Measure #2	2017 Target	2017 Actual	% of Goal	2018 Target
Average time for complaint resolution	180	47.40	26.33%	180

Explanation of Variance:

The average time is under the targeted projection, which is desirable.

Strategy Measure #3	2017 Target	2017 Actual	% of Goal	2018 Target
Number of jurisdictional complaints received	400	712	178%	400

Explanation of Variance:

This measure is over the targeted projection because of an increase in internally opened complaints, not consumer complaints. The creation of the new Compliance Monitoring Unit resulted in the Compliance Monitors submitting a large number of complaints to the Enforcement Unit for deviations/violations found during these reviews.

RIDER 5 IS ESTABLISHED IN STATE LAW, AS FOUND IN THE GENERAL APPROPRIATIONS ACT.

The following figures reflect actual households assisted during the 2017 or prior years through funds awarded in FY 2014; because of the nature of these programs, funds are not typically fully expended until two or three years after the Department has made an award.

Rider 5 (a): TDHCA will target its housing finance programs resources for assistance to extremely low-income households.

The housing finance divisions shall adopt an annual goal to apply $30,000,000 of the divisions' total housing funds toward housing assistance for individuals and families earning less than 30 percent of AMFI.

Rider 5 (a)	2017 Target	2017 Actual	% of Goal	2018 Target
Amount of housing finance division funds applied towards housing assistance for individuals and families earning less than 30 percent of median family income	$30,000,000	$67,054,682	223.52%	$30,000,000

Explanation of Variance: The performance is higher than expected because the Rider 5 report captures actual incomes of households served by TDHCA and not projected income groups.

Note: For more information, see Rider 5 of TDHCA's Appropriations as found in HB 1 (General Appropriations Act), 82nd Legislature, Regular Session.

Rider 5 (b): TDHCA will target its housing finance resources for assistance to very low-income households.

The housing finance divisions shall adopt an annual goal to apply no less than 20 percent of the division's total housing funds toward housing assistance for individuals and families earning between 31 percent and 60 percent AMFI.

Rider 5 (b)	2017 Target	2017 Actual	% of Goal	2018 Target
Percent of housing finance division funds applied towards housing assistance for individuals and families earning between 31 percent and 60 percent of median family income	20%	47.17%	235.85%	20%

Explanation of Variance: The majority of TDHCA housing programs serve households under 60% of median family income. The Rider 5 Report includes Section 8, HOME Single Family, HOME Multifamily, Housing Trust Fund Single Family, Housing Trust Fund Multifamily and Housing Tax Credit Programs.

Note: For more information, see Rider 5 of TDHCA's Appropriations as found in HB 1 (General Appropriations Act), 82nd Legislature, Regular Session.

The following TDHCA-designated goal addresses the housing needs of persons with special needs.

HOME PROGRAM STATUTE REQUIREMENT: TDHCA WILL WORK TO ADDRESS THE HOUSING NEEDS AND INCREASE THE AVAILABILITY OF AFFORDABLE AND ACCESSIBLE HOUSING FOR PERSONS WITH SPECIAL NEEDS.

Dedicate 5% of the HOME annual allocation for persons with disabilities who live in any area of this state.

Strategy Measure	2017 Target	2017 Actual	% of Goal	2018 Target
Amount of HOME project allocation awarded to applicants that target persons with disabilities.	$1,159959	$4,300,698.58	370.76%	$1,159,959*

Explanation of Variance:

These include funds from the Persons with Disabilities Set-Aside that were used to assist households with persons with disabilities and special needs. It is important to note that funds from the Persons with Disabilities set-aside may be used anywhere in the state, and HOME general funds may only be utilized in non-participating jurisdictions, which are communities that do not receive HOME funds directly from HUD. The HOME Program's goal was exceeded by reallocating PWD not previously expended by Administrators accessing HOME Persons with Disabilities funds.

*The 2018 target will be adjusted to reflect the 5% of the actual allocation of 2018 funds from HUD.

.

Appendix E: Bibliography

Bowen National Research. (2012, September). Texas Statewide Rural Housing Analysis. Retrieved from http://www.tdhca.state.tx.us/housing-center/docs/12-Rural-Farm-Analysis-Rural.pdf.

Bureau of Justice Statistics. (2015). 1993-2014 National Crime Victimization Survey. Retrieved from http://www.bjs.gov/developer/ncvs/index.cfm.

Casey Family Programs. (2016). Investing in Hope: Signature Report 2016. Retrieved from http://www.casey.org/media/signature-report-2016.pdf.

Cruz, T. (2010, February 8). Housing and health services coordination council meeting transcript. Testimony before the Housing & Health Services Coordination Council Public Forum. Retrieved from http://www.tdhca.state.tx.us/hhscc/docs/10-PublicForumsTranscript-Austin.pdf.

DeAngelis, T. (2013, March). More PTSD among homeless vets. Retrieved from http://www.apa.org/monitor/2013/03/ptsd-vets.aspx.

Federal Reserve Bank of Dallas. (2015, April). Las Colonias in the 21st Century: Progress Along the Texas-Mexico Border. Retrieved from http://dallasfed.org/assets/documents/cd/pubs/lascolonias.pdf.

Harvard University Joint Center for Housing Studies (2014). Housing America's Older Adults—Meeting the Needs of an Aging Population. Retrieved from http://www.jchs.harvard.edu/research/housing_americas_older_adults.

Housing Assistance Council (2013, September). Housing Conditions for Farmworkers; Rural Research Report. Retrieved from: http://www.ruralhome.org/storage/documents/rpts_pubs/ts10-farmworkers.pdf.

Maxwell, Jane C., Ph.D. (2014, June). Substance Abuse Trends in Texas: June 2014. Retrieved from https://www.drugabuse.gov/sites/default/files/texas2014a.pdf.

Maxwell, Jane C., Ph.D. (2015, June). Substance Abuse Trends in Texas: June 2015. Retrieved from https://socialwork.utexas.edu/dl/files/cswr/institutes/ari/pdf/trends/trends615.pdf.

Narendorf, S., Santa Maria, D. & Cooper, J. (2015). YouthCount 2.0!: Full report of findings. Houston, TX. Retrieved from http://www.uh.edu/socialwork/New_research/projects/Youth%20Count%202.0/.

National Center for Farmworker Health, Inc. (2017, June). Agricultural Worker Factsheet. Retrieved from http://www.ncfh.org/uploads/3/8/6/8/38685499/facts_about_ag_workers_2017.pdf.

National Center on Family Homelessness at American Institutes for Research (2014). America's Youngest Outcasts: A Report Card on Child Homelessness. Retrieved from https://www.air.org/sites/default/files/downloads/report/Americas-Youngest-Outcasts-Child-Homelessness-Nov2014.pdf.

National Housing Conference and Center for Housing Policy. (2013, May). Veterans permanent supportive housing: Policy and practice. Retrieved from https://housingalliancepa.org/wp-content/uploads/2013/05/VeteransPermanentSupportiveHousing.pdf.

National Network to End Domestic Violence. (2017). Domestic Violence Counts: Texas Summary. Retrieved from: https://nnedv.org/content/domestic-violence-counts-11th-annual-census-report/.

RealtyTrac. (2017). [Number of Notices of Public Auction in Texas by County]. Retrieved from FileZilla FTP client.

Smith, Alexander K.; Walter, Louise C.; Miao, Yinghui; Boscardin, W. John; & Covinsky, Kenneth E. (September 9, 2013). Disability during the last two years of life: Journal of the American Medical Association, internal medicine. Retrieved from http://archinte.jamanetwork.com/article.aspx?articleid=1710125.

Texas Council on Family Violence. (2013). Current Depth of Service Availability. Retrieved from http://tcfv.org/stateplan/programs.html.

Texas Department of Agriculture. (n.d.). Texas Ag Stats. Retrieved from https://www.texasagriculture.gov/About/TexasAgStats.aspx.

Texas Department of Family and Protective Services. (2017, March). CPS Exits from Conservatorship - By Exit Type and County FY08 - FY16 [“Children Emancipated”]. Retrieved from https://data.texas.gov/Social-Services/CPS-Exits-from-Conservatorship-By-Exit-Type-and-Co/c9t3-btn2.

Texas Department of Public Safety. (2017) 2016 Crime in Texas: Chapter 5, Family Violence. Received from https://www.dps.texas.gov/crimereports/16/citCh5.pdf.

Texas Department of State Health Services. (2017, July 25). Texas HIV surveillance report: 2016 Annual Report. Retrieved from http://www.dshs.state.tx.us/hivstd/reports/.

Texas Office of the Secretary of State Colonia Initiatives Program. (2014, December 1). Update to the 84th Regular Legislative Session: Tracking the Progress of State-Funded Projects that Benefit Colonias. Retrieved from www.sos.state.tx.us/border/forms/2014-progress-legislative-report.pdf.

Texas Veterans Commission. (2014, June). Agency Strategic Plan for Fiscal Years 2015-2019. Retrieved from: http://www.tvc.texas.gov/documents/TVC_Strategic%20Plan_2014.pdf.

Texas Workforce Commission. (2012). Strategic State Workforce Investment Plan. Retrieved from http://www.twc.state.tx.us/files/twc/texas-strategic-state-workforce-investment-plan-py-2012-2016-twc.pdf.

Texas Workforce Commission. (2016). Texas Growth Occupations: Annual Report 2016. Retrieved from http://www.twc.state.tx.us/files/news/report-on-texas-growth-occupations-2016-twc.pdf.

Tsai, J; Kasprow, W. J.; Rosenheck, R. A. (2013, February 16). Alcohol and drug use disorders among homeless veterans: Prevalence and association with supported housing outcomes. Retrieved from http://www.sciencedirect.com/science/article/pii/S0306460313000415.

United States Interagency Council on Homelessness. (2015) Substance Abuse Issues. Retrieved from https://web.archive.org/web/20151113092327/http://usich.gov/issue/substance_abuse.

U.S Census Bureau. (2016). 2011-2015 American Community Survey. Retrieved from http://factfinder.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t.

U.S. Census Bureau. (2015, July). Core based statistical areas (CBSAs), metropolitan divisions, and combined statistical areas (CSAs). Retrieved from https://www.census.gov/geographies/reference-files/time-series/demo/metro-micro/delineation-files.html.

U.S. Census Bureau, Geography Division. (2015). TIGER/Line Shapefiles: Counties (and equivalent), Texas. Retrieved from https://www.census.gov/geo/maps-data/data/tiger-line.html.

U.S. Department of Agriculture. (2017). Multi-Family Section 514 and 515 Management. Retrieved from https://www.sc.egov.usda.gov/data/MFH_section_515.html.

U.S. Department of Health and Human Services Family & Youth Services Bureau. (2014, October). Street Outreach Program: Data Collection Project Executive Summary. Retrieved from https://www.acf.hhs.gov/sites/default/files/fysb/fysb_sop_summary_final.pdf.

U.S. Department of Housing and Urban Development. (2011, Spring). Evidence matters: Informing the next generation of rental housing policy. Retrieved from http://www.huduser.org/portal/publications/EM_Newsletter_Spring_2011_FNL.pdf.

U.S Department of Housing and Urban Development. (2017, August). Worst Case Housing Needs: 2017 Report to Congress. Retrieved from https://www.huduser.gov/portal/sites/default/files/pdf/Worst-Case-Housing-Needs.pdf.U.S. Department of Housing and Urban Development. (2017, March). Public Housing Authorities. Retrieved from https://egis-hud.opendata.arcgis.com/datasets/3d6ef39026b94eb59ddb7ce28eb0b692_0.

U.S. Department of Housing and Urban Development. (2017, September). Multifamily Properties - Assisted. Retrieved from https://egis-hud.opendata.arcgis.com/datasets/83d334f8b4614cce9e67b0e0a1105520_0.

U.S. Department of Housing and Urban Development. (2016, October). HUD 2016 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations. Retrieved from https://www.hudexchange.info/resource/reportmanagement/published/CoC_PopSub_State_TX_2016.pdf.

U.S. Department of Housing and Urban Development. (2016, November). The 2016 Annual Homeless Assessment Report (AHAR) to Congress. Retrieved from https://www.hudexchange.info/resources/documents/2016-AHAR-Part-1.pdf.

U.S. Department of Housing and Urban Development. (n.d.). Disability Rights in Housing. Retrieved from http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/disabilities/inhousing.

U.S. Department of Housing and Urban Development. (n.d. a). Glossary of HUD-Related Terms and Programs. Retrieved from http://www.huduser.org/portal/glossary/glossary_all.html.

U.S. Department of Housing and Urban Development. (n.d. b). HUD's Public Housing Program. Retrieved from http://portal.hud.gov/hudportal/HUD?src=/topics/rental_assistance/phprog.

U.S. Department of Housing and Urban Development, Office of Policy Development and Research. (2017, May). Comprehensive Housing Affordable Strategy ("CHAS") Data, 20010-2014. Retrieved from https://www.huduser.gov/portal/datasets/cp.html#2006-2014_data.

U.S. Department of Veteran Affairs. (2015, May). Veteran Poverty Trends. Retrieved from https://www.va.gov/vetdata/docs/SpecialReports/Veteran_Poverty_Trends.pdf.

Urban Institute. (2013, January). Improving the lives of public housing's most vulnerable families. Retrieved from http://www.urban.org/sites/default/files/alfresco/publication-pdfs/412763-Improving-the-Lives-of-Public-Housing-s-Most-Vulnerable-Families.PDF.

Viveiros, J. and Brennan, B. (2014, March). Aging in Every Place: Supportive Service Programs for High and Low Density Communities. Retrieved from Center for Housing Policy at http://www2.nhc.org/media/AgingInEveryPlace.pdf.

Ward, P.M., Way, H.K., Wood, L. (2012, August). The contract for deed prevalence project: A final report to the Texas department of housing and community affairs. Retrieved from http://www.tdhca.state.tx.us/housing-center/docs/CFD-Prevalence-Project.pdf.

Appendix F: Acronyms

ACRONYM	NAME
ADA	Americans with Disabilities Act
AI	Analysis of Impediments to Fair Housing Choice
AMFI	Area Median Family Income
ARRA	American Recovery and Reinvestment Act
ASTM	American Society for Testing and Materials
AYBR	Amy Young Barrier Removal
BRB	Bond Review Board
CAA	Community Action Agencies
CDBG	Community Development Block Grants
CEAP	Comprehensive Energy Assistance Program
CHDO	Community Housing Development Organization
CMTS	Compliance Monitoring and Tracking System
CoC	Continuum of Care
CRAC	Colonia Resident Advisory Committee
CSBG	Community Service Block Grants
DADS	Texas Department of Aging and Disability Services
DARS	Texas Department of Assistive and Rehabilitative Services
DAW	Disability Advisory Workgroup
DFPS	Texas Department of Family Protective Services
DOE	United States Department of Energy
DSHS	Texas Department of State Health Services
ESG	Emergency Solutions Grant Program
FFY	Federal Fiscal Year (10/1-9/30)
FHA	Federal Housing Administration
GLO	General Land Office
HCV	Housing Choice Voucher
HERA	Housing and Economic Recovery Act
HHSCC	Housing and Health Services Coordination Council
HHSP	Homeless Housing and Services Program
HMIS	Homeless Management Information Systems
HOME	HOME Investment Partnerships Program
HRC	Housing Resource Center
HSP	Housing and Services Partnerships
HTC	Housing Tax Credit Program
HTF	Housing Trust Fund
HUD	U.S. Department of Housing and Urban Development

ACRONYM	NAME
LEP	Limited English Proficiency
LIHEAP	Low Income Home Energy Assistance Program
LIHTC	Low Income Housing Tax Credit
MCC	Mortgage Credit Certificate
MSA	Metropolitan Statistical Areas
NFMC	National Foreclosure Mitigation Counseling
NHTF	National Housing Trust Fund
NOFA	Notice of Funding Availability
NOHP	Nonprofit Owner-Builder Housing Provider
NSP	Neighborhood Stabilization Program
OCI	Office of Colonia Initiatives
OMB	U.S. Office of Management and Budget
PAB	Private Activity Bond
PAL	Preparation for Adult Living
PI	Program Income
PJ	Participating Jurisdiction
PRA	Project Rental Assistance
PWD	Persons with Disabilities
PY	HUD Program Year (2/1 - 1/31)
QAP	Qualified Allocation Plan
RAF	Regional Allocation Formula
SFOS	Single Family Operation and Services
SHC	Self-Help Centers
SLIHP	State Low Income Housing Plan and Annual Report
TCAP	Tax Credit Assistance Program
TCAP RF	Tax Credit Assistance Program Repayment Funds
TDHCA	Texas Department of Housing and Community Affairs
THN	Texas Homeless Network
TICH	Texas Interagency Council for the Homeless
TMP	Taxable Mortgage Program
TSAHC	Texas State Affordable Housing Corporation
USHHS	United States Health and Human Services
VA	U.S. Department of Veterans Affairs
VASH	Veterans Affairs Supportive Housing
VAWA	Violence Against Women Act
WAP	Weatherization Assistance Program

EQUAL HOUSING
OPPORTUNITY

Texas Department of Housing and Community Affairs
Street Address: 221 East 11th Street, Austin, TX 78701 • Mailing Address: P.O. Box 13941, Austin, TX 78711
512-475-3800 • 800-525-0657 • info@tdhca.state.tx.us • www.tdhca.state.tx.us

1q

BOARD ACTION REQUEST
MULTIFAMILY FINANCE DIVISION
DECEMBER 14, 2017

Presentation, discussion, and possible action on adoption of amendments of 10 TAC Chapter 12 concerning the Multifamily Housing Revenue Bond Rules, and directing its publication in the *Texas Register*

RECOMMENDED ACTION

WHEREAS, the Texas Department of Housing and Community Affairs ("Department") is authorized to issue multifamily housing revenue bonds for the State of Texas;

WHEREAS, the Department developed the Multifamily Housing Revenue Bond Rules to establish the procedures and requirements relating to the issuance of bonds;

WHEREAS, the proposed amendments to Chapter 12 were published in the October 27, 2017, issue of the *Texas Register* for public comment; and

WHEREAS, the public comment period ended November 12, 2017, and no comment was received relating to this rule;

NOW, therefore, it is hereby

RESOLVED, that the final order adopting the amended to 10 TAC Chapter 12 regarding the Multifamily Housing Revenue Bond Rules, together with the preamble presented to this meeting, are approved for publication in the *Texas Register,* and

FURTHER RESOLVED that the Executive Director and his designees be and each of them are hereby authorized, empowered, and directed for and on behalf of the Department, to cause the amendments to the Multifamily Housing Revenue Bond Rules, together with the preamble in the form presented to this meeting, to be published in the *Texas Register* and in connection therewith, make non-substantive technical corrections as they may deem necessary to effectuate the foregoing.

BACKGROUND

The Board approved the proposed amendments to Chapter 12 regarding the 2018 Multifamily Housing Revenue Bond Rules ("Bond Rules") at the Board meeting of October 12, 2017, to be published in the *Texas Register* for public comment. Department did not receive any comments specific to the 2018 Bond Rules.

Preamble, Reasoned Response, and New Rule

The Texas Department of Housing and Community Affairs (the "Department") adopts the amendments to 10 TAC Chapter 12, Multifamily Housing Revenue Bond Rules. Sections 12.1 – 12.10 are adopted without changes and will not be republished.

REASONED JUSTIFICATION. The Department finds that the adoption of the sections will result in a more consistent approach to governing multifamily activity and to the awarding of funding or assistance through the Department and to minimize repetition.

STATUTORY AUTHORITY. The sections are adopted pursuant to Tex. Gov't Code, §2306.053, which authorizes the Department to adopt rules.

Multifamily Housing Revenue Bond Rules

§12.1 General

(a) Authority. The rules in this chapter apply to the issuance of multifamily housing revenue bonds ("Bonds") by the Texas Department of Housing and Community Affairs ("Department"). The Department is authorized to issue Bonds pursuant to Tex. Gov't Code, Chapter 2306. Notwithstanding anything in this Chapter to the contrary, Bonds which are issued to finance the Development of multifamily rental housing are subject to the requirements of the laws of the State of Texas, including but not limited to Tex. Gov't Code, Chapters 1372 and 2306, and federal law pursuant to the requirements of Internal Revenue Code ("Code"), §142.

(b) General. The purpose of this chapter is to state the Department's requirements for issuing Bonds, the procedures for applying for Bonds and the regulatory and land use restrictions imposed upon Bond financed Developments. The provisions contained in this chapter are separate from the rules relating to the Department's administration of the Housing Tax Credit program. Applicants seeking a Housing Tax Credit Allocation should consult Chapter 11 of this title (relating to the Housing Tax Credit Program Qualified Allocation Plan) and Chapter 10 of this title (relating to Uniform Multifamily Rules) for the current program year. In general, the Applicant will be required to satisfy the requirements of the Qualified Allocation Plan ("QAP") and Uniform Multifamily Rules in effect at the time the Certificate of Reservation is issued by the Texas Bond Review Board ("TBRB"). If the applicable QAP or Uniform Multifamily Rules contradict rules set forth in this Chapter, the applicable QAP or Uniform Multifamily Rules will take precedence over the rules in this Chapter. The Department encourages participation in the Bond program by working directly with Applicants, lenders, Bond Trustees, legal counsels, local and state officials and the general public to conduct business in an open, transparent and straightforward manner.

(c) Costs of Issuance. The Applicant shall be responsible for payment of all costs related to the preparation and submission of the pre-application and Application, including but not limited to, 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 point during the 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.

(d) Taxable Bonds. The Department may issue taxable Bonds and the requirements associated with such Bonds, including occupancy requirements, shall be determined by the Department on a case by case basis.

(e) Waivers. Requests for waivers of program rules must be made in accordance with §10.207 of this title (relating to Waiver of Rules).

§12.2 Definitions

The following words and terms, when used in this chapter, shall have the following meanings, unless the context clearly indicates otherwise. Any capitalized terms not specifically mentioned in this section shall have the meaning as defined in Tex. Gov't Code, Chapter 2306, §§141, 142, and 145 of the Internal Revenue Code, and Chapter 10 of this title (relating to Uniform Multifamily Rules).

(1) Institutional Buyer--Shall have the meaning prescribed under 17 CFR §230.501(a), but excluding any natural person or any director or executive officer of the Department (17 CFR §230.501(a)(4) - (6)), or as defined by 17 CFR §230.144(a), promulgated under the Securities Act of 1933, as amended.

(2) Persons with Special Needs--Shall have the meaning prescribed under Tex. Gov't Code, §2306.511.

(3) Bond Trustee--A financial institution, usually a trust company or the trust department in a commercial bank, that holds collateral for the benefit of the holders of municipal securities. The Bond

Trustee's obligations and responsibilities are set forth in the Indenture.

§12.3 Bond Rating and Investment Letter

(a) Bond Ratings. All publicly offered Bonds issued by the Department to finance Developments shall have a debt rating the equivalent of at least an "A" rating assigned to long-term obligations by Standard & Poor's Ratings Services, or Moody's Investors Service, Inc. If such rating is based upon credit enhancement provided by an institution other than the Applicant or Development Owner, the form and substance of such credit enhancement shall be subject to approval by the Board, evidenced by a resolution authorizing the issuance of the credit enhanced Bonds.

(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 investor letter acceptable to the Department. Subsequent purchasers of such Bonds shall also be qualified as Institutional Buyers and shall execute and deliver to the Department an investor letter in a form satisfactory 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 investor letter in a form acceptable to the Department.

§12.4 Pre-Application Process and Evaluation

(a) Pre-Inducement Questionnaire. Prior to the filing of a pre-application, the Applicant shall submit the Pre-Inducement Questionnaire, in the form prescribed by the Department, so the Department can get a preliminary understanding of the proposed Development plan before a pre-application and corresponding fees are submitted. Information requested by the Department in the questionnaire includes, but is not limited to, the financing structure, borrower and key principals, previous housing tax credit or private activity bond experience, related party or identity of interest relationships and contemplated scope of work (if proposing Rehabilitation). After reviewing the pre-inducement questionnaire, Department staff will follow-up with the Applicant to discuss the next steps in the process and may schedule a pre-inducement conference call or meeting. Prior to the submission of a pre-application, it is essential that the Department and Applicant communicate regarding the Department's objectives and policies in the development of affordable housing throughout the State using Bond financing. The acceptance of the questionnaire by the Department does not constitute a pre-application or Application and does not bind the Department to any formal action regarding an inducement resolution.

(b) Undesirable Neighborhood Characteristics. If the Development Site has any of the characteristics described in §10.101(a)(3)(B) of this title (relating to Site and Development Requirements and Restrictions), the Applicant must disclose the presence of such characteristics to the Department. Disclosure may be done at time of pre-application and handled in connection with the inducement or it can be addressed at the time of Application submission. The Applicant understands that any determination made by staff or the Board at the time of bond inducement regarding Site eligibility based on the documentation presented, is preliminary in nature. Should additional information related to any of the undesirable neighborhood characteristics become available while the full Application is under review, or the information by which the original determination was made changes in a way that could affect eligibility, then such information will be re-evaluated and presented to the Board. The Application may be subject to termination should staff conclude that the Development Site has any characteristics found in §10.101(a)(3)(B) of this title (relating to Site and Development Requirements and Restrictions) and the Applicant failed to disclose.

(c) Pre-Application Process. An Applicant who intends to pursue Bond financing from the Department shall submit a pre-application by the corresponding pre-application submission deadline, as set forth by the Department. The required pre-application fee as described in §12.10 of this chapter (relating to Fees) must be submitted with the pre-application in order for the pre-application to be accepted by the Department. Department review at the time of the pre-application is limited and not all issues of eligibility and documentation submission requirements pursuant to Chapter 10 of this title (relating to Uniform Multifamily Rules) are reviewed. The Department is not responsible for notifying an Applicant of potential areas of ineligibility or other deficiencies at the time of pre-application. If the Development meets the criteria as described in §12.5 of this chapter (relating to Pre-Application Threshold

Requirements), the pre-application will be scored and ranked according to the selection criteria as described in §12.6 of this chapter (relating to Pre-Application Scoring Criteria).

(d) Scoring and Ranking. The Department will rank the pre-application according to score within each priority defined by Tex. Gov't Code, §1372.0321. All Priority 1 pre-applications will be ranked above all Priority 2 pre-applications which will be ranked above all Priority 3 pre-applications. This priority ranking will be used throughout the calendar year. The selection criteria, as further described in §12.6 of this Chapter, reflect a structure which gives priority consideration to specific criteria as outlined in Tex. Gov't Code, §2306.359. Should two or more pre-applications receive the same score, the tie breaker will go to the pre-application with the highest number of points achieved under §12.6(8) of this chapter (relating to Underserved Area) to determine which pre-application will receive preference in consideration of a Certificate of Reservation.

(e) Inducement Resolution. After the pre-applications have been scored and ranked, the pre-application will be presented to the Department's Board for consideration of an inducement resolution declaring the Department's initial intent to issue Bonds with respect to the Development. Approval of the inducement resolution does not guarantee final Board approval of the Bond Application. Department staff may recommend that the Board not approve an inducement resolution for a pre-application or that an inducement resolution be approved despite the presence of undesirable neighborhood characteristics not fully evaluated by staff. The Applicant recognizes the risk involved in moving forward should this be the case and the Department assumes no responsibility or liability in that regard. Each Development is unique, and therefore, making the final determination to issue Bonds is often dependent on the issues presented at the time the full Application is considered by the Board.

§12.5 Pre-Application Threshold Requirements

The threshold requirements of a pre-application include the criteria listed in paragraphs (1) - (8) of this section. As the Department reviews the pre-application the assumptions as reflected in Chapter 10, Subchapter D of this title (relating to Underwriting and Loan Policy) will be utilized even if not reflected by the Applicant in the pre-application.

(1) Submission of the multifamily bond pre-application in the form prescribed by the Department;

(2) Completed Bond Review Board Residential Rental Attachment for the current program year;

(3) Site Control, evidenced by the documentation required under §10.204(10) of this title (relating to Required Documentation for Application Submission). The Site Control must be valid through the date of the Board meeting at which the inducement resolution is considered and must meet the requirements of §10.204(10) of this title at the time of Application;

(4) Boundary survey or plat clearly identifying the location and boundaries of the subject Property;

(5) Organizational Chart showing the structure of the Development Owner and of any Developer and Guarantor, providing the names and ownership percentages of all Persons having an ownership interest in the Development Owner, Developer and Guarantor, as applicable. The List of Organizations form, as provided in the pre-application, must include all Persons identified on the organizational charts, and further identify which of those Persons listed exercise Control of the Development;

(6) Distribution List Form, as provided in the pre-application, to include the anticipated financing participants;

(7) Evidence of Entity Registration or Reservation with the Texas Office of the Secretary of State;

(8) A certification, as provided in the pre-application, that the Applicant met the requirements and deadlines for public notifications as identified in §10.203 of this title (relating to Public Notifications (§2306.6705(9)). Notifications must not be older than three (3) months prior to the date of Application submission. Re-notification will be required by Applicants who have submitted a change from pre-

application to Application that reflects a total Unit increase of greater than 10 percent or a 5 percent increase in density (calculated as Units per acre) as a result of a change in the size of the Development Site. In addition, should a change in elected official occur between the submission of a pre-application and the submission of an Application, Applicants are required to notify the newly elected (or appointed) official no later than the Full Application Delivery Date.

§12.6 Pre-Application Scoring Criteria

This section identifies the scoring criteria used in evaluating and ranking pre-applications. The criteria identified below include those items required under Tex. Gov't Code, §2306.359 and other criteria considered important by the Department. Any scoring items that require supplemental information to substantiate points must be submitted in the pre-application, as further outlined in the Multifamily Bond Pre-Application Procedures Manual. Applicants proposing multiple sites will be required to submit a separate pre-application for each Development Site. Each Development Site will be scored on its own merits and the final score will be determined based on an average of all of the individual scores.

(1) Income and Rent Levels of the Tenants. Pre-applications may qualify for up to (10 points) for this item.

(A) Priority 1 designation includes one of clauses (i) - (iii) of this subparagraph. (10 points)

(i) Set aside 50 percent of Units rent capped at 50 percent AMGI and the remaining 50 percent of Units rent capped at 60 percent AMGI; or

(ii) Set aside 15 percent of Units rent capped at 30 percent AMGI and the remaining 85 percent of Units rent capped at 60 percent AMGI; or

(iii) Set aside 100 percent of Units rent capped at 60 percent AMGI for Developments located in a census tract with a median income that is higher than the median income of the county, MSA or PMSA in which the census tract is located.

(B) Priority 2 designation requires the set aside of at least 80 percent of the Units capped at 60 percent AMGI (7 points).

(C) Priority 3 designation. Includes any qualified residential rental development. Market rate Units can be included under this priority (5 points).

(2) Cost of Development per Square Foot. (1 point) For this item, costs shall be defined as either the Building Cost or the Hard Costs as represented in the Development Cost Schedule, as originally provided in the pre-application. This calculation does not include indirect construction costs. Pre-applications that do not exceed $95 per square foot of Net Rentable Area will receive one (1) point. Rehabilitation will automatically receive (1 point).

(3) Unit Sizes. (5 points) The Development must meet the minimum requirements identified in this subparagraph to qualify for points. Points for this item will be automatically granted for Applications involving Rehabilitation (excluding Reconstruction).

(A) five-hundred-fifty (550) square feet for an Efficiency Unit;

(B) six-hundred-fifty (650) square feet for a one Bedroom Unit;

(C) eight-hundred-fifty (850) square feet for a two Bedroom Unit;

(D) one-thousand-fifty (1,050) square feet for a three Bedroom Unit; and

(E) one-thousand, two-hundred-fifty (1,250) square feet for a four Bedroom Unit.

(4) Extended Affordability. (2 points) A pre-application may qualify for points under this item for Development Owners that are willing to extend the State Restrictive Period for a Development to a total of thirty-five (35) years.

(5) Unit and Development Construction Features. A minimum of (7 points) must be selected, as certified in the pre-application, for providing specific amenity and quality features in every Unit at no extra charge to the tenant. The amenities and corresponding point structure is provided in §10.101(b)(6)(B) of this title (relating to Site and Development Requirements and Restrictions). The points selected at pre-application and/or Application will be required to be identified in the LURA and the points selected must be maintained throughout the State Restrictive Period. Applications involving scattered site Developments must have a specific amenity located within each Unit to count for points. Rehabilitation Developments will start with a base score of (3 points).

(6) Common Amenities. All Developments must provide at least the minimum threshold of points for common amenities based on the total number of Units in the Development as provided in subparagraphs (A) - (F) of this paragraph. The common amenities include those listed in §10.101(b)(5) of this title and must meet the requirements as stated therein. The Owner may change, from time to time, the amenities offered; however, the overall points as selected at Application must remain the same. (A) Developments with 16 to 40 Units must qualify for (4 points);

(B) Developments with 41 to 76 Units must qualify for (7 points);

(C) Developments with 77 to 99 Units must qualify for (10 points);

(D) Developments with 100 to 149 Units must qualify for (14 points);

(E) Developments with 150 to 199 Units must qualify for (18 points); or

(F) Developments with 200 or more Units must qualify for (22 points).

(7) Tenant Supportive Services. (8 points) By electing points, the Applicant certifies that the Development will provide supportive services, which are listed in §10.101(b)(7) of this title, appropriate for the proposed tenants and that there will be adequate space for the intended services. The provision and complete list of supportive services will be included in the LURA and must be maintained throughout the State Restrictive Period. The Owner may change, from time to time, the services offered; however, the overall points as selected at Application must remain the same. The services provided should be those that will directly benefit the Target Population of the Development and accessible to all. No fees may be charged to the tenants for any of the services. Services must be provided on-site or transportation to those off-site services identified on the list must be provided. The same service may not be used for more than one scoring item. These services are intended to be provided by a qualified and reputable provider in the specified industry such that the experience and background of the provider demonstrates sufficient knowledge to be providing the service. In general, on-site leasing staff or property maintenance staff would not be considered a qualified provider. Where applicable, the services must be documented by a written agreement with the provider.

(8) Underserved Area. An Application may qualify to receive up to (2 points) if the Development Site is located in an Underserved Area as further described in §11.9(c)(5)(A) - (E) of this title. The pre-application must include evidence that the Development Site meets this requirement.

(9) Development Support/Opposition. (Maximum +24 to -24 points) Each letter will receive a maximum of +3 to -3 and must be received ten (10) business days prior to the date of the Board meeting at which the pre-application will be considered. Letters must clearly state support or opposition to the specific Development. State Representatives or Senators as well as local elected officials to be considered are those in office at the time the pre-application is submitted and represent the district containing the proposed Development Site. Letters of support from State or local elected officials that do not represent the district containing the proposed Development Site will not qualify for points under this exhibit. Neutral letters, letters that do not specifically refer to the Development or do not explicitly state support

will receive (zero (0) points). A letter that does not directly express support but expresses it indirectly by inference (i.e., a letter that says "the local jurisdiction supports the Development and I support the local jurisdiction") will be treated as a neutral letter.

(A) State Senator and State Representative of the districts whose boundaries include the proposed Development Site;

(B) Mayor of the municipality (if the Development is within a municipality or its extraterritorial jurisdiction);

(C) All elected members of the Governing Body of the municipality (if the Development is within a municipality or its extraterritorial jurisdiction);

(D) Presiding officer of the Governing Body of the county in which the Development Site is located;

(E) All elected members of the Governing Body of the county in which the Development Site is located;

(F) Superintendent of the school district in which the Development Site is located; and

(G) Presiding officer of the board of trustees of the school district in which the Development Site is located.

(10) Preservation Initiative. (10 points) Preservation Developments, including rehabilitation proposals on properties which are nearing expiration of an existing affordability requirement within the next two (2) years or for which there has been a rent restriction requirement in the past ten (10) years may qualify for points under this item. Evidence must be submitted in the pre-application.

(11) Declared Disaster Areas. (7 points) A pre-application may receive points if the Development Site is located in an area declared a disaster area under Tex. Gov't Code §418.014 at the time of submission, or at any time within the two-year period preceding the date of submission. **§12.7 Full Application Process**

(a) Application Submission. Once the inducement resolution has been approved by the Board, an Applicant who elects to proceed with submitting a full Application to the Department must submit the complete tax credit Application pursuant to §10.201 of this title (relating to Procedural Requirements for Application Submission).

(b) Eligibility Criteria. The Department will evaluate the Application for eligibility and threshold at the time of full Application pursuant to Chapter 10 of this title (relating to Uniform Multifamily Rules). If there are changes to the Application at any point prior to closing that have an adverse affect on the score and ranking order and that would have resulted in the pre-application being placed below another pre-application in the ranking, the Department will terminate the Application and withdraw the Certificate of Reservation from the Bond Review Board (with the exception of changes to deferred developer's fees and support or opposition points). The Development and the Applicant must satisfy the requirements set forth in Chapter 10 of this title (relating to Uniform Multifamily Rules) and Chapter 11 of this title (relating to Housing Tax Credit Program Qualified Allocation Plan) in addition to Tex. Gov't Code, Chapter 1372, the applicable requirements of Tex. Gov't Code, Chapter 2306, and the Code. The Applicant will also be required to select a Bond Trustee from the Department's approved list as published on its website.

(c) Bond Documents. Once the Application has been submitted and the Applicant has deposited funds to pay initial costs, the Department's bond counsel shall draft Bond documents.

(d) Public Hearings. The Department will hold a public hearing to receive comments from the public pertaining to the Development and the issuance of the Bonds. The Applicant or member of the Development Team must be present at the public hearing and will be responsible for conducting a brief presentation on the proposed Development and providing handouts at the hearing that should include at minimum, a description of the Development, maximum rents and income restrictions. If the proposed

Development is Rehabilitation, the presentation should include the proposed scope of work that is planned for the Development. The handouts must be submitted to the Department for review at least two (2) days prior to the public hearing. Publication of all notices required for the public hearing shall be at the sole expense of the Applicant, as well as any facility rental fees or required deposits.

(e) 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 Department staff, will consider the approval of the final Bond resolution relating to the issuance, final Bond documents and in the instance of privately placed Bonds, the pricing, terms and interest rate of the Bonds. The process for appeals and grounds for appeals may be found under §1.7 of this title (relating to Staff Appeals Process) and §1.8 of this title (relating to Board Appeals Process). To the extent applicable to each specific Bond issuance, the Department's conduit multifamily Bond transactions will be processed in accordance with 34 TAC Part 9, Chapter 181, Subchapter A (relating to Bond Review Board Rules) and Tex. Gov't Code, Chapter 1372.

(f) Local Permits. Prior to closing on the Bond financing, all necessary approvals, including building permits from local municipalities, counties, or other jurisdictions with authority over the Development Site must have been obtained or evidence that the permits are obtainable subject only to payment of certain fees must be submitted to the Department.

§12.8 Refunding Application Process

(a) Application Submission. Owners who wish to refund or modify tax-exempt bonds that were previously issued by the Department must submit to the Department a summary of the proposed refunding plan or modifications. To the extent such modifications constitute a re-issuance under state law the Applicant shall then be required to submit a refunding Application in the form prescribed by the Department pursuant to the Bond Refunding Application Procedures Manual.

(b) Bond Documents. Once the Department has received the refunding Application and the Applicant has deposited funds to pay initial costs, the Department's bond counsel will draft the necessary Bond documents.

(c) Public Hearings. Depending on the proposed modifications to existing Bond covenants a public hearing may be required. Such hearing must take place prior to obtaining Board approval and must meet the requirements pursuant to §12.7(d) of this chapter (relating to Full Application Process) regarding the presence of a member of the Development Team and providing a summary of proposed Development changes.

(d) Rule Applicability. Refunding Applications must meet the requirements pursuant to Chapter 10 of this title (relating to Uniform Multifamily Rules) and Chapter 11 of this title (relating to Housing Tax Credit Program Qualified Allocation Plan) with the exception of criteria stated therein specific to the Competitive Housing Tax Credit Program. At the time of the original award the Application would have been subject to eligibility and threshold requirements under the QAP in effect the year the Application was awarded. Therefore, it is anticipated the Refunding Application would not be subject to the site and development requirements and restrictions pursuant to §10.101 of this title (relating to Site and Development Requirements and Restrictions). The circumstances surrounding a refunding Application are unique to each Development; therefore, upon evaluation of the refunding Application, the Department is authorized to utilize its discretion in the applicability of the Department's rules as it deems appropriate.

§12.9 Occupancy Requirements

(a) Filing and Term of Regulatory Agreement. A Bond Regulatory and Land Use Restriction Agreement will be filed in the property records of the county in which the Development is located for each Development financed from the proceeds of Bonds issued by the Department. The term of the Regulatory Agreement will be based on the criteria as described in paragraphs (1) - (3) of this subsection, as applicable:

(1) the longer of thirty (30) years, from the date the Development Owner takes legal possession of the Development;

(2) the end of the remaining term of the existing federal government assistance pursuant to Tex. Gov't Code, §2306.185; or

(3) the period required by the Code.

(b) Federal Set Aside Requirements.

(1) Developments which are financed from the proceeds of Private Activity Bonds must be restricted under one of the two minimum set-asides as described in subparagraphs (A) and (B) of this paragraph:

(A) at least 20 percent of the Units within the Development shall be occupied or held vacant and available for occupancy at all times by persons or families whose income does not exceed 50 percent of the area median income; or

(B) at least 40 percent of the Units within the Development shall be occupied or held vacant and available for occupancy at all times by persons or families whose income does not exceed 60 percent of the area median income.

(2) The Development Owner must designate at the time of Application which of the two federal set-asides will apply to the Development and must also designate the selected priority for the Development in accordance with Tex. Gov't Code, §1372.0321. The Regulatory Agreement will reflect the income and rent limits as identified in the Department's Underwriting Report, constituting the eligible tenants of the Development and monitored as such by the Department. Units intended to satisfy set-aside requirements must be distributed equally throughout the Development, and must include a reasonably proportionate amount of each type of Unit available in the Development.

(3) No tenant qualifying under either of the minimum federal set-asides shall be denied continued occupancy of a Unit in the Development because, after commencement of such occupancy, such tenant's income increases to exceed the qualifying limit. However, should a tenant's income, as of the most recent determination thereof, exceed 140 percent of the applicable federal set-aside 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.

§12.10 Fees

(a) Pre-Application Fees. The Applicant is required to submit, at the time of pre-application, the following fees: $1,000 (payable to TDHCA), $2,500 (payable to the Department's bond counsel) and $5,000 (payable to the Texas Bond Review Board (TBRB) pursuant to Tex. Gov't Code, §1372.006(a)). These fees cover the costs of pre-application review by the Department, its bond counsel and filing fees associated with the Certificate of Reservation to the TBRB.

(b) Application Fees. At the time of Application the Applicant is required to submit a tax credit application fee of $30 per Unit based on the total number of Units and a bond application fee of $20 per Unit based on the total number of Units. Such fees cover the costs associated with Application review and the Department's expenses in connection with providing financing for a Development. For Developments proposed to be structured as part of a portfolio the bond application fees may be reduced on a case by case basis at the discretion of the Executive Director.

(c) Closing Fees. The closing fee for Bonds, other than refunding Bonds is equal to 50 basis points (0.005) of the issued principal amount of the Bonds. The Applicant will also be required to pay at closing of the Bonds the first two years of the administration fee equal to 20 basis points (0.002) of the issued principal amount of the Bonds and a Bond compliance fee equal to $25/Unit (excludes market rate Units). Such compliance fee shall be applied to the third year following closing. (d) Application and Issuance Fees for

Refunding Applications. For refunding Applications the application fee will be $10,000 unless the refunding is not required to have a public hearing, in which case the fee will be $5,000. The closing fee for refunding Bonds is equal to 25 basis points (0.0025) of the issued principal amount of the refunding Bonds. If applicable, administration and compliance fees due at closing may be prorated based on the current billing period of such fees. If additional volume cap is being requested other fees may be required as further described in the Bond Refunding Applications Procedures Manual.

(e) Administration Fee. The annual administration fee is equal to 10 basis points (0.001) of the outstanding bond amount on its date of calculation and is paid as long as the Bonds are outstanding.

(f) Bond Compliance Fee. The Bond compliance monitoring fee is equal to $25/Unit (excludes market rate Units), and is paid for the duration of the State Restrictive Period under the Regulatory Agreement.

1r

TO BE POSTED NOT LATER THAN THE THIRD DAY BEFORE THE DATE OF THE MEETING

2a

TDHCA Outreach Activities, November-December 2017

A compilation of outreach and educational activities designed to enhance the awareness of TDHCA programs and services among key stakeholder groups and the general public.

Activity	Event	Date	Location	Division
Webinar	2018 Competitive Housing Tax Credit Application Training	11/30/2017	N/A	Multifamily Finance
Training	ESG Learning Opportunity on Monitoring	12/06/2017	N/A	HOME and Homelessness Programs

Internet Postings of Note

A list of new or noteworthy postings to the Department's website.

Asset Management
- Added property/asset management announcement to be heard at December board meeting

Bond Finance:
- Updated bond disclosure disclaimers

Communications:
- Replaced homepage article: Fair Housing rules to help deaf, hard of hearing individuals
- Developed web page dedicated to the Texas Ending Homelessness Fund; donations to be made through Department of Motor Vehicles online registration portal
- Added press announcement related to 2017 ESG subrecipient awards
- Added TX. Department of Insurance to disaster relief resources

Community Affairs:
- Help for Texans link added to Amy Young Barrier Removal and Bootstrap Program web pages
- Updated CEAP service delivery plan submission guidelines for 2018
- Refreshed CEAP assistance web page with Help for Texans button

Compliance:
- Updated registration for 1st Thursday Income Eligibility Training

Fair Housing
- Added regional homeownership, rental and rehabilitation activities to the Single Family Affirmative Marketing Tool web page
- Added webinar of Fair Housing, Affirmative Marketing and Reasonable Accommodations

Homeownership:
- Updated information related to foreclosure resources and contact for HUD
- Updated list of top regional lenders

HOME and Homeless:
- Added reporting instructions online for ESG participants
- Added two online modules to the 2017 ESG Contract Implementation webinars list
- Added the 2017 ESG subrecipient awards list

Housing Resource Center:
- Updated Publications web page with 2017 One-Year Action Plan
- Updated list of TICH representatives and TDHCA staff

Housing Trust Fund

- Updated Texas Bootstrap Loan Program rules and manual to reflect 2017 date
- Updated the Amy Young Barrier Removal Program web page to reflect allocations/deadlines for funding

Internal Audit:

- Added Annual Internal Audit Report for Fiscal Year 2017

Multifamily:

- Updated 4% HTC Bond Status Log to reflect November date
- Added 2018 Request for Rural Designation under the 2018 Uniform Application information
- Updated MF Direct Loan NOFA log as of November 1
- Added draft 2018 Multifamily Uniform Application, intent to submit form, Governor-approved 2018 QAP and rules

Notice of Funding Availability

- 2018-2019 Texas Bootstrap Loan Program posted to the Office of Colonia Initiatives page

Public Comment:

- Added Proposed Amendments to 10 TAC Chapter 10, Subchapter D of the Uniform Multifamily Rules

Purchasing:

- Updated list of No-Bid contracts

Section 811 PRA Program:

- Changed language on application web page to reflect Qualified Existing Developments and list of those properties currently approved for Section 811 PRA participation

Frequently Used Acronyms

AMFI	Area Median Family Income
AYBR	Amy Young Barrier Removal Program
CEAP	Comprehensive Energy Assistance Program
CFD	Contract for Deed Program
CFDC	Contract for Deed Conversion Assistance Grants
CHDO	Community Housing Development Organization
CMTS	Compliance Monitoring and Tracking System
CSBG	Community Services Block Grant Program
ESG	Emergency Solutions Grants Program
FAQ	Frequently Asked Questions
HBA	Homebuyer Assistance Program
HHSCC	Housing and Health Services Coordination Council
HHSP	Homeless Housing and Services Program
HRA	Homeowner Rehabilitation Assistance Program
HRC	Housing Resource Center
HTC	Housing Tax Credit
HTF	Housing Trust Fund
HUD	US Department of Housing and Urban Development
IFB	Invitation for Bid
LURA	Land Use Restriction Agreement
MF	Multifamily
MFTH	My First Texas Home Program
MRB	Mortgage Revenue Bond Program
NHTF	National Housing Trust Fund
NOFA	Notice of Funding Availability
NSP	Neighborhood Stabilization Program
OIG	Office of Inspector General
QAP	Qualified Allocation Plan
QCP	Quantifiable Community Participation
REA	Real Estate Analysis
RFA	Request for Applications
RFO	Request for Offer
RFP	Request for Proposals
RFQ	Request for Qualifications
ROFR	Right of First Refusal
SLIHP	State of Texas Low Income Housing Plan
TA	Technical Assistance
TBRA	Tenant Based Rental Assistance Program
TICH	Texas Interagency Council for the Homeless
TSHEP	Texas Statewide Homebuyer Education Program
TXMCC	Texas Mortgage Credit Certificate
VAWA	Violence Against Women Act
WAP	Weatherization Assistance Program

2b

BOARD REPORT ITEM
HOME AND HOMELESS PROGRAM DIVISION
DECEMBER 14, 2017

Report on a subgrant for 2017 Emergency Solutions Grants Program Subrecipient Bridge Over Troubled Waters.

BACKGROUND

The Emergency Solutions Grants ("ESG") Program is funded by the U.S. Department of Housing and Urban Development ("HUD"). The ESG Program's focus is to assist people in regaining stability in permanent housing quickly after experiencing a housing crisis and/or homelessness. ESG funds can be used for the rehabilitation or conversion of buildings for use as emergency shelter for persons experiencing homelessness; the payment of certain expenses related to operating emergency shelters; essential services related to emergency shelters and street outreach for persons experiencing homelessness; and homelessness prevention and rapid re-housing assistance for persons experiencing or at-risk of homelessness.

Bridge Over Troubled Waters ("BOTW") applied for $600,000 in ESG funds from the Houston Continuum of Care ("CoC") regional competition. The Houston CoC recommended that BOTW receive an award of $310,470. Staff recommended the award to the Board on October 12, 2017. The Board awarded BOTW $310,470 in 2017 ESG funds. BOTW plans to utilize this award of ESG funds to provide Emergency Shelter and Rapid Re-housing services, and to pay for eligible administrative costs.

In order to accomplish its performance targets, BOTW will provide a subgrant to the Houston Area Women's Center. The Houston Area Women's Center has passed the Department's previous participation review, and is an eligible entity to receive a subgrant from BOTW's award of ESG funds.

2c

AUDIT AND FINANCE COMMITTEE ACTION ITEM
FINANCIAL ADMINISTRATION DIVISION
DECEMBER 14, 2017

Presentation, discussion, and possible action to accept the report on the Draft Computation of Housing Finance Division Total and Unencumbered Fund Balances and Transfers to the Housing Trust Fund.

WHEREAS, Tex. Gov't Code §2306.204 requires an audit of the Department's Housing Trust Fund to be completed by December 31st of each year to determine the amount of unencumbered fund balances that are greater than the amount required for the reserve fund;

WHEREAS, Housing Finance Division unencumbered funds are the funds associated with any and all of the Department's housing finance activity that are not subject to any restriction precluding their immediate transfer to the housing trust fund. Such restrictions include: being subject to a state or federal law or other applicable legal requirement such as the General Appropriations Act, being held in trust subject to the terms of a bond indenture, or having been designated by the Department's Governing Board for a specific use or contingency;

WHEREAS, Tex. Gov't Code §2306.205 provides a formula for determining the amount of unencumbered fund balances and the amounts, if any, to transfer to the Housing Trust Fund before January 10th; and

WHEREAS, Staff has drafted a process for determining the three year-end values total and non highest rated bond indebtedness, the amount of unencumbered fund balances and the amounts, if any, to transfer to the Housing Trust Fund;

NOW, therefore, it is hereby

RESOLVED, that the *Draft Computation of Unencumbered Fund Balances Report as of August 31, 2017,* is presented to this meeting and the Board and the Executive Director accepts this report in satisfaction of the requirements of Tex. Gov't Code §§2306.204 and 2306.205 with its final approval determined by the year-end audit performed by the State Auditor's Office.

BACKGROUND

Pursuant to Tex. Gov't Code §§2306.204 and 2306.205, the Department is required to transfer to the Housing Trust Fund annually a portion of the unencumbered funds, if any, meeting certain threshold and criteria. This statute also requires the Department to undergo an annual audit of its unencumbered fund balances and to transfer excess funds to the Housing Trust Fund based on a calculation set forth in the statute. Using the methodology outlined in the statute, Department staff developed a Standard Operating Procedure (#1210.05) to calculate statutorily required transfers to the Housing Trust Fund.

The *Draft Computation of Unencumbered Fund Balances Report* as *of August 31* (Exhibit A) reflects funds held by the Department deemed to be unencumbered of $147,700; the *Calculation of Bonded Indebtness Report* (Exhibit B) only includes bonds outstanding not rated in the highest long-term debt rating category to calculate the

2% threshold of $19,425,232; and the *List of Bond Ratings* (Exhibit C) from rating agencies. Since the unencumbered balance is less than the 2% threshold it does not meet the first threshold in Tex. Gov't Code §2306.205(a) for any transfer to the Housing Trust Fund.

In conclusion, the *Draft Computation of Unencumbered Fund Balances Report as of August 31, 2017,* yielded a zero transfer to the Housing Trust Fund. Again, this report is included for review in the year-end financial audit performed by the State Auditor's Office and is, therefore, subject to revision based on such audit.

EXHIBIT A

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
Computation of Unencumbered Fund Balances
August 31, 2017

	S/F Program	RMRB Program	CHMRB Program	Taxable Mortgage Program	M/F Program	Operating Fund	Housing Trust Fund	Special Housing Programs	Governmental Fund	
Qualifying Assets:										
Cash and Cash Equivalents	26,556,954	16,571,142	634	19,258,113	43,486,094	6,307,694	6,675,756	20,205,414	36,416,787	
Investments @ fair value	424,677,036	171,897,306	2,778,057	2,011,435	41,707,720	72,828	0	0		
Fair Value Adjustment	(27,073,190)	(12,147,838)	(172,627)	(107,579)	244,436	(440)				
Loans and Contracts	22,342,473	68,318,383	0	82,126,285	875,286,899	1,166,780	52,031,386	113,416	463,374,647	
Real Estate owned, @ net	0	0	0	0	0	0	42,960	0		
Accrued Interest receivable	1,450,200	597,707	14,532	91,577	6,509,458	592	180	33,933	48,018	
Federal Receivable									2,707,522	
Legislative Appropriations									5,668,218	
Subtotal	447,953,473	245,236,700	2,620,596	103,379,831	967,234,607	7,547,454	58,750,282	20,352,763	508,215,192	
Less restrictions:										
Trust Indenture	(447,953,473)	(245,236,700)	(2,620,596)	(85,792,825)	(967,234,607)					
Operating Reserve						(235,892)		(7,764,108)		
Appropriated State Treasury Funds						(1,270,002)			(5,668,218)	
Designated for program use per Government Code, Chapter 2306							(52,074,526)			
Funds Reserved, Commited or under Contract							(6,675,756)			
Addt'l restrictions per Department				(17,587,006)		(3,978,565)				
Capital Budget						(70,231)		(788,618)		
Restricted Use of Fees for Administrative Expenses						(1,992,413)		(11,652,688)		
Federal Funds									(502,546,974)	
Subtotal	(447,953,473)	(245,236,700)	(2,620,596)	(103,379,831)	(967,234,607)	(7,547,103)	(58,750,282)	(20,205,414)	(508,215,192)	
Unencumbered fund balances	-	-	-	-	-	351	-	147,349	-	147,700

EXHIBIT B

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
Calculation of Bonded Indebtedness as of August 31, 2017
Pursuant to Texas Government Code Section 2306.205

	Highest Bond Rating	Bonds Outstanding (Par)	Bonded Indebtedness Not Rated in the Highest Category
Single-family	AA+	$ 374,800,014	$ 374,800,014
RMRB	Aaa	148,390,000	-
CHMRB	AA+	1,000,000	1,000,000
Multifamily	Various	800,239,914	595,461,605
		$ 1,324,429,928	$ 971,261,619

Section 2306.205(a)	
2% of bonded indebtedness	$ 19,425,232
Unencumbered Fund Balance (UFB) per Calculation	$ 147,700
Does UFB exceed 2% of bonded indebtedness?	No
If UFB exceeds 2% of bonded indebtedness:	
What amount exceeds 2% of bonded indebtedness?	$ -
Half of UFB in excess of 2% of bonded indebtedness (Transfer to Housing Trust Fund)	$ -

Section 2306.205(c)	
4% of bonded indebtedness	$ 38,850,465
Unencumbered Fund Balance (UFB) per Calculation	$ 147,700
Does UFB exceed 4% of bonded indebtedness?	No
If UFB exceeds 4% of bonded indebtedness:	
What amount exceeds 4% of bonded indebtedness?	$ -
All of UFB in excess of 4% of bonded indebtedness (Transfer to Housing Trust Fund)	$ -

EXHIBIT C

Single Family Indenture					Rating Agencies		
				8/31/2017	Moody's	Standard & Poor's	Fitch
Series	CUSIP	Maturity Date	Interest Rate	Ending Bonds Outstanding	rtg moody	rtg sp	rtg fitch
2004A JL	88275FNM7	9/1/2036	VAR	$ 3,855,000	Aa2/VMIG1	AA+/A-1+	#N/A N/A
2004B	88275FNN5	9/1/2034	VAR	$ 27,875,000	Aa1/VMIG1	AA+/A-1+	#N/A N/A
2004D	88275FNP0	3/1/2035	VAR	$ 18,920,000	Aa1/VMIG1	AA+/A-1+	#N/A N/A
2005A	88275FNQ8	9/1/2036	VAR	$ 25,675,000	Aa1/VMIG1	AA+/A-1+	#N/A N/A
2005B	88275FKM 0	9/1/2020	4.800%	$ 25,000	Aa1	AA+	WD
	88275FKN 8	9/1/2025	4.900%	$ 50,000	Aa1	AA+	WD
				$ 75,000			
2005D	88275FKQ1	9/1/2035	5.000%	$ 50,000	Aa1	AA+	WD
2007A	88275FMF3	9/1/2038	VAR	$ 30,385,000	Aa1/VMIG1	AA+/A-1+	#N/A N/A
2013A	88275FNT2	3/1/2036	2.800%	$ 19,665,000	Aa1	AA+	#N/A N/A
2015A	88275FNU9	9/1/2039	3.200%	$ 25,500,000	Aa1	AA+	#N/A N/A
2015B	88275FNV7	3/1/2046	3.125%	$ 17,100,000	Aa1	AA+	#N/A N/A
2016A	88275FNW5	3/1/2046	3.000%	$ 27,540,000	Aa1	AA+	#N/A N/A
2016B	88275FNX3	3/1/2039	3.180%	$ 45,150,000	Aa1	AA+	#N/A N/A
2017A	88275FNY1	9/1/2047	2.835%	$ 61,182,316	Aa1	AA+	#N/A N/A
2017B	88275FNZ8	9/1/2038	2.750%	$ 29,155,028	Aa1	AA+	#N/A N/A
2017C	88275FPA1	9/1/2047	3.100%	$ 42,672,670	Aa1	AA+	#N/A N/A
Total Bonds Outstanding				$ 374,800,014			
Bonds Rated in the Highest Category (Aaa OR AAA)				$ -			
Bonds NOT Rated in the Highest Category (Aaa OR AAA)				$ 374,800,014			

RMRB Indenture					Rating Agencies		
				8/31/2017	Moody's	Standard & Poor's	Fitch
Series	CUSIP	Maturity Date	Interest Rate	Ending Bonds Outstanding	rtg moody	rtg sp	rtg fitch
2009A	882750KD3	1/1/2018	3.900%	$ 140,000	Aaa	AA+	#N/A N/A
	882750KE1	7/1/2018	3.900%	$ 140,000	Aaa	AA+	#N/A N/A
	882750KF8	1/1/2019	4.000%	$ 140,000	Aaa	AA+	#N/A N/A
	882750KG6	7/1/2019	4.000%	$ 135,000	Aaa	AA+	#N/A N/A
	882750KH4	7/1/2024	4.850%	$ 1,630,000	Aaa	AA+	#N/A N/A
	882750JN3	7/1/2029	5.100%	$ 5,035,000	Aaa	AA+	#N/A N/A
	882750JP8	7/1/2034	5.300%	$ 4,620,000	Aaa	AA+	#N/A N/A
	882750KJ0	1/1/2039	5.375%	$ 890,000	Aaa	AA+	#N/A N/A
	882750KK7	7/1/2039	5.450%	$ 8,155,000	Aaa	AA+	#N/A N/A
				$ 20,885,000			
2009B	882750KV3	1/1/2018	4.700%	$ 160,000	Aaa	AA+	#N/A N/A
	882750KW1	7/1/2018	4.700%	$ 160,000	Aaa	AA+	#N/A N/A
	882750KY7	7/1/2019	4.800%	$ 1,425,000	Aaa	AA+	#N/A N/A
	882750KX9	7/1/2022	5.250%	$ 3,575,000	Aaa	AA+	#N/A N/A
				$ 5,320,000			
2009C-1	882750MA7	7/1/2041	3.570%	$ 37,650,000	Aaa	AA+	#N/A N/A
2011A	882750LN0	1/1/2008	3.500%	$ 680,000	Aaa	AA+	#N/A N/A
	882750LP5	7/1/2018	3.600%	$ 700,000	Aaa	AA+	#N/A N/A
	882750LQ3	1/1/2019	3.875%	$ 710,000	Aaa	AA+	#N/A N/A
	882750LR1	7/1/2019	3.950%	$ 710,000	Aaa	AA+	#N/A N/A
	882750LS9	1/1/2020	4.125%	$ 715,000	Aaa	AA+	#N/A N/A
	882750LT7	7/1/2020	4.125%	$ 735,000	Aaa	AA+	#N/A N/A
	882750LU4	1/1/2021	4.375%	$ 745,000	Aaa	AA+	#N/A N/A
	882750LV2	7/1/2021	4.375%	$ 760,000	Aaa	AA+	#N/A N/A
	882750LW0	1/1/2022	4.550%	$ 775,000	Aaa	AA+	#N/A N/A
	882750LX8	7/1/2022	4.550%	$ 795,000	Aaa	AA+	#N/A N/A
	882750LY6	7/1/2026	5.050%	$ 7,025,000	Aaa	AA+	#N/A N/A
	882750LZ3	7/1/2029	5.000%	$ 4,340,000	Aaa	AA+	#N/A N/A
				$ 18,690,000			
2009C-2	882750NB4	7/1/2041	2.480%	$ 30,190,000	Aaa	AA+	#N/A N/A
2011B	882750MN9	1/1/2018	2.550%	$ 885,000	Aaa	AA+	#N/A N/A
	882750MP4	7/1/2018	2.600%	$ 885,000	Aaa	AA+	#N/A N/A
	882750MQ2	1/1/2019	2.850%	$ 900,000	Aaa	AA+	#N/A N/A
	882750MR0	7/1/2019	2.900%	$ 915,000	Aaa	AA+	#N/A N/A
	882750MS8	1/1/2020	3.100%	$ 930,000	Aaa	AA+	#N/A N/A
	882750MT6	7/1/2020	3.100%	$ 940,000	Aaa	AA+	#N/A N/A
	882750MU3	1/1/2021	3.300%	$ 955,000	Aaa	AA+	#N/A N/A
	882750MV1	7/1/2021	3.300%	$ 975,000	Aaa	AA+	#N/A N/A
	882750MW9	1/1/2022	3.500%	$ 1,000,000	Aaa	AA+	#N/A N/A
	882750MX7	7/1/2022	3.500%	$ 1,020,000	Aaa	AA+	#N/A N/A
	882750MY5	1/1/2026	4.050%	$ 9,140,000	Aaa	AA+	#N/A N/A
	882750MZ2	1/1/2030	4.450%	$ 8,525,000	Aaa	AA+	#N/A N/A
	882750NA6	1/1/2034	4.250%	$ 8,585,000	Aaa	AA+	#N/A N/A
				$ 35,655,000			
Total Bonds Outstanding				$ 148,390,000			
Bonds Rated in the Highest Category (Aaa OR AAA)				$ 148,390,000			
Bonds NOT Rated in the Highest Category (Aaa OR AAA)				$ -			

CHMRB					Rating Agencies		
				8/31/2017	Moody's	Standard & Poor's	Fitch
Series	CUSIP	Maturity	Coupon	Ending Bonds Outstanding	rtg moody	rtg sp	rtg fitch
1992 C-1 & 1992 C-2 (Linked)	882749BM5	7/2/2024	6.9	$ 500,000	#N/A N/A	AA+	#N/A N/A
1992 C-1 (SAVRS)	882749BP8	7/2/2024	1.379	$ 250,000	#N/A N/A	AA+	#N/A N/A
1992 C-2 (RIBS)	882749BN3	7/2/2024	12.117	$ 250,000	#N/A N/A	AA+	#N/A N/A

Total Bonds Outstanding $ 1,000,000

Bonds Rated in the Highest Category (Aaa OR AAA)

Bonds NOT Rated in the Highest Category (Aaa OR AAA) $ 1,000,000

Multifamily					Rating Agencies		
				8/31/2017	Moody's	Standard & Poor's	Fitch
MF Bond Issue	CUSIP	MF Program#	Private or Public	Ending Bonds Outstanding	rtg moody	rtg sp	rtg fitch
1996 A MF Refunding (Brighton's Mark Development)	88275BBK3	0065	Private Place	$ 8,075,000.00	#N/A N/A	NR	#N/A N/A
1998 A MF (Residence at the Oaks Project)	88275BDA3	0090	Private Place	$ 3,325,000.00	#N/A N/A	NR	#N/A N/A
1998 B MF (Residence at the Oaks Project)	88275BDB1	0090	Private Place	$ 1,775,000.00	#N/A N/A	NR	#N/A N/A
1998 C MF (Residence at the Oaks Project)	88275BDB1	0090	Private Place	$ 59,000.00	#N/A N/A	NR	#N/A N/A
2000 MF (Timber Point Apartments)	88275BDS4	0095	Public Offer	$ 6,070,000.00	Aaa/VMIG1	#N/A N/A	#N/A N/A
2000 A MF (Oaks at Hampton Apartments)	None	0096	Private Place	$ 8,662,867.00	Charter Mac Equity Issuer Trust		
2000 MF (Deerwood Pines Apartments)	88275BEQ7	0097	Public Offer	$ 4,815,000.00	#N/A N/A	AA-	#N/A N/A
2000 MF (Creek Point Apartments)	88275BER5	0098	Public Offer	$ 5,160,000.00	Aaa/VMIG1	#N/A N/A	#N/A N/A
2000 A MF (Parks at Westmoreland Apartments)	None	0099	Private Place	$ 8,643,085.00	Charter Mac Equity Issuer Trust		
2000 A MF (Highland Meadow Village Apartments)	88275BEW4	0101	Private Place	$ 6,893,000.00	#N/A N/A	#N/A N/A	#N/A N/A
2000 A MF (Collingham Park Apartments)	88275BEZ7	0103	Private Place	$ 8,384,000.00	#N/A N/A	#N/A N/A	#N/A N/A
2000 B MF (Collingham Park Apartments)	88275BFA1	0103	Private Place	$ 1,888,000.00	#N/A N/A	#N/A N/A	#N/A N/A
2001 MF (Bluffview Apartments)	88275BGJ1	0106	Private Place	$ 9,634,604.78	#N/A N/A	#N/A N/A	#N/A N/A
2001 MF (Knollwood Apartments)	88275BGE2	0107	Private Place	$ 12,380,917.36	#N/A N/A	#N/A N/A	#N/A N/A
2001 A MF (Skyway Villas Apartments)	88275BFN3	0108	Public Offer	$ 4,825,000.00	WR	NR	WD
2001 B MF (Skyway Villas Apartments)	88275BFQ6	0108	Private Place	$ 1,230,000.00	WR	#N/A N/A	#N/A N/A
2001 A-1 MF (Meridian Apartments)	88275ACG3	0111	Public Offer	$ 7,376,000.00	#N/A N/A	#N/A N/A	#N/A N/A
2001 B MF (Meridian Apartments)	88275ACH1	0111	Private Place	$ 391,000.00	#N/A N/A	#N/A N/A	#N/A N/A
2001 A-1 MF (Wildwood Apartments)	88275ACJ7	0112	Public Offer	$ 5,987,000.00	#N/A N/A	#N/A N/A	#N/A N/A
2001 MF (Oak Hollow Apartments)	88275BGV4	0114	Private Place	$ 5,823,255.39	#N/A N/A	#N/A N/A	#N/A N/A
2001 A MF (Hillside Apartments)	88275BGX0	0115	Private Place	$ 11,973,650.61	#N/A N/A	#N/A N/A	#N/A N/A
2002 MF (Park Meadows Apartments)	88275BGW2	0119	Private Place	$ 3,500,000.00	#N/A N/A	#N/A N/A	#N/A N/A
2002 MF (Clarkridge Villas Apartments)	None	0120	Private Place	$ 12,658,975.54	Charter Mac Equity Issuer Trust		
2002 MF (Hickory Trace Apartments)	None	0121	Private Place	$ 10,471,516.60	Charter Mac Equity Issuer Trust		
2002 MF (Green Crest Apartments)	88275BHS0	0122	Public Offer	$ 10,514,790.15	#N/A N/A	#N/A N/A	#N/A N/A
2002 A MF (Ironwood Crossing)	None	0123	Private Place	$ 15,000,000.00	Charter Mac Equity Issuer Trust		
2002 B MF (Ironwood Crossing)	None	0123	Private Place	$ 730,615.92	Charter Mac Equity Issuer Trust		
2003 A MF Refunding (Reading Road)	88275BJJ8	0125	Public Offer	$ 8,250,000.00	#N/A N/A	AA+/A-1+	#N/A N/A
2003 B MF Refunding (Reading Road)	88275BJK5	0125	Private Place	$ 1,620,000.00	#N/A N/A	#N/A N/A	#N/A N/A
2003 A MF (North Vista)	88275BHL5	0126	Public Offer	$ 8,350,000.00	WR	NR	WD
2003 A MF (North Vista)	88275BHM3	0126	Public Offer	$ 2,085,000.00	WR	NR	WD
2003 A MF (West Virginia Apartments)	88275BHT8	0127	Public Offer	$ 6,035,000.00	WR	NR	WD
2003 A MF (West Virginia Apartments)	88275BHU5	0127	Public Offer	$ 1,515,000.00	WR	NR	WD
2003 A MF (Primrose Houston School Apartments)	88275BJB5	0129	Private Place	$ 15,000,000.00	#N/A N/A	#N/A N/A	#N/A N/A
2003 B MF (Primrose Houston School Apartments)	88275BJC3	0129	Private Place	$ 385,838.00	#N/A N/A	#N/A N/A	#N/A N/A
2003 A MF (Timber Oaks Apartments)	None	0130	Private Place	$ 10,900,000.00	Charter Mac Equity Issuer Trust		
2003 B MF (Timber Oaks Apartments)	None	0130	Private Place	$ 1,359,798.93	Charter Mac Equity Issuer Trust		
2003 A MF (Ash Creek Apartments)	88275BJS8	0131	Private Place	$ 15,000,000.00	#N/A N/A	#N/A N/A	#N/A N/A
2003 B MF (Ash Creek Apartments)	88275BJT6	0131	Private Place	$ 102,367.00	#N/A N/A	#N/A N/A	#N/A N/A
2003 A MF (Peninsula Apartments)	88275BJU3	0132	Public Offer	$ 10,010,000.00	#N/A N/A	AA+	#N/A N/A
2003 A MF (Arlington Villas Apartments)	88275BJX7	0134	Public Offer	$ 15,000,000.00	WR/WR	#N/A N/A	#N/A N/A
2003 B MF (Arlington Villas Apartments)	88275BJY5	0134	Public Offer	$ 959,286.00	WR/WR	#N/A N/A	#N/A N/A
2003 A MF (Parkview Townhomes Apartments)	None	0135	Private Place	$ 12,944,761.00	Charter Mac Equity Issuer Trust		
2003 MF (NHP Foundation - Asmara Project)	88275BHG6	0136	Public Offer	$ 16,530,000.00	#N/A N/A	AA+/A-1+	#N/A N/A
2004 A MF (Timber Ridge II Apartments)	88275BJZ2	0137	Private Place	$ 6,191,281.00	#N/A N/A	#N/A N/A	#N/A N/A
2004 A MF (Providence at Veterans Memorial Townhomes)	None	0140	Private Place	$ 6,574,179.37	Charter Mac Equity Issuer Trust		
2004 MF (Providence at Rush Creek II)	88275BKH0	0141	Private Place	$ 8,147,401.00	#N/A N/A	NR	#N/A N/A
2004 MF (Humble Parkway Townhomes)	88275BKJ6	0142	Public Offer	$ 10,260,000.00	#N/A N/A	#N/A N/A	#N/A N/A
2004 MF (Chisholm Trail Apartments)	88275BKR8	0143	Public Offer	$ 10,100,000.00	Aaa/VMIG1	#N/A N/A	#N/A N/A
2004 MF (Evergreen at Plano Parkway)	88275BKX5	0144	Private Place	$ 13,649,717.59	#N/A N/A	#N/A N/A	#N/A N/A
2004 MF (Montgomery Pines Apartments)	88275BKU1	0145	Public Offer	$ 10,500,000.00	Aaa/VMIG1	#N/A N/A	#N/A N/A
2004 MF (Bristol Apartments)	88275BKT4	0146	Public Offer	$ 11,200,000.00	Aaa/VMIG1	#N/A N/A	#N/A N/A
2004 MF (Pinnacle Apartments)	88275BKV9	0147	Public Offer	$ 12,964,999.99	Aaa/VMIG1	#N/A N/A	#N/A N/A
2004 MF (Churchill at Pinnacle Park)	88275BKZ0	0150	Private Place	$ 9,177,942.03	#N/A N/A	#N/A N/A	#N/A N/A
2005 MF (Port Royal Homes)	None	0155	Private Place	$ 11,238,193.81	Charter Mac Equity Issuer Trust		
2005 MF (Mission Del Rio Homes)	88275BLK2	0156	Private Place	$ 8,762,488.82	#N/A N/A	#N/A N/A	#N/A N/A
2005 MF (Atascocita Pines Apartments)	88275BLV8	0157	Public Offer	$ 10,590,000.00	Aaa/VMIG1	#N/A N/A	#N/A N/A
2005 MF (Tower Ridge Apartments)	88275BLX4	0158	Public Offer	$ 15,000,000.00	#N/A N/A	AA+/A-1+	#N/A N/A
2005 MF (St. Augustine Estate Apartments)	88275BME5	0162	Public Offer	$ 5,680,000.00	Aaa/VMIG1	#N/A N/A	#N/A N/A
2005 MF (Providence Mockingbird Apartments)	None	0164	Private Place	$ 10,562,510.58	Charter Mac Equity Issuer Trust		
2005 MF (Plaza at Chase Oaks Apartments)	None	0165	Private Place	$ 11,631,058.42	Washington Mutual Bank		
2005 MF (Coral Hills Apartments)	88275BMP0	0167	Public Offer	$ 4,275,000.00	#N/A N/A	AA+	#N/A N/A
2006 MF (Bella Vista Apartments)	88275BNB0	0169	Private Place	$ 6,295,000.00	#N/A N/A	#N/A N/A	#N/A N/A
2006 MF (Village Park Apartments)	88275BNC8	0170	Public Offer	$ 9,180,000.00	#N/A N/A	AA+	#N/A N/A
2006 MF (Oakmoor Apartments)	88275BNA2	0171	Private Place	$ 13,480,832.68	#N/A N/A	#N/A N/A	#N/A N/A
2006 MF (The Residences at Sunset Pointe)	88275AAA8	0172	Public Offer	$ 15,000,000.00	#N/A N/A	AA+/A-1+	#N/A N/A
2006 MF (Hillcrest Apartments)	88275AAE0	0173	Public Offer	$ 9,780,000.00	#N/A N/A	NR	#N/A N/A
2006 MF (Meadowlands Apartments)	88275AAH3	0180	Private Place	$ 11,634,534.16	#N/A N/A	#N/A N/A	#N/A N/A
2006 MF (East Tex Pines)	88275AAP5	0181	Private Place	$ 12,750,000.00	#N/A N/A	#N/A N/A	#N/A N/A
2006 MF (Aspen Park)	88275AAR1	0183	Public Place	$ 8,855,000.00	#N/A N/A	AA+	#N/A N/A
2006 MF (Idlewilde)	88275AAY6	0184	Public Offer	$ 12,990,000.00	Aaa/VMIG1	#N/A N/A	#N/A N/A
2007 MF (Lancaster)	88275ABA79	0185	Public Offer	$ 12,980,000.00	Aaa/VMIG1	#N/A N/A	#N/A N/A

				8/31/2017	Moody's	Standard & Poor's	Fitch
MF Bond Issue	CUSIP	MF Program#	Private or Public	Ending Bonds Outstanding	rtg moody	rtg sp	rtg fitch
2007 MF (Park Place at Loyola)	88275ABB5	0186	Private Place	$ 13,639,377.80	#N/A N/A	#N/A N/A	#N/A N/A
2007 MF (Terraces at Cibolo)	88275ABC3	0187	Public Place	$ 4,700,000.00	#N/A N/A	A+/A-1	#N/A N/A
2007 MF (Santora Villas)	88275ABD1	0188	Private Place	$ 11,567,170.39	#N/A N/A	#N/A N/A	#N/A N/A
2007 MF (Costa Rialto)	None	0191	Private Place	$ 10,102,898.97	Centerline Equity Issuer Trust		
2007 MF (Windshire)	88275ABN9	0192	Public Offer	$ 13,000,000.00	Aaa/VMIG1	#N/A N/A	#N/A N/A
2007 MF (Residences @ Onion Creek)	88275ABX7	0193	Public Offer	$ 15,000,000.00	#N/A N/A	AA+/A-1+	#N/A N/A
2008 MF (West Oaks Apartments)	88275ABY5	0194	Public Offer	$ 11,875,000.00	Aaa/VMIG1	#N/A N/A	#N/A N/A
2008 MF (Costa Ibiza Apartments)	88275ACD0	0195	Public Offer	$ 12,820,000.00	Aaa/VMIG1	#N/A N/A	#N/A N/A
2008 MF (Addison Park Apartments)	88275ACE8	0196	Public Offer	$ 12,395,000.00	#N/A N/A	AA+/A-1+	#N/A N/A
2008 MF (Alta Cullen Refunding)	88275ACF5	0197	Public Offer	$ 11,700,000.00	#N/A N/A	AA+/A-1+	#N/A N/A
2009 MF (Costa Mariposa)	88275ACK4	0198	Public Offer	$ 12,925,000.00	Aaa/VMIG1	#N/A N/A	#N/A N/A
2009 MF (Woodmont)	88275ACL2	0199	Public Offer	$ 14,180,000.00	Aaa/VMIG1	#N/A N/A	#N/A N/A
2014 MF (Decatur Angle)	88275ACN8	0201	Private Place	$ 22,847,689.27	#N/A N/A	#N/A N/A	#N/A N/A
2016 MF (Williamsburg Apts)	88275ACW8	0205	Public Offer	$ 22,993,308.62	Aaa	#N/A N/A	#N/A N/A
2016 MF (Skyline Place Apartments)	88275ADC1	211	Public Offer	$ 18,750,000.00	Aaa	#N/A N/A	#N/A N/A

	$ 800,239,913.79
Bonds Rated in the Highest Category (Aaa OR AAA)	$ 204,778,308.61
Bonds NOT Rated in the Highest Category (Aaa OR AAA)	$ 595,461,605.17

2d

AUDIT AND FINANCE COMMITTEE REPORT ITEM

FINANCIAL ADMINISTRATION DIVISION

DECEMBER 14, 2017

Presentation and discussion of the 2018 Operating Budget filed with the Legislative Budget Board ("LBB") and the Governor's Office of Budget, Planning and Policy ("GOBPP").

BACKGROUND

In accordance with the General Appropriations Act ("GAA"), 2018-19 Biennium (Senate Bill 1, Article IX, Section 7.01, Eighty-fifth Legislature, Regular Session) state agencies are required to submit an itemized operating budget to the GOBPP and the LBB. The intent of the requirement is to provide State Agencies an opportunity to update budget information subsequent to the enactment of Senate Bill 1.

The Itemized Operating Budget ("IOB") was filed electronically through the Automated Budget and Evaluation System of Texas ("ABEST") located on the LBB website on December 1, 2017. Copies were delivered (both hard copy and electronically) to the GOBPP, Legislative Reference Library and the Texas State Library. In addition, an electronic copy of the document was sent to the Comptroller of Public Accounts. This document can be found at www.tdhca.state.tx.us/pdf/18-ABESTOperatingBudget.pdf.

This budget reflects the culmination of the 2016-17 biennium and the budget for the first year of the 2018-19 biennium. Within each year of the biennium is the Department's internal operating budget such as the one approved by the Board on June 29, 2017. That budget included operational expenses distributed among the Department's divisions. It did not include federal or state program funds that pass through to subrecipients except for administrative funds used by the Department associated with those federal or state funds that are retained and reflected in the budget.

The 2016-17 GAA approved budget for the biennium was $486,712,115. This included 313 FTEs for each year of the biennium and a total capital budget of $597,810. The IOB reflects total adjustments for the biennium $4,746,557. The differences by Method of Finance are as follows.

	SFY 2016-17 GAA Funding	SFY 2016-17 as reflected in IOB	Adjustments
General Revenue	$26,480,486	$27,998,236	$1,517,750
Federal Funds	$420,904,702	$420,195,247	($709,455)
Appropriated Receipts	$38,752,701	$33,345,632	($5,407,069)
Interagency	$574,226	$426,443	($147,783)
TOTAL	**$486,712,115**	**$481,965,558**	**($4,746,557)**

The increase in General Revenue is primarily attributed to excess collections of loan repayments related to the Housing Trust Fund loans. The adjustment in Federal funds is primarily related to adjustments to estimates based on actual award letters received and actual program income received. Appropriated Receipts realized savings primarily due to salary savings related to FTE vacancies of which $627,962 was related to the hiring freeze in FY2017. Other cost savings were attained through efficiencies for both TDHCA and the Manufactured Housing Division. In addition, the Manufactured Housing Division had excess receipts that were not necessary for the administration of the Division. The savings in the Interagency Contracts is a result of efficiencies in the Money Follows the Person Program with Health and the Human Services Commission.

The FTEs reflected in the IOB were 279.8 and 280.2 for each year of the biennium. This is a reflection of FTEs net of vacancies as reported to the State Auditor's Office ("SAO").

The 2018 budget was updated in the areas of federal funds also due to adjustments to estimates based and actual award letters received and updated program income estimates. There was also a minor adjustment related to an interagency contract for the purpose of the Texas Workforce Commission ("TWC") dedicating funds in support of the continued implementation of Pathways Home framework addressing homelessness.

The 2018 Operating Budget will serve as an updated base for use as a starting point for the development of the 2020-21 Legislative Appropriations Request ("LAR"). The LAR is due August 2018.

Operating Budget
for Fiscal Year 2018

Submitted to the

Governor's Office of Budget, Planning & Policy
and the Legislative Budget Board

by the

Texas Department of Housing and Community Affairs

December 1, 2017

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
2018 ITEMIZED OPERATING BUDGET

TABLE of CONTENTS

* * * * * * * * * * * * * * *

Budget Overview

Budget Overview

85th Regular Session, Fiscal Year 2018 Operating Budget

Automated Budget and Evaluation System of Texas (ABEST)

332 Department of Housing and Community Affairs

Appropriation Years: 2018-19

	GENERAL REVENUE FUNDS				FEDERAL FUNDS		OTHER FUNDS		ALL FUNDS	
	2017	2018	2017	2018	2017	2018	2017	2018	2017	2018
Goal: 1. Increase Availability of Safe/Decent/Affordable Housing										
1.1.1. Mrb Program - Single Family							1,431,510	1,590,741	1,431,510	1,590,741
1.1.2. Home Program					30,529,636	34,270,717			30,529,636	34,270,717
1.1.3. Housing Trust Fund	7,221,015	5,184,451					185,848		7,406,863	5,184,451
1.1.4. Section 8 Rental Assistance					6,483,988	6,250,000			6,483,988	6,250,000
1.1.5. Section 811 Pra					56,054	425,294			56,054	425,294
1.1.6. Federal Tax Credits							2,118,529	2,080,019	2,118,529	2,080,019
1.1.7. Mrb Program - Multifamily							192,767	452,537	192,767	452,537
Total, Goal	**7,221,015**	**5,184,451**			**37,069,678**	**40,946,011**	**3,928,654**	**4,123,297**	**48,219,347**	**50,253,759**
Goal: 2. Provide Information and Assistance										
2.1.1. Housing Resource Center	337,473	84,297					714,612	1,414,594	1,052,085	1,498,891
2.2.1. Colonia Service Centers							192,740	351,586	192,740	351,586
Total, Goal	**337,473**	**84,297**					**907,352**	**1,766,180**	**1,244,825**	**1,850,477**
Goal: 3. Improve Poor/Homeless Living Conditions & Reduce VLI Energy Costs										
3.1.1. Poverty-Related Funds	5,037,252	4,949,504			43,230,139	43,168,015	10,000	10,000	48,277,391	48,127,519
3.2.1. Energy Assistance Programs					123,784,744	123,784,744			123,784,744	123,784,744
Total, Goal	**5,037,252**	**4,949,504**			**167,014,883**	**166,952,759**	**10,000**	**10,000**	**172,062,135**	**171,912,263**
Goal: 4. Ensure Compliance with Program Mandates										
4.1.1. Monitor Housing Requirements		10,250					2,725,314	3,242,310	2,725,314	3,252,560
4.1.2. Monitor Contract Requirements					412,972	618,944			412,972	618,944
Total, Goal		**10,250**			**412,972**	**618,944**	**2,725,314**	**3,242,310**	**3,138,286**	**3,871,504**
Goal: 5. Regulate Manufactured Housing Industry										
5.1.1. Titling & Licensing							1,448,734	1,927,130	1,448,734	1,927,130
5.1.2. Inspections					368,641	200,000	1,125,726	1,770,218	1,494,367	1,970,218
5.1.3. Enforcement					183,536	100,000	1,219,210	1,654,149	1,402,746	1,754,149
5.1.4. Texas.Gov	1,970	19,120							1,970	19,120
Total, Goal	**1,970**	**19,120**			**552,177**	**300,000**	**3,793,670**	**5,351,497**	**4,347,817**	**5,670,617**

Budget Overview

85th Regular Session, Fiscal Year 2018 Operating Budget

Automated Budget and Evaluation System of Texas (ABEST)

332 Department of Housing and Community Affairs

Appropriation Years: 2018-19

	GENERAL REVENUE FUNDS				FEDERAL FUNDS		OTHER FUNDS		ALL FUNDS	
	2017	2018	2017	2018	2017	2018	2017	2018	2017	2018
Goal: 6. Indirect Administration and Support Costs										
6.1.1. Central Administration	1,550,560	1,644,389					3,433,390	4,295,756	4,983,950	5,940,145
6.1.2. Information Resource Technologies	142,890	150,110					1,529,702	1,901,883	1,672,592	2,051,993
6.1.3. Operating/Support	78,424	80,539					481,530	520,351	559,954	600,890
Total, Goal	**1,771,874**	**1,875,038**					**5,444,622**	**6,717,990**	**7,216,496**	**8,593,028**
Total, Agency	**14,369,584**	**12,122,660**			**205,049,710**	**208,817,714**	**16,809,612**	**21,211,274**	**236,228,906**	**242,151,648**
Total FTEs									**280.2**	**313.0**

Summary Of Budget
By Strategy

2.A. Summary of Budget By Strategy

85th Regular Session, Fiscal Year 2018 Operating Budget
Automated Budget and Evaluation System of Texas (ABEST)

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

Goal/*Objective*/**STRATEGY**	**EXP 2016**	**EXP 2017**	**BUD 2018**
1 Increase Availability of Safe/Decent/Affordable Housing			
1 *Make Loans/Grants/Incentives to Fund/Develop/Preserve Housing*			
1 MRB PROGRAM - SINGLE FAMILY	$1,477,140	$1,431,510	$1,590,741
2 HOME PROGRAM	$32,976,313	$30,529,636	$34,270,717
3 HOUSING TRUST FUND	$6,489,756	$7,406,863	$5,184,451
4 SECTION 8 RENTAL ASSISTANCE	$6,317,597	$6,483,988	$6,250,000
5 SECTION 811 PRA	$12,008,480	$56,054	$425,294
6 FEDERAL TAX CREDITS	$1,922,457	$2,118,529	$2,080,019
7 MRB PROGRAM - MULTIFAMILY	$243,860	$192,767	$452,537
TOTAL, GOAL 1	**$61,435,603**	**$48,219,347**	**$50,253,759**
2 Provide Information and Assistance			
1 *Provide Information and Assistance for Housing and Community Services*			
1 HOUSING RESOURCE CENTER	$1,076,771	$1,052,085	$1,498,891
2 *Promote and Improve Homeownership Along the Texas-Mexico Border*			
1 COLONIA SERVICE CENTERS	$253,445	$192,740	$351,586
TOTAL, GOAL 2	**$1,330,216**	**$1,244,825**	**$1,850,477**
3 Improve Poor/Homeless Living Conditions & Reduce VLI Energy Costs			
1 *Ease Hardships for 16% of Homeless & Very Low Income Persons Each Year*			
1 POVERTY-RELATED FUNDS	$48,000,514	$48,277,391	$48,127,519
2 *Reduce Cost of Home Energy for 6% of Very Low Income Households*			
1 ENERGY ASSISTANCE PROGRAMS	$119,809,708	$123,784,744	$123,784,744
TOTAL, GOAL 3	**$167,810,222**	**$172,062,135**	**$171,912,263**

2.A. Summary of Budget By Strategy

85th Regular Session, Fiscal Year 2018 Operating Budget
Automated Budget and Evaluation System of Texas (ABEST)

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

Goal/*Objective*/**STRATEGY**	**EXP 2016**	**EXP 2017**	**BUD 2018**
4 Ensure Compliance with Program Mandates			
1 *Monitor Developments & Subrecipient Contracts for Compliance*			
1 MONITOR HOUSING REQUIREMENTS	$2,537,912	$2,725,314	$3,252,560
2 MONITOR CONTRACT REQUIREMENTS	$468,415	$412,972	$618,944
TOTAL, GOAL 4	**$3,006,327**	**$3,138,286**	**$3,871,504**
5 Regulate Manufactured Housing Industry			
1 *Operate a Regulatory System To Ensure Responsive SOL/Licensing/Other*			
1 TITLING & LICENSING	$1,515,019	$1,448,734	$1,927,130
2 INSPECTIONS	$1,518,231	$1,494,367	$1,970,218
3 ENFORCEMENT	$1,532,509	$1,402,746	$1,754,149
4 TEXAS.GOV	$2,085	$1,970	$19,120
TOTAL, GOAL 5	**$4,567,844**	**$4,347,817**	**$5,670,617**
6 Indirect Administration and Support Costs			
1 *Indirect Administration and Support Costs*			
1 CENTRAL ADMINISTRATION	$5,269,919	$4,983,950	$5,940,145
2 INFORMATION RESOURCE TECHNOLOGIES	$1,740,922	$1,672,592	$2,051,993
3 OPERATING/SUPPORT	$575,599	$559,954	$600,890
TOTAL, GOAL 6	**$7,586,440**	**$7,216,496**	**$8,593,028**

2.A. Summary of Budget By Strategy

85th Regular Session, Fiscal Year 2018 Operating Budget
Automated Budget and Evaluation System of Texas (ABEST)

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

Goal/*Objective*/**STRATEGY**	**EXP 2016**	**EXP 2017**	**BUD 2018**
General Revenue Funds:			
1 General Revenue Fund	$13,628,652	$14,369,584	$12,122,660
	$13,628,652	**$14,369,584**	**$12,122,660**
Federal Funds:			
127 Community Affairs Fed Fd	$207,168,252	$199,721,709	$203,817,714
369 Fed Recovery & Reinvestment Fund	$7,977,285	$5,328,001	$5,000,000
	$215,145,537	**$205,049,710**	**$208,817,714**
Other Funds:			
666 Appropriated Receipts	$16,757,735	$16,587,897	$20,373,168
777 Interagency Contracts	$204,728	$221,715	$838,106
	$16,962,463	**$16,809,612**	**$21,211,274**
TOTAL, METHOD OF FINANCING	**$245,736,652**	**$236,228,906**	**$242,151,648**
FULL TIME EQUIVALENT POSITIONS	**279.8**	**280.2**	**313.0**

This Page Intentionally Left Blank

Summary Of Budget
By
Method Of Finance

METHOD OF FINANCING	**Exp 2016**	**Exp 2017**	**Bud 2018**
GENERAL REVENUE			
1 General Revenue Fund			
REGULAR APPROPRIATIONS			
Regular Appropriations from MOF Table (2016-17 GAA)	$13,209,997	$13,270,489	$0
Regular Appropriations from MOF Table (2018-19 GAA)	$0	$0	$12,122,660
RIDER APPROPRIATION			
Art VII, Rider 8, HTF Interest Earnings and Loan Repayments (2016-17 GAA)	$559,076	$1,304,255	$0
Comments: Adjustment reflects amounts above those estimated in Rider 8. Appropriation: Housing Trust Fund Interest Earnings and Load Repayments. Interest earnings and loan repayments received from loans made through the Housing Trust Fund are included above in Strategy A.1.3, Housing Trust Fund estimated to be $2,200,000 each year.			
TRANSFERS			
Art IX, Sec 18.02, Salary Increase for General State Employees (2016-17)	$75,493	$41,589	$0
LAPSED APPROPRIATIONS			
Lapsed Appropriations	$(215,914)	$(213,171)	$0
Comments: In SFY16/17 TDHCA Lapsed a portion of the authority associated with Texas Online ($19,120 each year) and Central Administration ($171K/$200K) as a result of cost savings attained through efficiencies. An additional lapse of $12K each year occurred due to several contracts in the HHSP program that did not fully expend balances			
Savings due to Hiring Freeze	$0	$(33,578)	$0
TOTAL, General Revenue Fund	**$13,628,652**	**$14,369,584**	**$12,122,660**

METHOD OF FINANCING	**Exp 2016**	**Exp 2017**	**Bud 2018**
TOTAL, ALL GENERAL REVENUE	**$13,628,652**	**$14,369,584**	**$12,122,660**
FEDERAL FUNDS			
127 Community Affairs Federal Fund No. 127			
REGULAR APPROPRIATIONS			
Regular Appropriations from MOF Table (2016-17 GAA)	$205,452,351	$205,452,351	$0
Regular Appropriations from MOF Table (2018-19 GAA)	$0	$0	$197,221,120
RIDER APPROPRIATION			
Art IX, Sec 13.01, Federal Funds/Block Grants (2016-17 GAA)	$1,715,901	$(5,730,642)	$0
Comments: Adjustments due to changes from original estimates.			
Art IX, Sec 13.01, Federal Funds/Block Grants (2018-19 GAA)	$0	$0	$6,596,594
Comments: Adjustments due to changes from original estimates.			
TOTAL, Community Affairs Federal Fund No. 127	**$207,168,252**	**$199,721,709**	**$203,817,714**
369 Federal American Recovery and Reinvestment Fund			
REGULAR APPROPRIATIONS			
Regular Appropriations from MOF Table (2016-17 GAA)	$5,000,000	$5,000,000	$0
Regular Appropriations from MOF Table (2018-19 GAA)	$0	$0	$6,500,000
RIDER APPROPRIATION			
Art IX, Sec 13.01, Federal Funds/Block Grants (2016-17 GAA)	$2,977,285	$328,001	$0
Comments: Adjustments for SFY 2016 include $2.977M and $328K in SFY2017 in Program Income earned through the Tax Credit Assistance Program (TCAP). There is no deadline for expending these funds.			

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

METHOD OF FINANCING	Exp 2016	Exp 2017	Bud 2018
Art IX, Sec 13.01, Federal Funds/Block Grants (2018-19 GAA)	$0	$0	$(1,500,000)
Comments: Adjustments for SFY 2018 include a $1.5M reduction in estimated Program Income earned through the Tax Credit Assistance Program (TCAP).			
TOTAL, Federal American Recovery and Reinvestment Fund	**$7,977,285**	**$5,328,001**	**$5,000,000**
TOTAL, ALL FEDERAL FUNDS	**$215,145,537**	**$205,049,710**	**$208,817,714**
OTHER FUNDS			
666 Appropriated Receipts			
REGULAR APPROPRIATIONS			
Regular Appropriations from MOF Table (2016-17 GAA)	$19,226,807	$19,525,894	$0
Regular Appropriations from MOF Table (2018-19 GAA)	$0	$0	$20,373,168
TRANSFERS			
Art IX, Sec 18.02, Salary Increase for General State Employees (2016-17)	$312,124	$272,025	$0
LAPSED APPROPRIATIONS			
Lapsed Appropriations TDHCA fund 896	$(1,594,585)	$(956,620)	$0
Comments: Lapses for SFY16/17 primarily due to cost savings in the areas of Compliance, Central Support, and Multifamily Bond Program.			
Savings due to Hiring Freeze	$0	$(627,962)	$0
Lapsed Appropriations Manufactured Housing	$(1,186,611)	$(1,625,440)	$0
Comments: Lapses for SFY 16/17 reflect funding source change due to increased federal funds receipts and excess collections.			
TOTAL, Appropriated Receipts	**$16,757,735**	**$16,587,897**	**$20,373,168**

METHOD OF FINANCING	**Exp 2016**	**Exp 2017**	**Bud 2018**
777 Interagency Contracts			
REGULAR APPROPRIATIONS			
Regular Appropriations from MOF Table (2016-17 GAA)	$287,113	$287,113	$0
Regular Appropriations from MOF Table (2018-19 GAA)	$0	$0	$828,106
TRANSFERS			
Art IX, Sec 18.02, Salary Increase for General State Employees (2016-17)	$0	$1,573	$0
Interagency Cooperation Act, Texas Government Code, Chapter 771.	$0	$10,000	$10,000
Comments: Contract between TDHCA and TWC for the purpose of TWC dedicating $10,000.00 in TANF funds to the TDHCA in support of the continued implementation of Pathways Home framework addressing homelessness, in accordance with Texas Government Code § 2306.906(b).			
LAPSED APPROPRIATIONS			
Lapsed Appropriation	$(82,385)	$(76,971)	$0
Comments: Savings related to non-salary related costs in the administration of the Money Follows the Person Program.			
TOTAL, Interagency Contracts	**$204,728**	**$221,715**	**$838,106**
TOTAL, ALL OTHER FUNDS	**$16,962,463**	**$16,809,612**	**$21,211,274**
GRAND TOTAL	**$245,736,652**	**$236,228,906**	**$242,151,648**

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

METHOD OF FINANCING	**Exp 2016**	**Exp 2017**	**Bud 2018**
FULL-TIME-EQUIVALENT POSITIONS			
REGULAR APPROPRIATIONS			
Regular Appropriations from MOF Table (2016-17 GAA)	313.0	313.0	0.0
Regular Appropriations from MOF Table (2018-19 GAA)	0.0	0.0	313.0
UNAUTHORIZED NUMBER OVER (BELOW) CAP			
Vacant Positions	(33.2)	(32.8)	0.0
TOTAL, ADJUSTED FTES	**279.8**	**280.2**	**313.0**
NUMBER OF 100% FEDERALLY FUNDED FTEs	**44.0**	**41.0**	**37.0**

Summary Of Budget
By
Object Of Expense

2.C. Summary of Budget By Object of Expense

85th Regular Session, Fiscal Year 2018 Operating Budget
Automated Budget and Evaluation System of Texas (ABEST)

DATE: **12/1/2017**
TIME: **3:31:07PM**

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

OBJECT OF EXPENSE		EXP 2016	EXP 2017	BUD 2018
1001	SALARIES AND WAGES	$18,557,922	$18,821,799	$21,231,709
1002	OTHER PERSONNEL COSTS	$1,095,169	$1,152,912	$869,380
2001	PROFESSIONAL FEES AND SERVICES	$1,229,989	$879,513	$1,231,494
2003	CONSUMABLE SUPPLIES	$90,111	$86,046	$96,293
2004	UTILITIES	$49,865	$41,471	$113,589
2005	TRAVEL	$724,730	$750,261	$917,226
2006	RENT - BUILDING	$215,671	$219,910	$262,282
2007	RENT - MACHINE AND OTHER	$55,512	$55,226	$68,689
2009	OTHER OPERATING EXPENSE	$2,498,241	$2,028,729	$3,158,977
3001	CLIENT SERVICES	$17,829,996	$5,888,628	$6,622,714
4000	GRANTS	$203,333,696	$206,213,778	$206,265,089
5000	CAPITAL EXPENDITURES	$55,750	$90,633	$1,314,206
	Agency Total	**$245,736,652**	**$236,228,906**	**$242,151,648**

This Page Intentionally Left Blank

Summary of Objective Outcomes

2.D. Summary of Budget By Objective Outcomes

85th Regular Session, Fiscal Year 2018 Operating Budget
Automated Budget and Evaluation system of Texas (ABEST)

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

	Goal/ *Objective* / **OUTCOME**	**Exp 2016**	**Exp 2017**	**Bud2018**
1	Increase Availability of Safe/Decent/Affordable Housing			
1	*Make Loans/Grants/Incentives to Fund/Develop/Preserve Housing*			
KEY	**1 Percent Households/Individuals Assisted**	0.34 %	0.73 %	0.76 %
KEY	**2 Percent Very Low Income Households Receiving Housing Assistance**	0.58 %	0.88 %	0.99 %
KEY	**3 Percent Low Income Households Receiving Housing Assistance**	0.17 %	0.31 %	0.24 %
KEY	**4 Percent Households of Moderate Income Receiving Housing Assistance**	0.45 %	1.05 %	0.79 %
	5 Percent of Multi-family Rental Units Benefiting VL/MI Households	100.00 %	100.00 %	100.00 %
2	Provide Information and Assistance			
1	*Provide Information and Assistance for Housing and Community Services*			
	1 % of Info/TA Requests Completed Within Established Time Frames	100.00 %	100.00 %	100.00 %
3	Improve Poor/Homeless Living Conditions & Reduce VLI Energy Costs			
1	*Ease Hardships for 16% of Homeless & Very Low Income Persons Each Year*			
KEY	**1 % Eligible Population That Received Homeless & Poverty-Related Asst**	9.97 %	8.97 %	9.12 %
	2 Percent of Persons Achieving Incomes Above Poverty Level	0.02 %	0.02 %	0.02 %
2	*Reduce Cost of Home Energy for 6% of Very Low Income Households*			
KEY	**1 Percent of Very Low Income Households Receiving Utility Assistance**	5.30 %	6.50 %	6.50 %
4	Ensure Compliance with Program Mandates			
1	*Monitor Developments & Subrecipient Contracts for Compliance*			
	1 Percent of Properties Monitored	100.00 %	100.00 %	100.00 %
	2 Percent of Formula-Funded Receiving Onsite Monitoring	91.67	65.38	57.00
5	Regulate Manufactured Housing Industry			
1	*Operate a Regulatory System To Ensure Responsive SOL/Licensing/Other*			
	1 Percent of Apps Processed within Established Time Frames	99.85 %	100.00 %	100.00 %
KEY	**2 Percent of Consumer Complaint Inspections Conducted within 30 Days**	99.59 %	100.00 %	100.00 %
KEY	**3 Percent of Complaints Resulting in Disciplinary Action**	20.00 %	22.74 %	20.00 %
	4 Percent of Documented Complaints Resolved within Six Months	94.35 %	97.53 %	80.00 %
	5 Recidivism Rate for Those Receiving Disciplinary Action	14.29 %	14.58 %	30.00 %

This Page Intentionally Left Blank

Strategy Level Detail

3.A. Strategy Level Detail

85th Regular Session, Fiscal Year 2018 Operating Budget
Automated Budget and Evaluation System of Texas (ABEST)

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

GOAL: 1 Increase Availability of Safe/Decent/Affordable Housing

OBJECTIVE: 1 Make Loans/Grants/Incentives to Fund/Develop/Preserve Housing

Service Categories:

STRATEGY: 1 Mortgage Loans & MCCs through the SF MRB Program

Service: 15 Income: A.1 Age: B.3

CODE	DESCRIPTION	EXP 2016	EXP 2017	BUD 2018
Output Measures:				
KEY 1	# Households Asst. through Bond Authority or Other Mortgage Financing	2,988.00	5,870.00	4,402.00
Efficiency Measures:				
1	Average Loan Amount w/o Down Payment Assistance	0.00	0.00	0.00
2	Avg Loan Amount with Down Payment Assistance	140,284.00	158,353.00	158,353.00
3	Average Mortgage Credit Certificate Amount	60,109.00	66,024.00	57,092.00
Explanatory/Input Measures:				
1	Households Receiving Mortgage Loans w/o Down Payment Assistance	0.00	0.00	0.00
2	Number Households Receiving Mortgage Loans w/ Down Payment Assistance	1,062.00	2,423.00	1,817.00
3	# of Stand Alone MCCs Issued without a TDHCA Mortgage Loan	1,429.00	1,985.00	1,488.00
4	Number of Mortgage Credit Certificates Combined with Mortgage Loans	497.00	1,462.00	1,097.00
Objects of Expense:				
1001	SALARIES AND WAGES	$1,007,753	$1,058,269	$1,174,174
1002	OTHER PERSONNEL COSTS	$53,710	$70,030	$35,072
2001	PROFESSIONAL FEES AND SERVICES	$60,632	$51,828	$51,524
2003	CONSUMABLE SUPPLIES	$5,147	$8,903	$2,603
2004	UTILITIES	$2,836	$2,049	$5,860
2005	TRAVEL	$35,083	$30,849	$36,500
2006	RENT - BUILDING	$6,527	$8,522	$9,503
2007	RENT - MACHINE AND OTHER	$896	$981	$1,296
2009	OTHER OPERATING EXPENSE	$302,475	$196,338	$240,407
5000	CAPITAL EXPENDITURES	$2,081	$3,741	$33,802
TOTAL, OBJECT OF EXPENSE		**$1,477,140**	**$1,431,510**	**$1,590,741**

Method of Financing:

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

GOAL: 1 Increase Availability of Safe/Decent/Affordable Housing
OBJECTIVE: 1 Make Loans/Grants/Incentives to Fund/Develop/Preserve Housing
STRATEGY: 1 Mortgage Loans & MCCs through the SF MRB Program

Service Categories:
Service: 15 Income: A.1 Age: B.3

CODE	**DESCRIPTION**	**EXP 2016**	**EXP 2017**	**BUD 2018**
666	Appropriated Receipts	$1,477,140	$1,431,510	$1,590,741
SUBTOTAL, MOF (OTHER FUNDS)		**$1,477,140**	**$1,431,510**	**$1,590,741**
TOTAL, METHOD OF FINANCE :		**$1,477,140**	**$1,431,510**	**$1,590,741**
FULL TIME EQUIVALENT POSITIONS:		**12.3**	**12.0**	**14.3**

3.A. Strategy Level Detail

85th Regular Session, Fiscal Year 2018 Operating Budget
Automated Budget and Evaluation System of Texas (ABEST)

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

GOAL: 1 Increase Availability of Safe/Decent/Affordable Housing
OBJECTIVE: 1 Make Loans/Grants/Incentives to Fund/Develop/Preserve Housing
STRATEGY: 2 Provide Funding through the HOME Program for Affordable Housing

Service Categories:
Service: 15 Income: A.1 Age: B.3

CODE	DESCRIPTION	EXP 2016	EXP 2017	BUD 2018
Output Measures:				
KEY 1	Number of Households Assisted with Single Family HOME Funds	691.00	801.00	817.00
2	#HHS Ass. W/ Multifamily HOME, (TCAP) RF, Other MF Direct Loan Funds	262.00	174.00	218.00
Efficiency Measures:				
1	Avg Amt Per Household for Single Family Development	96,306.00	110,180.00	125,000.00
2	Avg Amt Per Household/Single Family Rehab, New Const or Reconstruction	89,549.00	91,945.00	108,000.00
3	Average Amount for Homebuyer and Homebuyer with Rehab Assistance	8,736.00	13,750.00	13,750.00
4	Average Amount Per Household of Tenant-based Rental Assistance	3,125.00	3,969.00	4,500.00
5	Average HOME, TCAP RF, or Other Funds Amount Per Household MF Develop	77,363.00	92,085.00	100,000.00
Explanatory/Input Measures:				
1	# of Households Asst. through S.F. Development Activities	2.00	4.00	14.00
2	# of Households Asst through S.F. Rehab, New Const, or Reconst Act	155.00	127.00	141.00
3	# of Household Asst through Homebuyer & Homebuyer/Home Rehab Asst	3.00	4.00	10.00
4	Number of Households Assisted through Tenant-based Rental Assistance	531.00	666.00	652.00
5	Number of Households Assisted through HOME Multifamily Activities	262.00	163.00	100.00
6	# Households Assisted thru TCAP RF and Other MF Direct Loan Activities	0.00	11.00	118.00
Objects of Expense:				
1001	SALARIES AND WAGES	$1,202,089	$1,014,804	$1,082,226
1002	OTHER PERSONNEL COSTS	$66,418	$54,497	$27,456
2001	PROFESSIONAL FEES AND SERVICES	$69,296	$820	$42,527
2003	CONSUMABLE SUPPLIES	$514	$482	$624
2004	UTILITIES	$84	$5	$1,137
2005	TRAVEL	$3,845	$4,381	$10,500
2006	RENT - BUILDING	$0	$200	$332

GOAL: 1 Increase Availability of Safe/Decent/Affordable Housing

OBJECTIVE: 1 Make Loans/Grants/Incentives to Fund/Develop/Preserve Housing

STRATEGY: 2 Provide Funding through the HOME Program for Affordable Housing

Service Categories:
Service: 15 Income: A.1 Age: B.3

CODE	**DESCRIPTION**	**EXP 2016**	**EXP 2017**	**BUD 2018**
2007	RENT - MACHINE AND OTHER	$1,624	$1,632	$2,683
2009	OTHER OPERATING EXPENSE	$51,808	$50,516	$45,023
3001	CLIENT SERVICES	$0	$0	$0
4000	GRANTS	$31,577,069	$29,395,882	$33,016,133
5000	CAPITAL EXPENDITURES	$3,566	$6,417	$42,076
TOTAL, OBJECT OF EXPENSE		**$32,976,313**	**$30,529,636**	**$34,270,717**
Method of Financing:				
127	Community Affairs Fed Fd			
14.228.000	Community Development Blo	$2,141,323	$2,376,546	$1,800,000
14.239.000	HOME Investment Partnersh	$22,857,705	$22,825,089	$22,681,241
14.275.000	Housing Trust Fund	$0	$0	$4,789,476
CFDA Subtotal, Fund	127	$24,999,028	$25,201,635	$29,270,717
369	Fed Recovery & Reinvestment Fund			
14.258.000	Tax Credit Assistance Prgm-Stimulus	$7,977,285	$5,328,001	$5,000,000
CFDA Subtotal, Fund	369	$7,977,285	$5,328,001	$5,000,000
SUBTOTAL, MOF (FEDERAL FUNDS)		**$32,976,313**	**$30,529,636**	**$34,270,717**
TOTAL, METHOD OF FINANCE :		**$32,976,313**	**$30,529,636**	**$34,270,717**
FULL TIME EQUIVALENT POSITIONS:		**17.5**	**15.0**	**16.8**

3.A. Strategy Level Detail

85th Regular Session, Fiscal Year 2018 Operating Budget
Automated Budget and Evaluation System of Texas (ABEST)

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

GOAL: 1 Increase Availability of Safe/Decent/Affordable Housing
OBJECTIVE: 1 Make Loans/Grants/Incentives to Fund/Develop/Preserve Housing
STRATEGY: 3 Provide Funding through the HTF for Affordable Housing

Service Categories:
Service: 15 Income: A.1 Age: B.3

CODE	DESCRIPTION	EXP 2016	EXP 2017	BUD 2018
Output Measures:				
KEY 1	Number of Single Family Households Assisted through the HTF Program	162.00	191.00	147.00
Efficiency Measures:				
1	Average Amount Per Household for Single Family Bootstrap	40,882.00	42,954.00	45,000.00
2	Average Amount Per Household for Single Family Non-Bootstrap	17,599.00	20,376.00	18,000.00
Explanatory/Input Measures:				
1	Number of Households Assisted through Single Family Bootstrap	48.00	66.00	67.00
2	Number of Households Assisted through Single Family Non-Bootstrap	114.00	125.00	80.00
Objects of Expense:				
1001	SALARIES AND WAGES	$488,635	$618,303	$360,707
1002	OTHER PERSONNEL COSTS	$18,566	$21,702	$6,769
2001	PROFESSIONAL FEES AND SERVICES	$941	$1,621	$834
2003	CONSUMABLE SUPPLIES	$1,449	$2,119	$745
2004	UTILITIES	$1,268	$1,631	$1,221
2005	TRAVEL	$14,126	$10,958	$18,000
2006	RENT - BUILDING	$1,003	$2,283	$2,551
2007	RENT - MACHINE AND OTHER	$641	$445	$486
2009	OTHER OPERATING EXPENSE	$48,020	$44,971	$34,370
4000	GRANTS	$5,915,107	$6,702,830	$4,758,768
TOTAL, OBJECT OF EXPENSE		**$6,489,756**	**$7,406,863**	**$5,184,451**
Method of Financing:				
1	General Revenue Fund	$6,430,767	$7,221,015	$5,184,451
SUBTOTAL, MOF (GENERAL REVENUE FUNDS)		**$6,430,767**	**$7,221,015**	**$5,184,451**

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

GOAL: 1 Increase Availability of Safe/Decent/Affordable Housing
OBJECTIVE: 1 Make Loans/Grants/Incentives to Fund/Develop/Preserve Housing
STRATEGY: 3 Provide Funding through the HTF for Affordable Housing

Service Categories:
Service: 15 Income: A.1 Age: B.3

CODE	DESCRIPTION	EXP 2016	EXP 2017	BUD 2018
Method of Financing:				
666	Appropriated Receipts	$58,989	$185,848	$0
SUBTOTAL, MOF (OTHER FUNDS)		**$58,989**	**$185,848**	**$0**
TOTAL, METHOD OF FINANCE :		**$6,489,756**	**$7,406,863**	**$5,184,451**
FULL TIME EQUIVALENT POSITIONS:		**8.5**	**8.9**	**5.3**

3.A. Strategy Level Detail

85th Regular Session, Fiscal Year 2018 Operating Budget
Automated Budget and Evaluation System of Texas (ABEST)

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

GOAL: 1 Increase Availability of Safe/Decent/Affordable Housing

OBJECTIVE: 1 Make Loans/Grants/Incentives to Fund/Develop/Preserve Housing

STRATEGY: 4 Federal Rental Assistance through Section 8 Vouchers

Service Categories:

Service: 15 Income: A.1 Age: B.3

CODE	DESCRIPTION	EXP 2016	EXP 2017	BUD 2018
Output Measures:				
KEY 1	Total # of HHS Assisted thru Statewide Housing Asst. Payments Program	1,138.00	945.00	950.00
2	# of Section 8 Households Participating in Project Access Program	90.00	107.00	140.00
Efficiency Measures:				
1	Average Admin Cost Per Household for Housing Choice Voucher Program	547.00	689.00	690.00
Objects of Expense:				
1001	SALARIES AND WAGES	$268,239	$282,930	$251,972
1002	OTHER PERSONNEL COSTS	$11,148	$12,105	$9,150
2001	PROFESSIONAL FEES AND SERVICES	$8,583	$13,344	$13,500
2003	CONSUMABLE SUPPLIES	$408	$471	$404
2004	UTILITIES	$3	$1	$835
2005	TRAVEL	$5,923	$6,170	$4,500
2006	RENT - BUILDING	$0	$0	$0
2007	RENT - MACHINE AND OTHER	$712	$1,135	$780
2009	OTHER OPERATING EXPENSE	$35,252	$31,560	$36,874
3001	CLIENT SERVICES	$5,799,835	$5,792,280	$5,780,714
4000	GRANTS	$186,713	$342,589	$139,451
5000	CAPITAL EXPENDITURES	$781	$1,403	$11,820
TOTAL, OBJECT OF EXPENSE		**$6,317,597**	**$6,483,988**	**$6,250,000**
Method of Financing:				
127	Community Affairs Fed Fd			
14.871.000	SECTION 8 HOUSING CHOICE VOUCHERS	$6,317,597	$6,483,988	$6,250,000
CFDA Subtotal, Fund	127	$6,317,597	$6,483,988	$6,250,000
SUBTOTAL, MOF (FEDERAL FUNDS)		**$6,317,597**	**$6,483,988**	**$6,250,000**

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

GOAL: 1 Increase Availability of Safe/Decent/Affordable Housing
OBJECTIVE: 1 Make Loans/Grants/Incentives to Fund/Develop/Preserve Housing
STRATEGY: 4 Federal Rental Assistance through Section 8 Vouchers

Service Categories:
Service: 15 Income: A.1 Age: B.3

CODE	DESCRIPTION	EXP 2016	EXP 2017	BUD 2018
TOTAL, METHOD OF FINANCE :		**$6,317,597**	**$6,483,988**	**$6,250,000**
FULL TIME EQUIVALENT POSITIONS:		**5.0**	**4.1**	**5.0**

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

GOAL: 1 Increase Availability of Safe/Decent/Affordable Housing

OBJECTIVE: 1 Make Loans/Grants/Incentives to Fund/Develop/Preserve Housing

Service Categories:

STRATEGY: 5 Assistance Through Federal Sec 811 Project Rental Assistance Program

Service: 15 Income: A.1 Age: B.3

CODE	DESCRIPTION	EXP 2016	EXP 2017	BUD 2018
Output Measures:				
1	Number of Households Assisted through Section 811 PRA Program	0.00	14.00	71.00
Objects of Expense:				
1001	SALARIES AND WAGES	$0	$0	$56,013
1002	OTHER PERSONNEL COSTS	$0	$0	$580
2001	PROFESSIONAL FEES AND SERVICES	$0	$0	$13,000
2005	TRAVEL	$5,466	$9,878	$10,000
2009	OTHER OPERATING EXPENSE	$3,014	$6,673	$3,701
3001	CLIENT SERVICES	$12,000,000	$39,503	$342,000
TOTAL, OBJECT OF EXPENSE		**$12,008,480**	**$56,054**	**$425,294**
Method of Financing:				
127	Community Affairs Fed Fd			
14.326.000	Sec 811 PRA Demo	$12,008,480	$56,054	$425,294
CFDA Subtotal, Fund	127	$12,008,480	$56,054	$425,294
SUBTOTAL, MOF (FEDERAL FUNDS)		**$12,008,480**	**$56,054**	**$425,294**
TOTAL, METHOD OF FINANCE :		**$12,008,480**	**$56,054**	**$425,294**
FULL TIME EQUIVALENT POSITIONS:		**0.0**	**0.0**	**1.0**

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

GOAL: 1 Increase Availability of Safe/Decent/Affordable Housing
OBJECTIVE: 1 Make Loans/Grants/Incentives to Fund/Develop/Preserve Housing
STRATEGY: 6 Provide Federal Tax Credits to Develop Rental Housing for VLI and LI

Service Categories:
Service: 15 Income: A.1 Age: B.3

CODE	DESCRIPTION	EXP 2016	EXP 2017	BUD 2018
Output Measures:				
KEY 1	Number of Households Assisted through the Housing Tax Credit Program	5,994.00	9,817.00	11,886.00
Efficiency Measures:				
1	Avg Annual Tax Credits Amount Per Household for New Construction	10,272.00	9,312.00	9,285.00
2	Average Total Development Costs per Household for New Construction	146,000.00	151,802.00	155,862.00
3	Average Annual Tax Credits Amount Per Household for Acqu/Rehab	5,574.00	4,362.00	5,764.00
4	Average Total Development Costs Per Household for Acquisition/Rehab	106,244.00	120,592.00	121,612.00
Explanatory/Input Measures:				
1	Number of Households Assisted through New Construction Activities	5,171.00	6,297.00	9,735.00
2	Number of Households Assisted through Acqu/Rehab Activities	823.00	3,520.00	2,151.00
Objects of Expense:				
1001	SALARIES AND WAGES	$1,745,213	$1,902,128	$1,842,674
1002	OTHER PERSONNEL COSTS	$59,506	$80,660	$29,565
2001	PROFESSIONAL FEES AND SERVICES	$2,153	$3,748	$7,816
2003	CONSUMABLE SUPPLIES	$3,397	$4,972	$2,123
2004	UTILITIES	$267	$679	$2,003
2005	TRAVEL	$9,849	$7,239	$12,000
2006	RENT - BUILDING	$4,857	$5,810	$5,822
2007	RENT - MACHINE AND OTHER	$2,337	$2,072	$2,045
2009	OTHER OPERATING EXPENSE	$91,498	$105,142	$113,567
5000	CAPITAL EXPENDITURES	$3,380	$6,079	$62,404
TOTAL, OBJECT OF EXPENSE		**$1,922,457**	**$2,118,529**	**$2,080,019**
Method of Financing:				
666	Appropriated Receipts	$1,922,457	$2,118,529	$2,080,019

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

GOAL: 1 Increase Availability of Safe/Decent/Affordable Housing
OBJECTIVE: 1 Make Loans/Grants/Incentives to Fund/Develop/Preserve Housing
STRATEGY: 6 Provide Federal Tax Credits to Develop Rental Housing for VLI and LI

Service Categories:
Service: 15 Income: A.1 Age: B.3

CODE	DESCRIPTION	EXP 2016	EXP 2017	BUD 2018
SUBTOTAL, MOF (OTHER FUNDS)		**$1,922,457**	**$2,118,529**	**$2,080,019**
TOTAL, METHOD OF FINANCE :		**$1,922,457**	**$2,118,529**	**$2,080,019**
FULL TIME EQUIVALENT POSITIONS:		**24.9**	**27.1**	**26.3**

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

GOAL: 1 Increase Availability of Safe/Decent/Affordable Housing
OBJECTIVE: 1 Make Loans/Grants/Incentives to Fund/Develop/Preserve Housing
STRATEGY: 7 Federal Mortgage Loans through the MF Mortgage Revenue Bond Program

Service Categories:
Service: 15 Income: A.1 Age: B.3

CODE	**DESCRIPTION**	**EXP 2016**	**EXP 2017**	**BUD 2018**
Output Measures:				
KEY 1	Number of Households Assisted with Multifamily MRB Program	434.00	342.00	856.00
Efficiency Measures:				
1	Average Amount of Bond Proceeds Per Household for New Construction	76,159.00	66,116.00	0.00
2	Average Total Development Costs Per Household for New Construction	133,365.00	135,928.00	0.00
3	Avg Amount of Bond Proceeds/Household for Acquisition/Rehabilitation	62,879.00	56,200.00	62,376.00
4	Average Total Development Costs Per Household for Acqu/Rehab	88,263.00	122,662.00	114,476.00
Explanatory/Input Measures:				
1	Number of Households Assisted through New Construction Activities	302.00	242.00	0.00
2	Number of Households Assisted through Acqu/Rehab Activities	132.00	100.00	856.00
Objects of Expense:				
1001	SALARIES AND WAGES	$174,837	$105,655	$347,420
1002	OTHER PERSONNEL COSTS	$3,520	$10,611	$6,023
2001	PROFESSIONAL FEES AND SERVICES	$1,445	$2,346	$745
2003	CONSUMABLE SUPPLIES	$2,236	$3,055	$2,226
2004	UTILITIES	$158	$376	$2,073
2005	TRAVEL	$5,256	$3,916	$13,000
2006	RENT - BUILDING	$2,977	$3,288	$4,085
2007	RENT - MACHINE AND OTHER	$1,584	$1,300	$1,589
2009	OTHER OPERATING EXPENSE	$50,202	$60,781	$64,031
5000	CAPITAL EXPENDITURES	$1,645	$1,439	$11,345
TOTAL, OBJECT OF EXPENSE		**$243,860**	**$192,767**	**$452,537**
Method of Financing:				
666	Appropriated Receipts	$243,860	$192,767	$452,537

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

GOAL: 1 Increase Availability of Safe/Decent/Affordable Housing
OBJECTIVE: 1 Make Loans/Grants/Incentives to Fund/Develop/Preserve Housing
STRATEGY: 7 Federal Mortgage Loans through the MF Mortgage Revenue Bond Program

Service Categories:
Service: 15 Income: A.1 Age: B.3

CODE DESCRIPTION	EXP 2016	EXP 2017	BUD 2018
SUBTOTAL, MOF (OTHER FUNDS)	**$243,860**	**$192,767**	**$452,537**
TOTAL, METHOD OF FINANCE :	**$243,860**	**$192,767**	**$452,537**
FULL TIME EQUIVALENT POSITIONS:	**2.5**	**1.4**	**4.8**

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

GOAL: 2 Provide Information and Assistance
OBJECTIVE: 1 Provide Information and Assistance for Housing and Community Services
STRATEGY: 1 Center for Housing Research, Planning, and Communications

Service Categories:
Service: 15 Income: A.1 Age: B.3

CODE	DESCRIPTION	EXP 2016	EXP 2017	BUD 2018
Output Measures:				
KEY 1	Number of Information and Technical Assistance Requests Completed	8,639.00	7,223.00	7,000.00
2	Number of Short Term Technical Assistance Consumer Requests Completed	6,017.00	4,294.00	5,450.00
3	No. Long Term Information and Technical Assistance Requests Completed	2,622.00	2,929.00	1,550.00
Objects of Expense:				
1001	SALARIES AND WAGES	$705,147	$704,060	$762,240
1002	OTHER PERSONNEL COSTS	$17,325	$36,464	$10,535
2001	PROFESSIONAL FEES AND SERVICES	$192,456	$219,459	$1,603
2003	CONSUMABLE SUPPLIES	$6,099	$2,675	$2,686
2004	UTILITIES	$3,681	$2,584	$2,921
2005	TRAVEL	$10,774	$4,731	$60,404
2006	RENT - BUILDING	$1,538	$1,542	$2,556
2007	RENT - MACHINE AND OTHER	$1,587	$2,078	$3,388
2009	OTHER OPERATING EXPENSE	$137,426	$75,644	$127,501
3001	CLIENT SERVICES	$0	$0	$500,000
5000	CAPITAL EXPENDITURES	$738	$2,848	$25,057
TOTAL, OBJECT OF EXPENSE		**$1,076,771**	**$1,052,085**	**$1,498,891**
Method of Financing:				
1	General Revenue Fund	$394,734	$337,473	$84,297
SUBTOTAL, MOF (GENERAL REVENUE FUNDS)		**$394,734**	**$337,473**	**$84,297**
Method of Financing:				
666	Appropriated Receipts	$544,003	$572,240	$655,831
777	Interagency Contracts	$138,034	$142,372	$758,763

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

GOAL: 2 Provide Information and Assistance
OBJECTIVE: 1 Provide Information and Assistance for Housing and Community Services
STRATEGY: 1 Center for Housing Research, Planning, and Communications

Service Categories:
Service: 15 Income: A.1 Age: B.3

CODE	DESCRIPTION	EXP 2016	EXP 2017	BUD 2018
SUBTOTAL, MOF (OTHER FUNDS)		**$682,037**	**$714,612**	**$1,414,594**
TOTAL, METHOD OF FINANCE :		**$1,076,771**	**$1,052,085**	**$1,498,891**
FULL TIME EQUIVALENT POSITIONS:		**6.9**	**7.4**	**10.6**

3.A. Strategy Level Detail

85th Regular Session, Fiscal Year 2018 Operating Budget
Automated Budget and Evaluation System of Texas (ABEST)

DATE: 12/1/2017
TIME: 3:31:33PM

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

GOAL: 2 Provide Information and Assistance

OBJECTIVE: 2 Promote and Improve Homeownership Along the Texas-Mexico Border

STRATEGY: 1 Assist Colonias, Border Communities, and Nonprofits

Service Categories:

Service: 15 Income: A.1 Age: B.3

CODE	DESCRIPTION	EXP 2016	EXP 2017	BUD 2018
Output Measures:				
KEY 1	# of Tech Assistance Contacts and Visits Conducted by Field Offices	1,387.00	1,389.00	1,380.00
2	# of Colonia Residents Receiving Direct Assist from Self-help Centers	3,613.00	3,091.00	1,800.00
Objects of Expense:				
1001	SALARIES AND WAGES	$229,791	$153,937	$290,259
1002	OTHER PERSONNEL COSTS	$575	$5,326	$7,103
2001	PROFESSIONAL FEES AND SERVICES	$0	$0	$608
2003	CONSUMABLE SUPPLIES	$157	$371	$543
2004	UTILITIES	$695	$1,147	$889
2005	TRAVEL	$7,018	$12,763	$18,000
2006	RENT - BUILDING	$0	$782	$1,703
2007	RENT - MACHINE AND OTHER	$0	$233	$509
2009	OTHER OPERATING EXPENSE	$14,704	$17,272	$27,008
5000	CAPITAL EXPENDITURES	$505	$909	$4,964
TOTAL, OBJECT OF EXPENSE		**$253,445**	**$192,740**	**$351,586**
Method of Financing:				
666	Appropriated Receipts	$186,751	$123,397	$282,243
777	Interagency Contracts	$66,694	$69,343	$69,343
SUBTOTAL, MOF (OTHER FUNDS)		**$253,445**	**$192,740**	**$351,586**
TOTAL, METHOD OF FINANCE :		**$253,445**	**$192,740**	**$351,586**
FULL TIME EQUIVALENT POSITIONS:		**2.2**	**2.4**	**3.1**

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

GOAL: 3 Improve Poor/Homeless Living Conditions & Reduce VLI Energy Costs

OBJECTIVE: 1 Ease Hardships for 16% of Homeless & Very Low Income Persons Each Year

STRATEGY: 1 Administer Poverty-related Funds through a Network of Agencies

Service Categories:

Service: 15 Income: A.1 Age: B.3

CODE	**DESCRIPTION**	**EXP 2016**	**EXP 2017**	**BUD 2018**
Output Measures:				
KEY	1 Number of Persons Assisted through Homeless and Poverty-related Funds	589,264.00	527,673.00	536,280.00
KEY	2 Number of Persons Assisted That Achieve Incomes Above Poverty Level	1,265.00	1,112.00	1,100.00
	3 # of Persons Assisted by the Community Services Block Grant Program	555,967.00	491,114.00	500,000.00
	4 Number of Persons Enrolled in the Emergency Solutions Grant Program	26,859.00	28,706.00	28,431.00
	5 # of Persons Assisted by the Homeless and Housing Services Program	6,438.00	7,853.00	7,849.00
Efficiency Measures:				
	1 Avg Subrecipient Cost Per Person for the Emergency Solutions Grant Pgm	309.33	314.84	325.00
	2 Average Subrecipient Cost Per Person for the CSBG Program	67.21	78.15	80.00
	3 Average Subrecipient Cost Per Person for the HHSP Program	786.57	778.29	787.00
Explanatory/Input Measures:				
	1 Number of Persons in Poverty Meeting Income Eligibility	5,909,890.00	5,880,611.00	5,880,611.00
Objects of Expense:				
1001	SALARIES AND WAGES	$881,690	$967,930	$1,090,998
1002	OTHER PERSONNEL COSTS	$16,040	$29,921	$20,477
2001	PROFESSIONAL FEES AND SERVICES	$26,585	$1,584	$208,436
2003	CONSUMABLE SUPPLIES	$1,245	$923	$2,461
2004	UTILITIES	$104	$17	$3,005
2005	TRAVEL	$40,650	$52,865	$52,682
2006	RENT - BUILDING	$0	$1,321	$8,072
2007	RENT - MACHINE AND OTHER	$883	$555	$3,459
2009	OTHER OPERATING EXPENSE	$140,191	$111,998	$101,800
3001	CLIENT SERVICES	$30,161	$56,845	$0
4000	GRANTS	$46,861,234	$47,050,314	$46,600,908
5000	CAPITAL EXPENDITURES	$1,731	$3,118	$35,221

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

GOAL: 3 Improve Poor/Homeless Living Conditions & Reduce VLI Energy Costs
OBJECTIVE: 1 Ease Hardships for 16% of Homeless & Very Low Income Persons Each Year
STRATEGY: 1 Administer Poverty-related Funds through a Network of Agencies

Service Categories:
Service: 15 Income: A.1 Age: B.3

CODE DESCRIPTION	EXP 2016	EXP 2017	BUD 2018
TOTAL, OBJECT OF EXPENSE	**$48,000,514**	**$48,277,391**	**$48,127,519**
Method of Financing:			
1 General Revenue Fund	$5,021,091	$5,037,252	$4,949,504
SUBTOTAL, MOF (GENERAL REVENUE FUNDS)	**$5,021,091**	**$5,037,252**	**$4,949,504**
Method of Financing:			
127 Community Affairs Fed Fd			
14.231.000 Emergency Shelter Grants	$8,817,205	$9,028,982	$9,028,982
93.569.000 Community Services Block	$34,162,218	$34,201,157	$34,139,033
CFDA Subtotal, Fund 127	$42,979,423	$43,230,139	$43,168,015
SUBTOTAL, MOF (FEDERAL FUNDS)	**$42,979,423**	**$43,230,139**	**$43,168,015**
Method of Financing:			
777 Interagency Contracts	$0	$10,000	$10,000
SUBTOTAL, MOF (OTHER FUNDS)	**$0**	**$10,000**	**$10,000**
TOTAL, METHOD OF FINANCE :	**$48,000,514**	**$48,277,391**	**$48,127,519**
FULL TIME EQUIVALENT POSITIONS:	**12.3**	**13.8**	**14.9**

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

GOAL: 3 Improve Poor/Homeless Living Conditions & Reduce VLI Energy Costs
OBJECTIVE: 2 Reduce Cost of Home Energy for 6% of Very Low Income Households
STRATEGY: 1 Administer State Energy Assistance Programs

Service Categories:
Service: 15 Income: A.1 Age: B.3

CODE	**DESCRIPTION**	**EXP 2016**	**EXP 2017**	**BUD 2018**
Output Measures:				
KEY 1	Number of Households Receiving Utility Assistance	136,071.00	134,465.00	135,000.00
KEY 2	Number of Dwelling Units Weatherized by the Department	3,384.00	3,351.00	3,500.00
Efficiency Measures:				
1	Average Subrecipient Cost Per Household Served	997.25	856.36	850.00
2	Average Cost Per Home Weatherized	6,362.00	5,702.00	5,800.00
Explanatory/Input Measures:				
1	Number of Very Low Income Households Eligible for Utility Assistance	2,080,947.00	2,070,638.00	2,070,638.00
Objects of Expense:				
1001	SALARIES AND WAGES	$834,709	$793,781	$1,101,619
1002	OTHER PERSONNEL COSTS	$42,616	$63,414	$23,262
2001	PROFESSIONAL FEES AND SERVICES	$10,915	$55,808	$56,872
2003	CONSUMABLE SUPPLIES	$1,208	$1,507	$2,771
2004	UTILITIES	$2,703	$1,727	$3,447
2005	TRAVEL	$44,975	$49,431	$73,146
2006	RENT - BUILDING	$3,262	$1,064	$3,949
2007	RENT - MACHINE AND OTHER	$3,089	$3,229	$11,845
2009	OTHER OPERATING EXPENSE	$70,478	$88,697	$121,837
4000	GRANTS	$118,793,573	$122,722,163	$121,749,829
5000	CAPITAL EXPENDITURES	$2,180	$3,923	$636,167
TOTAL, OBJECT OF EXPENSE		**$119,809,708**	**$123,784,744**	**$123,784,744**
Method of Financing:				
127	Community Affairs Fed Fd			
81.042.000	Weatherization Assistance	$5,165,132	$5,480,562	$5,480,562
93.568.000	Low-Income Home Energy As	$114,644,576	$118,304,182	$118,304,182

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

GOAL: 3 Improve Poor/Homeless Living Conditions & Reduce VLI Energy Costs
OBJECTIVE: 2 Reduce Cost of Home Energy for 6% of Very Low Income Households
STRATEGY: 1 Administer State Energy Assistance Programs

Service Categories:
Service: 15 Income: A.1 Age: B.3

CODE	DESCRIPTION	EXP 2016	EXP 2017	BUD 2018
CFDA Subtotal, Fund	127	$119,809,708	$123,784,744	$123,784,744
SUBTOTAL, MOF (FEDERAL FUNDS)		**$119,809,708**	**$123,784,744**	**$123,784,744**
TOTAL, METHOD OF FINANCE :		**$119,809,708**	**$123,784,744**	**$123,784,744**
FULL TIME EQUIVALENT POSITIONS:		**12.1**	**12.4**	**15.3**

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

GOAL: 4 Ensure Compliance with Program Mandates
OBJECTIVE: 1 Monitor Developments & Subrecipient Contracts for Compliance
STRATEGY: 1 Monitor and Inspect for Federal & State Housing Program Requirements

Service Categories:
Service: 15 Income: A.1 Age: B.3

CODE	DESCRIPTION	EXP 2016	EXP 2017	BUD 2018
Output Measures:				
1	# of Annual Owners Compliance Reports Received and Reviewed	2,003.00	2,103.00	2,106.00
KEY 2	Total Number of File Reviews	701.00	544.00	615.00
3	Total Number of Physical Inspections	592.00	731.00	725.00
Explanatory/Input Measures:				
1	Total Number of Active Properties in the Portfolio	2,153.00	2,226.00	2,288.00
2	Total Number of Active Units in the Portfolio	247,516.00	256,355.00	263,313.00
Objects of Expense:				
1001	SALARIES AND WAGES	$1,829,786	$1,945,253	$2,321,847
1002	OTHER PERSONNEL COSTS	$106,581	$98,184	$29,249
2001	PROFESSIONAL FEES AND SERVICES	$249,171	$277,232	$367,245
2003	CONSUMABLE SUPPLIES	$7,986	$11,365	$7,062
2004	UTILITIES	$836	$2,247	$6,519
2005	TRAVEL	$119,030	$141,492	$154,100
2006	RENT - BUILDING	$6,645	$5,546	$8,492
2007	RENT - MACHINE AND OTHER	$4,505	$3,652	$5,661
2009	OTHER OPERATING EXPENSE	$207,868	$230,445	$263,978
5000	CAPITAL EXPENDITURES	$5,504	$9,898	$88,407
TOTAL, OBJECT OF EXPENSE		**$2,537,912**	**$2,725,314**	**$3,252,560**
Method of Financing:				
1	General Revenue Fund	$0	$0	$10,250
SUBTOTAL, MOF (GENERAL REVENUE FUNDS)		**$0**	**$0**	**$10,250**
Method of Financing:				
666	Appropriated Receipts	$2,537,912	$2,725,314	$3,242,310

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

GOAL: 4 Ensure Compliance with Program Mandates
OBJECTIVE: 1 Monitor Developments & Subrecipient Contracts for Compliance
STRATEGY: 1 Monitor and Inspect for Federal & State Housing Program Requirements

Service Categories:
Service: 15 Income: A.1 Age: B.3

CODE	DESCRIPTION	EXP 2016	EXP 2017	BUD 2018
SUBTOTAL, MOF (OTHER FUNDS)		**$2,537,912**	**$2,725,314**	**$3,242,310**
TOTAL, METHOD OF FINANCE :		**$2,537,912**	**$2,725,314**	**$3,252,560**
FULL TIME EQUIVALENT POSITIONS:		**26.7**	**28.7**	**37.4**

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

GOAL: 4 Ensure Compliance with Program Mandates

OBJECTIVE: 1 Monitor Developments & Subrecipient Contracts for Compliance

STRATEGY: 2 Monitor Subrecipient Contracts

Service Categories:
Service: 15 Income: A.1 Age: B.3

CODE	DESCRIPTION	EXP 2016	EXP 2017	BUD 2018
Output Measures:				
KEY 1	Total Number of Monitoring Reviews of All Non-formula Contracts	132.00	145.00	150.00
2	Number of Single Audit Reviews	202.00	153.00	160.00
3	Total # of Formula-Funded Subrecipients Receiving Monitoring Reviews	44.00	34.00	30.00
Explanatory/Input Measures:				
1	Total Number of Non-formula Contracts Subject to Monitoring	381.00	380.00	365.00
2	Number of Previous Participation Reviews	593.00	567.00	500.00
3	Number of Formula-Funded Subrecipients	48.00	52.00	53.00
Objects of Expense:				
1001	SALARIES AND WAGES	$409,261	$348,447	$485,659
1002	OTHER PERSONNEL COSTS	$9,198	$16,227	$7,799
2001	PROFESSIONAL FEES AND SERVICES	$0	$2,471	$1,274
2003	CONSUMABLE SUPPLIES	$280	$255	$1,301
2004	UTILITIES	$129	$342	$1,193
2005	TRAVEL	$26,263	$20,807	$48,000
2006	RENT - BUILDING	$218	$142	$603
2007	RENT - MACHINE AND OTHER	$797	$571	$2,412
2009	OTHER OPERATING EXPENSE	$21,129	$21,658	$50,610
5000	CAPITAL EXPENDITURES	$1,140	$2,052	$20,093
TOTAL, OBJECT OF EXPENSE		**$468,415**	**$412,972**	**$618,944**
Method of Financing:				
127	Community Affairs Fed Fd			
14.239.000	HOME Investment Partnersh	$390,597	$374,093	$517,941
93.569.000	Community Services Block	$77,818	$38,879	$101,003

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

GOAL: 4 Ensure Compliance with Program Mandates
OBJECTIVE: 1 Monitor Developments & Subrecipient Contracts for Compliance
STRATEGY: 2 Monitor Subrecipient Contracts

Service Categories:
Service: 15 Income: A.1 Age: B.3

CODE	DESCRIPTION	EXP 2016	EXP 2017	BUD 2018
CFDA Subtotal, Fund	127	$468,415	$412,972	$618,944
SUBTOTAL, MOF (FEDERAL FUNDS)		**$468,415**	**$412,972**	**$618,944**
TOTAL, METHOD OF FINANCE :		**$468,415**	**$412,972**	**$618,944**
FULL TIME EQUIVALENT POSITIONS:		**10.3**	**9.2**	**10.5**

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

GOAL: 5 Regulate Manufactured Housing Industry
OBJECTIVE: 1 Operate a Regulatory System To Ensure Responsive SOL/Licensing/Other
STRATEGY: 1 Provide SOL and Licensing Services in a Timely Manner

Service Categories:
Service: 17 Income: A.2 Age: B.3

CODE	DESCRIPTION	EXP 2016	EXP 2017	BUD 2018
Output Measures:				
KEY 1	No. of Manufactured Housing Stmts. of Ownership and Location Issued	51,586.00	54,248.00	61,000.00
2	Number of Licenses Issued	2,035.00	1,956.00	1,750.00
Efficiency Measures:				
1	Avg. Cost Per Manufact Housing Stmt. of Ownership and Location Issued	30.94	29.43	30.00
Explanatory/Input Measures:				
1	Number of Manufactured Homes of Record in Texas	907,929.00	923,082.00	930,000.00
Objects of Expense:				
1001	SALARIES AND WAGES	$1,151,995	$1,117,701	$1,277,297
1002	OTHER PERSONNEL COSTS	$159,619	$161,120	$170,000
2001	PROFESSIONAL FEES AND SERVICES	$32,878	$5,431	$14,700
2003	CONSUMABLE SUPPLIES	$10,830	$4,464	$17,500
2004	UTILITIES	$1,349	$1,393	$22,750
2005	TRAVEL	$9,023	$3,784	$10,000
2006	RENT - BUILDING	$47,961	$48,874	$130,908
2007	RENT - MACHINE AND OTHER	$7,213	$9,178	$5,600
2009	OTHER OPERATING EXPENSE	$91,112	$91,322	$227,625
5000	CAPITAL EXPENDITURES	$3,039	$5,467	$50,750
TOTAL, OBJECT OF EXPENSE		**$1,515,019**	**$1,448,734**	**$1,927,130**
Method of Financing:				
666	Appropriated Receipts	$1,515,019	$1,448,734	$1,927,130
SUBTOTAL, MOF (OTHER FUNDS)		**$1,515,019**	**$1,448,734**	**$1,927,130**

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

GOAL: 5 Regulate Manufactured Housing Industry

OBJECTIVE: 1 Operate a Regulatory System To Ensure Responsive SOL/Licensing/Other

Service Categories:

STRATEGY: 1 Provide SOL and Licensing Services in a Timely Manner

Service: 17 Income: A.2 Age: B.3

CODE	DESCRIPTION	EXP 2016	EXP 2017	BUD 2018
TOTAL, METHOD OF FINANCE :		**$1,515,019**	**$1,448,734**	**$1,927,130**
FULL TIME EQUIVALENT POSITIONS:		**21.0**	**21.0**	**22.6**

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

GOAL: 5 Regulate Manufactured Housing Industry

OBJECTIVE: 1 Operate a Regulatory System To Ensure Responsive SOL/Licensing/Other

Service Categories:

STRATEGY: 2 Conduct Inspections of Manufactured Homes in a Timely Manner

Service: 17 Income: A.2 Age: B.3

CODE	DESCRIPTION	EXP 2016	EXP 2017	BUD 2018
Output Measures:				
1	Number of Routine Installation Inspections Conducted	13,972.00	15,315.00	15,000.00
2	Number of Non-routine Inspections Conducted	3,340.00	3,242.00	3,000.00
Efficiency Measures:				
1	Average Cost Per Inspection	90.37	83.01	100.00
Explanatory/Input Measures:				
KEY 1	Number of Installation Reports Received	15,765.00	16,267.00	16,000.00
2	Number of Installation Inspections with Deviations	720.00	853.00	950.00
Objects of Expense:				
1001	SALARIES AND WAGES	$931,924	$947,206	$1,237,946
1002	OTHER PERSONNEL COSTS	$154,067	$127,559	$168,000
2001	PROFESSIONAL FEES AND SERVICES	$30,999	$5,121	$14,280
2003	CONSUMABLE SUPPLIES	$11,614	$5,634	$17,000
2004	UTILITIES	$16,532	$12,058	$22,100
2005	TRAVEL	$225,012	$228,895	$280,000
2006	RENT - BUILDING	$45,221	$46,089	$7,898
2007	RENT - MACHINE AND OTHER	$6,801	$9,063	$5,440
2009	OTHER OPERATING EXPENSE	$93,108	$107,431	$168,254
5000	CAPITAL EXPENDITURES	$2,953	$5,311	$49,300
TOTAL, OBJECT OF EXPENSE		**$1,518,231**	**$1,494,367**	**$1,970,218**
Method of Financing:				
127	Community Affairs Fed Fd			
14.000.002	HUD DU100K90016710	$398,415	$368,641	$200,000
CFDA Subtotal, Fund	127	$398,415	$368,641	$200,000

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

GOAL: 5 Regulate Manufactured Housing Industry
OBJECTIVE: 1 Operate a Regulatory System To Ensure Responsive SOL/Licensing/Other
STRATEGY: 2 Conduct Inspections of Manufactured Homes in a Timely Manner

Service Categories:
Service: 17 Income: A.2 Age: B.3

CODE DESCRIPTION	EXP 2016	EXP 2017	BUD 2018
SUBTOTAL, MOF (FEDERAL FUNDS)	**$398,415**	**$368,641**	**$200,000**
Method of Financing:			
666 Appropriated Receipts	$1,119,816	$1,125,726	$1,770,218
SUBTOTAL, MOF (OTHER FUNDS)	**$1,119,816**	**$1,125,726**	**$1,770,218**
TOTAL, METHOD OF FINANCE :	**$1,518,231**	**$1,494,367**	**$1,970,218**
FULL TIME EQUIVALENT POSITIONS:	**19.8**	**19.8**	**22.0**

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

GOAL: 5 Regulate Manufactured Housing Industry
OBJECTIVE: 1 Operate a Regulatory System To Ensure Responsive SOL/Licensing/Other
STRATEGY: 3 Process Complaints/Conduct Investigations/Take Administrative Actions

Service Categories:
Service: 17 Income: A.2 Age: B.3

CODE	DESCRIPTION	EXP 2016	EXP 2017	BUD 2018
Output Measures:				
KEY 1	Number of Complaints Resolved	620.00	730.00	750.00
Efficiency Measures:				
1	Average Cost Per Complaint Resolved	2,347.09	2,058.61	3,300.00
KEY 2	Average Time for Complaint Resolution	66.00	47.40	90.00
Explanatory/Input Measures:				
KEY 1	Number of Jurisdictional Complaints Received	626.00	712.00	700.00
Objects of Expense:				
1001	SALARIES AND WAGES	$932,214	$983,823	$1,119,892
1002	OTHER PERSONNEL COSTS	$116,653	$119,763	$162,000
2001	PROFESSIONAL FEES AND SERVICES	$30,060	$4,965	$13,020
2003	CONSUMABLE SUPPLIES	$10,503	$4,692	$15,500
2004	UTILITIES	$7,773	$5,878	$20,150
2005	TRAVEL	$96,101	$98,748	$10,000
2006	RENT - BUILDING	$43,850	$44,690	$13,194
2007	RENT - MACHINE AND OTHER	$7,066	$8,096	$4,960
2009	OTHER OPERATING EXPENSE	$285,591	$127,249	$350,483
5000	CAPITAL EXPENDITURES	$2,698	$4,842	$44,950
TOTAL, OBJECT OF EXPENSE		**$1,532,509**	**$1,402,746**	**$1,754,149**
Method of Financing:				
127	Community Affairs Fed Fd			
14.000.002	HUD DU100K90016710	$187,186	$183,536	$100,000
CFDA Subtotal, Fund	127	$187,186	$183,536	$100,000

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

GOAL: 5 Regulate Manufactured Housing Industry
OBJECTIVE: 1 Operate a Regulatory System To Ensure Responsive SOL/Licensing/Other
STRATEGY: 3 Process Complaints/Conduct Investigations/Take Administrative Actions

Service Categories:
Service: 17 Income: A.2 Age: B.3

CODE	DESCRIPTION	EXP 2016	EXP 2017	BUD 2018
SUBTOTAL, MOF (FEDERAL FUNDS)		**$187,186**	**$183,536**	**$100,000**
Method of Financing:				
666	Appropriated Receipts	$1,345,323	$1,219,210	$1,654,149
SUBTOTAL, MOF (OTHER FUNDS)		**$1,345,323**	**$1,219,210**	**$1,654,149**
TOTAL, METHOD OF FINANCE :		**$1,532,509**	**$1,402,746**	**$1,754,149**
FULL TIME EQUIVALENT POSITIONS:		**19.2**	**19.2**	**19.4**

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

GOAL: 5 Regulate Manufactured Housing Industry

OBJECTIVE: 1 Operate a Regulatory System To Ensure Responsive SOL/Licensing/Other

Service Categories:

STRATEGY: 4 Texas.gov fees. Estimated and Nontransferable

Service: 17 Income: A.2 Age: B.3

CODE	DESCRIPTION	EXP 2016	EXP 2017	BUD 2018
Objects of Expense:				
2009	OTHER OPERATING EXPENSE	$2,085	$1,970	$19,120
TOTAL, OBJECT OF EXPENSE		**$2,085**	**$1,970**	**$19,120**
Method of Financing:				
1	General Revenue Fund	$2,085	$1,970	$19,120
SUBTOTAL, MOF (GENERAL REVENUE FUNDS)		**$2,085**	**$1,970**	**$19,120**
TOTAL, METHOD OF FINANCE :		**$2,085**	**$1,970**	**$19,120**
FULL TIME EQUIVALENT POSITIONS:				

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

GOAL: 6 Indirect Administration and Support Costs

OBJECTIVE: 1 Indirect Administration and Support Costs

STRATEGY: 1 Central Administration

Service Categories:

Service: 09 Income: A.2 Age: B.3

CODE	DESCRIPTION	EXP 2016	EXP 2017	BUD 2018
Objects of Expense:				
1001	SALARIES AND WAGES	$3,904,264	$4,017,864	$4,277,821
1002	OTHER PERSONNEL COSTS	$152,507	$141,580	$111,082
2001	PROFESSIONAL FEES AND SERVICES	$510,576	$228,054	$418,686
2003	CONSUMABLE SUPPLIES	$21,661	$25,919	$14,584
2004	UTILITIES	$4,056	$3,301	$12,400
2005	TRAVEL	$63,620	$62,280	$101,694
2006	RENT - BUILDING	$13,159	$12,235	$18,119
2007	RENT - MACHINE AND OTHER	$11,441	$9,605	$14,236
2009	OTHER OPERATING EXPENSE	$568,871	$457,199	$844,586
5000	CAPITAL EXPENDITURES	$19,764	$25,913	$126,937
TOTAL, OBJECT OF EXPENSE		**$5,269,919**	**$4,983,950**	**$5,940,145**
Method of Financing:				
1	General Revenue Fund	$1,549,527	$1,550,560	$1,644,389
SUBTOTAL, MOF (GENERAL REVENUE FUNDS)		**$1,549,527**	**$1,550,560**	**$1,644,389**
Method of Financing:				
666	Appropriated Receipts	$3,720,392	$3,433,390	$4,295,756
SUBTOTAL, MOF (OTHER FUNDS)		**$3,720,392**	**$3,433,390**	**$4,295,756**
TOTAL, METHOD OF FINANCE :		**$5,269,919**	**$4,983,950**	**$5,940,145**
FULL TIME EQUIVALENT POSITIONS:		**51.8**	**51.8**	**53.7**

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

GOAL: 6 Indirect Administration and Support Costs
OBJECTIVE: 1 Indirect Administration and Support Costs
STRATEGY: 2 Information Resource Technologies

Service Categories:
Service: 09 Income: A.2 Age: B.3

CODE	DESCRIPTION	EXP 2016	EXP 2017	BUD 2018
Objects of Expense:				
1001	SALARIES AND WAGES	$1,399,453	$1,398,967	$1,661,234
1002	OTHER PERSONNEL COSTS	$58,729	$74,050	$32,577
2001	PROFESSIONAL FEES AND SERVICES	$2,356	$4,057	$3,542
2003	CONSUMABLE SUPPLIES	$2,924	$4,895	$4,870
2004	UTILITIES	$6,916	$5,499	$3,896
2005	TRAVEL	$2,371	$368	$3,500
2006	RENT - BUILDING	$37,152	$36,731	$43,253
2007	RENT - MACHINE AND OTHER	$406	$210	$437
2009	OTHER OPERATING EXPENSE	$227,727	$142,619	$246,681
5000	CAPITAL EXPENDITURES	$2,888	$5,196	$52,003
TOTAL, OBJECT OF EXPENSE		**$1,740,922**	**$1,672,592**	**$2,051,993**
Method of Financing:				
1	General Revenue Fund	$157,825	$142,890	$150,110
SUBTOTAL, MOF (GENERAL REVENUE FUNDS)		**$157,825**	**$142,890**	**$150,110**
Method of Financing:				
666	Appropriated Receipts	$1,583,097	$1,529,702	$1,901,883
SUBTOTAL, MOF (OTHER FUNDS)		**$1,583,097**	**$1,529,702**	**$1,901,883**
TOTAL, METHOD OF FINANCE :		**$1,740,922**	**$1,672,592**	**$2,051,993**
FULL TIME EQUIVALENT POSITIONS:		**19.0**	**18.0**	**22.0**

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

GOAL: 6 Indirect Administration and Support Costs
OBJECTIVE: 1 Indirect Administration and Support Costs
STRATEGY: 3 Operations and Support Services

Service Categories:
Service: 09 Income: A.2 Age: B.3

CODE	DESCRIPTION	EXP 2016	EXP 2017	BUD 2018
Objects of Expense:				
1001	SALARIES AND WAGES	$460,922	$460,741	$489,711
1002	OTHER PERSONNEL COSTS	$48,391	$29,699	$12,681
2001	PROFESSIONAL FEES AND SERVICES	$943	$1,624	$1,282
2003	CONSUMABLE SUPPLIES	$2,453	$3,344	$1,290
2004	UTILITIES	$475	$537	$1,190
2005	TRAVEL	$345	$706	$1,200
2006	RENT - BUILDING	$1,301	$791	$1,242
2007	RENT - MACHINE AND OTHER	$3,930	$1,191	$1,863
2009	OTHER OPERATING EXPENSE	$55,682	$59,244	$71,521
5000	CAPITAL EXPENDITURES	$1,157	$2,077	$18,910
TOTAL, OBJECT OF EXPENSE		**$575,599**	**$559,954**	**$600,890**
Method of Financing:				
1	General Revenue Fund	$72,623	$78,424	$80,539
SUBTOTAL, MOF (GENERAL REVENUE FUNDS)		**$72,623**	**$78,424**	**$80,539**
Method of Financing:				
666	Appropriated Receipts	$502,976	$481,530	$520,351
SUBTOTAL, MOF (OTHER FUNDS)		**$502,976**	**$481,530**	**$520,351**
TOTAL, METHOD OF FINANCE :		**$575,599**	**$559,954**	**$600,890**
FULL TIME EQUIVALENT POSITIONS:		**7.8**	**8.0**	**8.0**

SUMMARY TOTALS:

OBJECTS OF EXPENSE:	**$245,736,652**	**$236,228,906**	**$242,151,648**
METHODS OF FINANCE :	**$245,736,652**	**$236,228,906**	**$242,151,648**
FULL TIME EQUIVALENT POSITIONS:	**279.8**	**280.2**	**313.0**

Capital Budget Project Schedule

Category Code / Category Name *Project Sequence/Project Id/ Name* **OOE / TOF / MOF CODE**		**EXP 2016**	**EXP 2017**	**BUD 2018**
5005 Acquisition of Information Resource Technologies				
1/1 Community Affairs System				
OBJECTS OF EXPENSE				
Capital				
5000 CAPITAL EXPENDITURES		$0	$0	$600,000
Capital Subtotal OOE, Project	1	$0	$0	$600,000
Subtotal OOE, Project	1	**$0**	**$0**	**$600,000**
TYPE OF FINANCING				
Capital				
CA 127 Community Affairs Fed Fd		$0	$0	$600,000
Capital Subtotal TOF, Project	1	$0	$0	$600,000
Subtotal TOF, Project	1	**$0**	**$0**	**$600,000**
2/2 Cybersecurity Initiatives				
OBJECTS OF EXPENSE				
Capital				
2009 OTHER OPERATING EXPENSE		$0	$0	$110,000
5000 CAPITAL EXPENDITURES		$0	$0	$125,000
Capital Subtotal OOE, Project	2	$0	$0	$235,000
Subtotal OOE, Project	2	**$0**	**$0**	**$235,000**
TYPE OF FINANCING				
Capital				
CA 127 Community Affairs Fed Fd		$0	$0	$48,014
CA 666 Appropriated Receipts		$0	$0	$186,986
Capital Subtotal TOF, Project	2	$0	$0	$235,000
Subtotal TOF, Project	2	**$0**	**$0**	**$235,000**

Category Code / Category Name
Project Sequence/Project Id/ Name

OOE / TOF / MOF CODE		**EXP 2016**	**EXP 2017**	**BUD 2018**
3/3 Legacy Systems Modernization				
OBJECTS OF EXPENSE				
Capital				
5000 CAPITAL EXPENDITURES		$0	$0	$86,500
Capital Subtotal OOE, Project	3	$0	$0	$86,500
Subtotal OOE, Project	3	**$0**	**$0**	**$86,500**
TYPE OF FINANCING				
Capital				
CA 127 Community Affairs Fed Fd		$0	$0	$17,674
CA 666 Appropriated Receipts		$0	$0	$68,826
Capital Subtotal TOF, Project	3	$0	$0	$86,500
Subtotal TOF, Project	3	**$0**	**$0**	**$86,500**
4/4 PC Replacements				
OBJECTS OF EXPENSE				
Capital				
2009 OTHER OPERATING EXPENSE		$0	$0	$13,500
Capital Subtotal OOE, Project	4	$0	$0	$13,500
Subtotal OOE, Project	4	**$0**	**$0**	**$13,500**
TYPE OF FINANCING				
Capital				
CA 127 Community Affairs Fed Fd		$0	$0	$2,757
CA 666 Appropriated Receipts		$0	$0	$10,743
Capital Subtotal TOF, Project	4	$0	$0	$13,500
Subtotal TOF, Project	4	**$0**	**$0**	**$13,500**

Category Code / Category Name *Project Sequence/Project Id/ Name* **OOE / TOF / MOF CODE**	**EXP 2016**	**EXP 2017**	**BUD 2018**
8/8 Information Technology Hardware and Software Upgrades			
OBJECTS OF EXPENSE			
Capital			
2009 OTHER OPERATING EXPENSE	$126,491	$200,578	$0
5000 CAPITAL EXPENDITURES	$55,750	$90,633	$0
Capital Subtotal OOE, Project 8	$182,241	$291,211	$0
Subtotal OOE, Project 8	**$182,241**	**$291,211**	**$0**
TYPE OF FINANCING			
Capital			
CA 127 Community Affairs Fed Fd	$34,730	$60,739	$0
CA 666 Appropriated Receipts	$147,511	$230,472	$0
Capital Subtotal TOF, Project 8	$182,241	$291,211	$0
Subtotal TOF, Project 8	**$182,241**	**$291,211**	**$0**
Capital Subtotal, Category 5005	$182,241	$291,211	$935,000
Informational Subtotal, Category 5005			
Total, Category 5005	**$182,241**	**$291,211**	**$935,000**
7000 Data Center Consolidation			
5/5 Disaster Recovery Services Provided By DIR Data Center Services			
OBJECTS OF EXPENSE			
Capital			
2009 OTHER OPERATING EXPENSE	$0	$0	$39,092
Capital Subtotal OOE, Project 5	$0	$0	$39,092
Subtotal OOE, Project 5	**$0**	**$0**	**$39,092**

Category Code / Category Name *Project Sequence/Project Id/ Name* **OOE / TOF / MOF CODE**	**EXP 2016**	**EXP 2017**	**BUD 2018**
TYPE OF FINANCING			
Capital			
CA 127 Community Affairs Fed Fd	$0	$0	$7,987
CA 666 Appropriated Receipts	$0	$0	$31,105
Capital Subtotal TOF, Project 5	$0	$0	$39,092
Subtotal TOF, Project 5	**$0**	**$0**	**$39,092**
Capital Subtotal, Category 7000	$0	$0	$39,092
Informational Subtotal, Category 7000			
Total, Category 7000	**$0**	**$0**	**$39,092**
8000 Centralized Accounting and Payroll/Personnel System (CAPPS)			
6/6 PeopleSoft Financials Upgrade			
OBJECTS OF EXPENSE			
Capital			
5000 CAPITAL EXPENDITURES	$0	$0	$500,000
Capital Subtotal OOE, Project 6	$0	$0	$500,000
Informational			
1001 SALARIES AND WAGES	$0	$0	$50,971
2009 OTHER OPERATING EXPENSE	$0	$0	$220,000
Informational Subtotal OOE, Project 6	$0	$0	$270,971
Subtotal OOE, Project 6	**$0**	**$0**	**$770,971**
TYPE OF FINANCING			
Capital			
CA 127 Community Affairs Fed Fd	$0	$0	$102,160
CA 666 Appropriated Receipts	$0	$0	$397,840

Category Code / Category Name *Project Sequence/Project Id/ Name* **OOE / TOF / MOF CODE**		**EXP 2016**	**EXP 2017**	**BUD 2018**
Capital Subtotal TOF, Project	6	$0	$0	$500,000
Informational				
CA 1 General Revenue Fund		$0	$0	$120,599
CA 666 Appropriated Receipts		$0	$0	$150,372
Informational Subtotal TOF, Project	6	$0	$0	$270,971
Subtotal TOF, Project	6	**$0**	**$0**	**$770,971**
7/7 PeopleSoft Financials Annual Maintenance				
OBJECTS OF EXPENSE				
Capital				
2009 OTHER OPERATING EXPENSE		$52,650	$52,904	$55,000
Capital Subtotal OOE, Project	7	$52,650	$52,904	$55,000
Informational				
1001 SALARIES AND WAGES		$0	$111,294	$0
Informational Subtotal OOE, Project	7	$0	$111,294	$0
Subtotal OOE, Project	7	**$52,650**	**$164,198**	**$55,000**
TYPE OF FINANCING				
Capital				
CA 127 Community Affairs Fed Fd		$11,910	$11,910	$11,238
CA 666 Appropriated Receipts		$40,740	$40,994	$43,762
Capital Subtotal TOF, Project	7	$52,650	$52,904	$55,000
Informational				
CA 1 General Revenue Fund		$0	$28,796	$0
CA 666 Appropriated Receipts		$0	$82,498	$0
Informational Subtotal TOF, Project	7	$0	$111,294	$0
Subtotal TOF, Project	7	**$52,650**	**$164,198**	**$55,000**

Category Code / Category Name *Project Sequence/Project Id/ Name* **OOE / TOF / MOF CODE**	**EXP 2016**	**EXP 2017**	**BUD 2018**
Capital Subtotal, Category 8000	$52,650	$52,904	$555,000
Informational Subtotal, Category 8000	$0	$111,294	$270,971
Total, Category 8000	**$52,650**	**$164,198**	**$825,971**
AGENCY TOTAL -CAPITAL	**$234,891**	**$344,115**	**$1,529,092**
AGENCY TOTAL -INFORMATIONAL	**$0**	**$111,294**	**$270,971**
AGENCY TOTAL	**$234,891**	**$455,409**	**$1,800,063**
METHOD OF FINANCING:			
Capital			
127 Community Affairs Fed Fd	$46,640	$72,649	$789,830
666 Appropriated Receipts	$188,251	$271,466	$739,262
Total, Method of Financing-Capital	$234,891	$344,115	$1,529,092
Informational			
1 General Revenue Fund	$0	$28,796	$120,599
666 Appropriated Receipts	$0	$82,498	$150,372
Total, Method of Financing-Informational	$0	$111,294	$270,971
Total, Method of Financing	**$234,891**	**$455,409**	**$1,800,063**

Category Code / Category Name *Project Sequence/Project Id/ Name* **OOE / TOF / MOF CODE**	**EXP 2016**	**EXP 2017**	**BUD 2018**
TYPE OF FINANCING:			
Capital			
CA CURRENT APPROPRIATIONS	$234,891	$344,115	$1,529,092
Total, Type of Financing-Capital	$234,891	$344,115	$1,529,092
Informational			
CA CURRENT APPROPRIATIONS	$0	$111,294	$270,971
Total, Type of Financing-Informational	$0	$111,294	$270,971
Total,Type of Financing	**$234,891**	**$455,409**	**$1,800,063**

Capital Budget Allocation To Strategies

Capital Budget Allocation to Strategies

85th Regular Session, Fiscal Year 2018 Operating Budget
Automated Budget and Evaluation System of Texas (ABEST)

DATE: **12/1/2017**
TIME: **3:31:56PM**

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

Category Code/Name

Project Sequence/Project Id/Name

	Goal/Obj/Str	Strategy Name	EXP 2016	EXP 2017	BUD 2018
5005 Acquisition of Information Resource Technologies					
1/1		*Community Affairs System*			
Capital	3-2-1	ENERGY ASSISTANCE PROGRAMS	0	0	$600,000
		TOTAL, PROJECT	$0	$0	$600,000
2/2		*Cybersecurity Initiatives*			
Capital	6-1-1	CENTRAL ADMINISTRATION	0	0	41,926
Capital	6-1-2	INFORMATION RESOURCE TECHNOLOGIES	0	0	17,176
Capital	6-1-3	OPERATING/SUPPORT	0	0	6,246
Capital	1-1-4	SECTION 8 RENTAL ASSISTANCE	0	0	3,903
Capital	1-1-6	FEDERAL TAX CREDITS	0	0	20,611
Capital	1-1-1	MRB PROGRAM - SINGLE FAMILY	0	0	11,165
Capital	1-1-7	MRB PROGRAM - MULTIFAMILY	0	0	3,747
Capital	1-1-2	HOME PROGRAM	0	0	13,897
Capital	3-1-1	POVERTY-RELATED FUNDS	0	0	11,633
Capital	3-2-1	ENERGY ASSISTANCE PROGRAMS	0	0	11,945
Capital	5-1-1	TITLING & LICENSING	0	0	16,450
Capital	5-1-2	INSPECTIONS	0	0	15,980
Capital	5-1-3	ENFORCEMENT	0	0	14,570
Capital	4-1-1	MONITOR HOUSING REQUIREMENTS	0	0	29,200
Capital	4-1-2	MONITOR CONTRACT REQUIREMENTS	0	0	6,636

Category Code/Name

Project Sequence/Project Id/Name

	Goal/Obj/Str	Strategy Name	EXP 2016	EXP 2017	BUD 2018
Capital	2-1-1	HOUSING RESOURCE CENTER	0	0	$8,276
Capital	2-2-1	COLONIA SERVICE CENTERS	0	0	1,639
		TOTAL, PROJECT	$0	$0	$235,000

3/3 *Legacy Systems Modernization*

	Goal/Obj/Str	Strategy Name	EXP 2016	EXP 2017	BUD 2018
Capital	6-1-1	CENTRAL ADMINISTRATION	0	0	15,433
Capital	6-1-2	INFORMATION RESOURCE TECHNOLOGIES	0	0	6,322
Capital	6-1-3	OPERATING/SUPPORT	0	0	2,299
Capital	1-1-4	SECTION 8 RENTAL ASSISTANCE	0	0	1,437
Capital	1-1-6	FEDERAL TAX CREDITS	0	0	7,587
Capital	1-1-1	MRB PROGRAM - SINGLE FAMILY	0	0	4,109
Capital	1-1-7	MRB PROGRAM - MULTIFAMILY	0	0	1,379
Capital	1-1-2	HOME PROGRAM	0	0	5,115
Capital	3-1-1	POVERTY-RELATED FUNDS	0	0	4,282
Capital	3-2-1	ENERGY ASSISTANCE PROGRAMS	0	0	4,397
Capital	5-1-1	TITLING & LICENSING	0	0	6,055
Capital	5-1-2	INSPECTIONS	0	0	5,882
Capital	5-1-3	ENFORCEMENT	0	0	5,363
Capital	4-1-1	MONITOR HOUSING REQUIREMENTS	0	0	10,748
Capital	4-1-2	MONITOR CONTRACT REQUIREMENTS	0	0	2,443
Capital	2-1-1	HOUSING RESOURCE CENTER	0	0	3,046
Capital	2-2-1	COLONIA SERVICE CENTERS	0	0	603

Category Code/Name

Project Sequence/Project Id/Name

	Goal/Obj/Str	Strategy Name	EXP 2016	EXP 2017	BUD 2018
		TOTAL, PROJECT	$0	$0	$86,500
4/4	*PC Replacements*				
Capital	6-1-1	CENTRAL ADMINISTRATION	0	0	$2,411
Capital	6-1-2	INFORMATION RESOURCE TECHNOLOGIES	0	0	987
Capital	6-1-3	OPERATING/SUPPORT	0	0	359
Capital	1-1-4	SECTION 8 RENTAL ASSISTANCE	0	0	224
Capital	1-1-6	FEDERAL TAX CREDITS	0	0	1,184
Capital	1-1-1	MRB PROGRAM - SINGLE FAMILY	0	0	641
Capital	1-1-7	MRB PROGRAM - MULTIFAMILY	0	0	215
Capital	1-1-2	HOME PROGRAM	0	0	798
Capital	3-1-1	POVERTY-RELATED FUNDS	0	0	668
Capital	3-2-1	ENERGY ASSISTANCE PROGRAMS	0	0	686
Capital	5-1-1	TITLING & LICENSING	0	0	945
Capital	5-1-2	INSPECTIONS	0	0	918
Capital	5-1-3	ENFORCEMENT	0	0	837
Capital	4-1-1	MONITOR HOUSING REQUIREMENTS	0	0	1,677
Capital	4-1-2	MONITOR CONTRACT REQUIREMENTS	0	0	381
Capital	2-1-1	HOUSING RESOURCE CENTER	0	0	475
Capital	2-2-1	COLONIA SERVICE CENTERS	0	0	94
		TOTAL, PROJECT	$0	$0	$13,500

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

Category Code/Name

Project Sequence/Project Id/Name

	Goal/Obj/Str	Strategy Name	EXP 2016	EXP 2017	BUD 2018
8/8	*IT Hardware and Software Upgrades*				
Capital	6-1-1	CENTRAL ADMINISTRATION	39,127	54,161	$0
Capital	6-1-2	INFORMATION RESOURCE TECHNOLOGIES	10,673	19,408	0
Capital	6-1-3	OPERATING/SUPPORT	4,276	7,754	0
Capital	1-1-4	SECTION 8 RENTAL ASSISTANCE	2,887	5,034	0
Capital	1-1-6	FEDERAL TAX CREDITS	12,491	22,706	0
Capital	1-1-1	MRB PROGRAM - SINGLE FAMILY	7,690	13,971	0
Capital	1-1-7	MRB PROGRAM - MULTIFAMILY	6,078	9,551	0
Capital	1-1-2	HOME PROGRAM	13,177	23,045	0
Capital	3-1-1	POVERTY-RELATED FUNDS	6,397	11,201	0
Capital	3-2-1	ENERGY ASSISTANCE PROGRAMS	8,056	14,092	0
Capital	5-1-1	TITLING & LICENSING	14,776	18,155	0
Capital	5-1-2	INSPECTIONS	14,255	19,841	0
Capital	5-1-3	ENFORCEMENT	13,212	18,101	0
Capital	4-1-1	MONITOR HOUSING REQUIREMENTS	20,340	36,967	0
Capital	4-1-2	MONITOR CONTRACT REQUIREMENTS	4,212	7,367	0
Capital	2-1-1	HOUSING RESOURCE CENTER	2,728	6,470	0
Capital	2-2-1	COLONIA SERVICE CENTERS	1,866	3,387	0
		TOTAL, PROJECT	$182,241	$291,211	$0

7000 Data Center Consolidation

Category Code/Name

Project Sequence/Project Id/Name

	Goal/Obj/Str	Strategy Name	EXP 2016	EXP 2017	BUD 2018
5/5		*DCS Disaster Recovery Services*			
Capital	6-1-1	CENTRAL ADMINISTRATION	0	0	$6,975
Capital	6-1-2	INFORMATION RESOURCE TECHNOLOGIES	0	0	2,857
Capital	6-1-3	OPERATING/SUPPORT	0	0	1,039
Capital	1-1-4	SECTION 8 RENTAL ASSISTANCE	0	0	649
Capital	1-1-6	FEDERAL TAX CREDITS	0	0	623
Capital	1-1-1	MRB PROGRAM - SINGLE FAMILY	0	0	1,857
Capital	1-1-2	HOME PROGRAM	0	0	2,312
Capital	1-1-5	SECTION 811 PRA	0	0	3,429
Capital	3-1-1	POVERTY-RELATED FUNDS	0	0	1,935
Capital	3-2-1	ENERGY ASSISTANCE PROGRAMS	0	0	1,987
Capital	5-1-1	TITLING & LICENSING	0	0	2,736
Capital	5-1-2	INSPECTIONS	0	0	2,658
Capital	5-1-3	ENFORCEMENT	0	0	2,424
Capital	4-1-1	MONITOR HOUSING REQUIREMENTS	0	0	4,857
Capital	4-1-2	MONITOR CONTRACT REQUIREMENTS	0	0	1,104
Capital	2-1-1	HOUSING RESOURCE CENTER	0	0	1,377
Capital	2-2-1	COLONIA SERVICE CENTERS	0	0	273
		TOTAL, PROJECT	$0	$0	$39,092

8000 Centralized Accounting and Payroll/Personnel System (CAPPS)

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

Category Code/Name

Project Sequence/Project Id/Name

6/6 *PeopleSoft Financials Upgrade*

Category	Goal/Obj/Str	Strategy Name	EXP 2016	EXP 2017	BUD 2018
Capital	6-1-1	CENTRAL ADMINISTRATION	0	0	$89,203
Capital	6-1-2	INFORMATION RESOURCE TECHNOLOGIES	0	0	36,545
Capital	6-1-3	OPERATING/SUPPORT	0	0	13,289
Capital	1-1-4	SECTION 8 RENTAL ASSISTANCE	0	0	8,306
Capital	1-1-6	FEDERAL TAX CREDITS	0	0	43,854
Capital	1-1-1	MRB PROGRAM - SINGLE FAMILY	0	0	23,754
Capital	1-1-7	MRB PROGRAM - MULTIFAMILY	0	0	7,973
Capital	1-1-2	HOME PROGRAM	0	0	29,568
Capital	3-1-1	POVERTY-RELATED FUNDS	0	0	24,751
Capital	3-2-1	ENERGY ASSISTANCE PROGRAMS	0	0	25,415
Capital	5-1-1	TITLING & LICENSING	0	0	35,000
Capital	5-1-2	INSPECTIONS	0	0	34,000
Capital	5-1-3	ENFORCEMENT	0	0	31,000
Capital	4-1-1	MONITOR HOUSING REQUIREMENTS	0	0	62,126
Capital	4-1-2	MONITOR CONTRACT REQUIREMENTS	0	0	14,120
Capital	2-1-1	HOUSING RESOURCE CENTER	0	0	17,608
Capital	2-2-1	COLONIA SERVICE CENTERS	0	0	3,488
Informational	6-1-1	CENTRAL ADMINISTRATION	0	0	243,295
Informational	6-1-2	INFORMATION RESOURCE TECHNOLOGIES	0	0	27,676
		TOTAL, PROJECT	$0	$0	$770,971

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

Category Code/Name

Project Sequence/Project Id/Name

7/7 *PeopleSoft Financials Maintenance*

	Goal/Obj/Str	Strategy Name	EXP 2016	EXP 2017	BUD 2018
Capital	6-1-1	CENTRAL ADMINISTRATION	7,072	7,327	$9,812
Capital	6-1-2	INFORMATION RESOURCE TECHNOLOGIES	3,659	3,661	4,020
Capital	6-1-3	OPERATING/SUPPORT	1,464	1,469	1,461
Capital	1-1-4	SECTION 8 RENTAL ASSISTANCE	988	989	914
Capital	1-1-6	FEDERAL TAX CREDITS	4,281	4,280	4,824
Capital	1-1-1	MRB PROGRAM - SINGLE FAMILY	2,635	2,635	2,613
Capital	1-1-7	MRB PROGRAM - MULTIFAMILY	933	2,084	877
Capital	1-1-2	HOME PROGRAM	4,519	4,518	3,252
Capital	3-1-1	POVERTY-RELATED FUNDS	2,195	2,196	2,723
Capital	3-2-1	ENERGY ASSISTANCE PROGRAMS	2,763	2,762	2,796
Capital	5-1-1	TITLING & LICENSING	3,850	3,851	3,850
Capital	5-1-2	INSPECTIONS	3,740	3,740	3,740
Capital	5-1-3	ENFORCEMENT	3,410	3,408	3,410
Capital	4-1-1	MONITOR HOUSING REQUIREMENTS	6,970	6,968	6,834
Capital	4-1-2	MONITOR CONTRACT REQUIREMENTS	1,445	1,445	1,553
Capital	2-1-1	HOUSING RESOURCE CENTER	2,086	931	1,937
Capital	2-2-1	COLONIA SERVICE CENTERS	640	640	384
Informational	6-1-1	CENTRAL ADMINISTRATION	0	111,294	0
		TOTAL, PROJECT	$52,650	$164,198	$55,000

Category Code/Name

Project Sequence/Project Id/Name

Goal/Obj/Str	Strategy Name	EXP 2016	EXP 2017	BUD 2018
	TOTAL CAPITAL, ALL PROJECTS	**$234,891**	**$344,115**	**$1,529,092**
	TOTAL INFORMATIONAL, ALL PROJECTS	**$0**	**$111,294**	**$270,971**
	TOTAL, ALL PROJECTS	**$234,891**	**$455,409**	**$1,800,063**

This Page Intentionally Left Blank

Federal Funds Supporting Schedule

4.B. Federal Funds Supporting Schedule

85th Regular Session, Fiscal Year 2018 Operating Budget

Automated Budget and Evaluation System of Texas (ABEST)

DATE: **12/1/2017**
TIME: **3:32:06PM**

Agency code: **332** Agency name: Department of Housing and Community Affairs

CFDA NUMBER/	STRATEGY	**EXP 2016**	**EXP 2017**	**BUD 2018**
14.000.002	HUD DU100K90016710			
5 - 1 - 2	INSPECTIONS	398,415	368,641	200,000
5 - 1 - 3	ENFORCEMENT	187,186	183,536	100,000
	TOTAL, ALL STRATEGIES	**$585,601**	**$552,177**	**$300,000**
	ADDL FED FNDS FOR EMPL BENEFITS	138,328	127,143	127,143
	TOTAL, FEDERAL FUNDS	**$723,929**	**$679,320**	**$427,143**
	ADDL GR FOR EMPL BENEFITS	**$0**	**$0**	**$0**
14.228.000	Community Development Blo			
1 - 1 - 2	HOME PROGRAM	2,141,323	2,376,546	1,800,000
	TOTAL, ALL STRATEGIES	**$2,141,323**	**$2,376,546**	**$1,800,000**
	ADDL FED FNDS FOR EMPL BENEFITS	52,244	21,016	21,016
	TOTAL, FEDERAL FUNDS	**$2,193,567**	**$2,397,562**	**$1,821,016**
	ADDL GR FOR EMPL BENEFITS	**$0**	**$0**	**$0**
14.231.000	Emergency Shelter Grants			
3 - 1 - 1	POVERTY-RELATED FUNDS	8,817,205	9,028,982	9,028,982
	TOTAL, ALL STRATEGIES	**$8,817,205**	**$9,028,982**	**$9,028,982**
	ADDL FED FNDS FOR EMPL BENEFITS	39,467	51,152	51,152
	TOTAL, FEDERAL FUNDS	**$8,856,672**	**$9,080,134**	**$9,080,134**
	ADDL GR FOR EMPL BENEFITS	**$0**	**$0**	**$0**
14.239.000	HOME Investment Partnersh			
1 - 1 - 2	HOME PROGRAM	22,857,705	22,825,089	22,681,241
4 - 1 - 2	MONITOR CONTRACT REQUIREMENTS	390,597	374,093	517,941

CFDA NUMBER/ STRATEGY	**EXP 2016**	**EXP 2017**	**BUD 2018**
TOTAL, ALL STRATEGIES	**$23,248,302**	**$23,199,182**	**$23,199,182**
ADDL FED FNDS FOR EMPL BENEFITS	407,122	333,096	333,096
TOTAL, FEDERAL FUNDS	**$23,655,424**	**$23,532,278**	**$23,532,278**
ADDL GR FOR EMPL BENEFITS	**$0**	**$0**	**$0**
14.258.000 Tax Credit Assistance Prgm-Stimulus			
1 - 1 - 2 HOME PROGRAM	7,977,285	5,328,001	5,000,000
TOTAL, ALL STRATEGIES	**$7,977,285**	**$5,328,001**	**$5,000,000**
ADDL FED FNDS FOR EMPL BENEFITS	0	0	0
TOTAL, FEDERAL FUNDS	**$7,977,285**	**$5,328,001**	**$5,000,000**
ADDL GR FOR EMPL BENEFITS	**$0**	**$0**	**$0**
14.275.000 Housing Trust Fund			
1 - 1 - 2 HOME PROGRAM	0	0	4,789,476
TOTAL, ALL STRATEGIES	**$0**	**$0**	**$4,789,476**
ADDL FED FNDS FOR EMPL BENEFITS	0	0	15,000
TOTAL, FEDERAL FUNDS	**$0**	**$0**	**$4,804,476**
ADDL GR FOR EMPL BENEFITS	**$0**	**$0**	**$0**
14.326.000 Sec 811 PRA Demo			
1 - 1 - 5 SECTION 811 PRA	12,008,480	56,054	425,294
TOTAL, ALL STRATEGIES	**$12,008,480**	**$56,054**	**$425,294**
ADDL FED FNDS FOR EMPL BENEFITS	0	0	13,000
TOTAL, FEDERAL FUNDS	**$12,008,480**	**$56,054**	**$438,294**
ADDL GR FOR EMPL BENEFITS	**$0**	**$0**	**$0**

CFDA NUMBER/	STRATEGY	**EXP 2016**	**EXP 2017**	**BUD 2018**
14.871.000	SECTION 8 HOUSING CHOICE VOUCHERS			
1 - 1 - 4	SECTION 8 RENTAL ASSISTANCE	6,317,597	6,483,988	6,250,000
	TOTAL, ALL STRATEGIES	**$6,317,597**	**$6,483,988**	**$6,250,000**
	ADDL FED FNDS FOR EMPL BENEFITS	85,216	79,017	79,017
	TOTAL, FEDERAL FUNDS	**$6,402,813**	**$6,563,005**	**$6,329,017**
	ADDL GR FOR EMPL BENEFITS	**$0**	**$0**	**$0**
81.042.000	Weatherization Assistance			
3 - 2 - 1	ENERGY ASSISTANCE PROGRAMS	5,165,132	5,480,562	5,480,562
	TOTAL, ALL STRATEGIES	**$5,165,132**	**$5,480,562**	**$5,480,562**
	ADDL FED FNDS FOR EMPL BENEFITS	36,317	45,880	45,880
	TOTAL, FEDERAL FUNDS	**$5,201,449**	**$5,526,442**	**$5,526,442**
	ADDL GR FOR EMPL BENEFITS	**$0**	**$0**	**$0**
93.568.000	Low-Income Home Energy As			
3 - 2 - 1	ENERGY ASSISTANCE PROGRAMS	114,644,576	118,304,182	118,304,182
	TOTAL, ALL STRATEGIES	**$114,644,576**	**$118,304,182**	**$118,304,182**
	ADDL FED FNDS FOR EMPL BENEFITS	193,089	170,088	170,088
	TOTAL, FEDERAL FUNDS	**$114,837,665**	**$118,474,270**	**$118,474,270**
	ADDL GR FOR EMPL BENEFITS	**$0**	**$0**	**$0**
93.569.000	Community Services Block			
3 - 1 - 1	POVERTY-RELATED FUNDS	34,162,218	34,201,157	34,139,033
4 - 1 - 2	MONITOR CONTRACT REQUIREMENTS	77,818	38,879	101,003

CFDA NUMBER/ STRATEGY	**EXP 2016**	**EXP 2017**	**BUD 2018**
TOTAL, ALL STRATEGIES	**$34,240,036**	**$34,240,036**	**$34,240,036**
ADDL FED FNDS FOR EMPL BENEFITS	219,621	204,609	204,609
TOTAL, FEDERAL FUNDS	**$34,459,657**	**$34,444,645**	**$34,444,645**
ADDL GR FOR EMPL BENEFITS	**$0**	**$0**	**$0**

SUMMARY LISTING OF FEDERAL PROGRAM AMOUNTS

CFDA NUMBER/ STRATEGY		EXP 2016	EXP 2017	BUD 2018
14.000.002	HUD DU100K90016710	585,601	552,177	300,000
14.228.000	Community Development Blo	2,141,323	2,376,546	1,800,000
14.231.000	Emergency Shelter Grants	8,817,205	9,028,982	9,028,982
14.239.000	HOME Investment Partnersh	23,248,302	23,199,182	23,199,182
14.258.000	Tax Credit Assistance Prgm-Stimulus	7,977,285	5,328,001	5,000,000
14.275.000	Housing Trust Fund	0	0	4,789,476
14.326.000	Sec 811 PRA Demo	12,008,480	56,054	425,294
14.871.000	SECTION 8 HOUSING CHOICE VOUCHERS	6,317,597	6,483,988	6,250,000
81.042.000	Weatherization Assistance	5,165,132	5,480,562	5,480,562
93.568.000	Low-Income Home Energy As	114,644,576	118,304,182	118,304,182
93.569.000	Community Services Block	34,240,036	34,240,036	34,240,036

Agency code: **332** Agency name: Department of Housing and Community Affairs

CFDA NUMBER/ STRATEGY	**EXP 2016**	**EXP 2017**	**BUD 2018**
TOTAL, ALL STRATEGIES	$215,145,537	$205,049,710	$208,817,714
TOTAL , ADDL FED FUNDS FOR EMPL BENEFITS	1,171,404	1,032,001	1,060,001
TOTAL, FEDERAL FUNDS	**$216,316,941**	**$206,081,711**	**$209,877,715**
TOTAL, ADDL GR FOR EMPL BENEFITS	**$0**	**$0**	**$0**

This Page Intentionally Left Blank

Federal Funds Tracking Schedule

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

CFDA 14.000.002 HUD DU100K90016710

Federal FY		Expended SFY 2015	Expended SFY 2016	Expended SFY 2017	Budgeted SFY 2018	Estimated SFY 2019	Estimated SFY 2020	Total	Difference from Award
2015	$541,362	$541,362	$0	$0	$0	$0	$0	$541,362	$0
2016	$585,601	$0	$585,601	$0	$0	$0	$0	$585,601	$0
2017	$552,177	$0	$0	$552,177	$0	$0	$0	$552,177	$0
2018	$300,000	$0	$0	$0	$300,000	$0	$0	$300,000	$0
2019	$300,000	$0	$0	$0	$0	$300,000	$0	$300,000	$0
Total	**$2,279,140**	**$541,362**	**$585,601**	**$552,177**	**$300,000**	**$300,000**	**$0**	**$2,279,140**	**$0**

Empl. Benefit Payment		$146,213	$138,328	$127,143	$127,143	$127,143	$127,143	$793,113

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

Federal FY		Expended SFY 2015	Expended SFY 2016	Expended SFY 2017	Budgeted SFY 2018	Estimated SFY 2019	Estimated SFY 2020	Total	Difference from Award
CFDA 14.228.000 Community Development Blo									
2015	$1,942,839	$1,942,839	$0	$0	$0	$0	$0	$1,942,839	$0
2016	$2,141,323	$0	$2,141,323	$0	$0	$0	$0	$2,141,323	$0
2017	$2,376,546	$0	$0	$2,376,546	$0	$0	$0	$2,376,546	$0
2018	$1,800,000	$0	$0	$0	$1,800,000	$0	$0	$1,800,000	$0
2019	$1,800,000	$0	$0	$0	$0	$1,000,000	$800,000	$1,800,000	$0
Total	**$10,060,708**	**$1,942,839**	**$2,141,323**	**$2,376,546**	**$1,800,000**	**$1,000,000**	**$800,000**	**$10,060,708**	**$0**

Empl. Benefit Payment	$126,764	$52,244	$21,016	$21,016	$21,016	$21,016	$263,072

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

Federal FY		Expended SFY 2015	Expended SFY 2016	Expended SFY 2017	Budgeted SFY 2018	Estimated SFY 2019	Estimated SFY 2020	Total	Difference from Award
CFDA 14.231.000 Emergency Shelter Grants									
2013	$6,944,311	$2,009,474	$1,669,735	$0	$0	$0	$0	$3,679,209	$3,265,102
2014	$8,239,076	$7,145,035	$920,126	$0	$0	$0	$0	$8,065,161	$173,915
2015	$8,891,395	$71,631	$6,130,854	$2,688,910	$0	$0	$0	$8,891,395	$0
2016	$8,817,205	$0	$0	$6,436,432	$2,104,301	$276,472	$0	$8,817,205	$0
2017	$9,028,982	$0	$0	$0	$6,500,000	$2,000,000	$528,982	$9,028,982	$0
2018	$9,028,982	$0	$0	$0	$0	$6,500,000	$2,000,000	$8,500,000	$528,982
2019	$9,028,982	$0	$0	$0	$0	$0	$6,500,000	$6,500,000	$2,528,982
Total	**$59,978,933**	**$9,226,140**	**$8,720,715**	**$9,125,342**	**$8,604,301**	**$8,776,472**	**$9,028,982**	**$53,481,952**	**$6,496,981**
Empl. Benefit Payment		$51,814	$39,467	$51,152	$51,152	$51,152	$51,152	$295,889	

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

CFDA 14.239.000 HOME Investment Partnersh

Federal FY		**Expended SFY 2015**	**Expended SFY 2016**	**Expended SFY 2017**	**Budgeted SFY 2018**	**Estimated SFY 2019**	**Estimated SFY 2020**	**Total**	**Difference from Award**
2010	$43,593,825	$11,821,269	$0	$0	$0	$0	$0	$11,821,269	$31,772,556
2011	$39,180,788	$5,004,017	$7,699,414	$0	$0	$0	$0	$12,703,431	$26,477,357
2012	$24,284,636	$7,463,009	$2,323,773	$2,303,533	$0	$0	$0	$12,090,315	$12,194,321
2013	$24,029,941	$5,924,796	$4,982,185	$5,967,752	$951,278	$0	$0	$17,826,011	$6,203,930
2014	$24,483,424	$2,320,501	$8,214,416	$7,402,481	$5,575,863	$970,163	$0	$24,483,424	$0
2015	$21,575,627	$0	$1,825,861	$2,655,342	$3,458,984	$8,817,720	$4,817,720	$21,575,627	$0
2016	$23,248,302	$0	$0	$1,984,655	$2,154,646	$6,615,891	$4,431,847	$15,187,039	$8,061,263
2017	$23,199,182	$0	$0	$0	$7,182,788	$5,598,185	$6,615,891	$19,396,864	$3,802,318
2018	$23,199,182	$0	$0	$0	$0	$2,043,672	$5,598,185	$7,641,857	$15,557,325
2019	$23,199,182	$0	$0	$0	$0	$0	$2,043,672	$2,043,672	$21,155,510
Total	**$269,994,089**	**$32,533,592**	**$25,045,649**	**$20,313,763**	**$19,323,559**	**$24,045,631**	**$23,507,315**	**$144,769,509**	**$125,224,580**

Empl. Benefit Payment	$510,453	$407,122	$333,096	$333,096	$333,096	$333,096	$2,249,959	

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

CFDA 14.258.000 Tax Credit Assistance Prgm-Stimulus

Federal FY		Expended SFY 2015	Expended SFY 2016	Expended SFY 2017	Budgeted SFY 2018	Estimated SFY 2019	Estimated SFY 2020	Total	Difference from Award
2015	$5,963,505	$5,963,505	$0	$0	$0	$0	$0	$5,963,505	$0
2016	$7,977,285	$0	$1,800,000	$4,000,000	$2,177,285	$0	$0	$7,977,285	$0
2017	$5,328,001	$0	$0	$0	$4,200,000	$1,128,001	$0	$5,328,001	$0
2018	$5,000,000	$0	$0	$0	$0	$4,200,000	$800,000	$5,000,000	$0
2019	$5,000,000	$0	$0	$0	$0	$0	$4,200,000	$4,200,000	$800,000
Total	**$29,268,791**	**$5,963,505**	**$1,800,000**	**$4,000,000**	**$6,377,285**	**$5,328,001**	**$5,000,000**	**$28,468,791**	**$800,000**

	Expended SFY 2015	Expended SFY 2016	Expended SFY 2017	Budgeted SFY 2018	Estimated SFY 2019	Estimated SFY 2020	Total
Empl. Benefit Payment	$0	$0	$0	$0	$0	$0	$0

Federal FY		Expended SFY 2015	Expended SFY 2016	Expended SFY 2017	Budgeted SFY 2018	Estimated SFY 2019	Estimated SFY 2020	Total	Difference from Award
CFDA 14.275.000 Housing Trust Fund									
2018	$4,789,476	$0	$0	$0	$1,000,000	$2,500,000	$1,289,476	$4,789,476	$0
2019	$4,789,476	$0	$0	$0	$0	$1,500,000	$2,900,000	$4,400,000	$389,476
Total	**$9,578,952**	**$0**	**$0**	**$0**	**$1,000,000**	**$4,000,000**	**$4,189,476**	**$9,189,476**	**$389,476**

	Expended SFY 2015	Expended SFY 2016	Expended SFY 2017	Budgeted SFY 2018	Estimated SFY 2019	Estimated SFY 2020	Total
Empl. Benefit Payment	$0	$0	$0	$15,000	$15,000	$15,000	$45,000

Agency code: **332**   Agency name: **Department of Housing and Community Affairs**

CFDA 14.326.000 Sec 811 PRA Demo

Federal FY		Expended SFY 2015	Expended SFY 2016	Expended SFY 2017	Budgeted SFY 2018	Estimated SFY 2019	Estimated SFY 2020	Total	Difference from Award
2012	$12,342,000	$5,550	$8,480	$56,054	$83,294	$2,200,000	$2,200,000	$4,553,378	$7,788,622
2013	$0	$0	$0	$0	$0	$0	$0	$0	$0
2014	$0	$0	$0	$0	$0	$0	$0	$0	$0
2015	$0	$0	$0	$0	$0	$0	$0	$0	$0
2016	$12,000,000	$0	$0	$0	$342,000	$1,500,000	$1,500,000	$3,342,000	$8,658,000
2017	$0	$0	$0	$0	$0	$0	$0	$0	$0
2018	$0	$0	$0	$0	$0	$0	$0	$0	$0
2019	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total	**$24,342,000**	**$5,550**	**$8,480**	**$56,054**	**$425,294**	**$3,700,000**	**$3,700,000**	**$7,895,378**	**$16,446,622**

Empl. Benefit Payment	$0	$0	$0	$13,000	$13,000	$13,000	$39,000

CFDA 14.871.000 SECTION 8 HOUSING CHOICE VOUCHERS

Federal FY		**Expended SFY 2015**	**Expended SFY 2016**	**Expended SFY 2017**	**Budgeted SFY 2018**	**Estimated SFY 2019**	**Estimated SFY 2020**	**Total**	**Difference from Award**
2014	$5,712,457	$2,012,982	$0	$0	$0	$0	$0	$2,012,982	$3,699,475
2015	$5,896,778	$3,856,797	$2,039,981	$0	$0	$0	$0	$5,896,778	$0
2016	$6,317,597	$0	$4,277,615	$2,039,982	$0	$0	$0	$6,317,597	$0
2017	$6,483,988	$0	$0	$4,444,006	$2,039,982	$0	$0	$6,483,988	$0
2018	$6,250,000	$0	$0	$0	$4,210,018	$2,039,982	$0	$6,250,000	$0
2019	$6,250,000	$0	$0	$0	$0	$4,210,018	$2,039,982	$6,250,000	$0
Total	**$36,910,820**	**$5,869,779**	**$6,317,596**	**$6,483,988**	**$6,250,000**	**$6,250,000**	**$2,039,982**	**$33,211,345**	**$3,699,475**

Empl. Benefit Payment	$76,746	$85,216	$79,017	$79,017	$79,017	$79,017	$478,030

CFDA 81.042.000 Weatherization Assistance

Federal FY		Expended SFY 2015	Expended SFY 2016	Expended SFY 2017	Budgeted SFY 2018	Estimated SFY 2019	Estimated SFY 2020	Total	Difference from Award
2013	$4,289,956	$2,707,698	$0	$0	$0	$0	$0	$2,707,698	$1,582,258
2014	$4,284,475	$2,935,369	$1,349,106	$0	$0	$0	$0	$4,284,475	$0
2015	$4,657,454	$0	$4,489,088	$168,366	$0	$0	$0	$4,657,454	$0
2016	$5,165,132	$0	$0	$4,762,802	$402,330	$0	$0	$5,165,132	$0
2017	$5,480,562	$0	$0	$0	$5,085,011	$395,551	$0	$5,480,562	$0
2018	$5,480,562	$0	$0	$0	$0	$5,000,000	$480,562	$5,480,562	$0
2019	$5,480,562	$0	$0	$0	$0	$0	$5,000,000	$5,000,000	$480,562
Total	**$34,838,703**	**$5,643,067**	**$5,838,194**	**$4,931,168**	**$5,487,341**	**$5,395,551**	**$5,480,562**	**$32,775,883**	**$2,062,820**

Empl. Benefit Payment	$39,876	$36,317	$45,880	$45,880	$45,880	$45,880	$259,713

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

CFDA 93.568.000 Low-Income Home Energy As

Federal FY		Expended SFY 2015	Expended SFY 2016	Expended SFY 2017	Budgeted SFY 2018	Estimated SFY 2019	Estimated SFY 2020	Total	Difference from Award
2013	$127,064,242	$1,953,633	$0	$0	$0	$0	$0	$1,953,633	$125,110,609
2014	$128,951,355	$78,255,894	$0	$0	$0	$0	$0	$78,255,894	$50,695,461
2015	$117,472,748	$45,500,925	$71,971,823	$0	$0	$0	$0	$117,472,748	$0
2016	$114,644,576	$0	$52,262,329	$62,382,247	$0	$0	$0	$114,644,576	$0
2017	$118,304,182	$0	$0	$54,245,413	$64,058,769	$0	$0	$118,304,182	$0
2018	$118,304,182	$0	$0	$0	$55,000,000	$63,304,182	$0	$118,304,182	$0
2019	$118,304,182	$0	$0	$0	$0	$55,000,000	$63,304,182	$118,304,182	$0
Total	**$843,045,467**	**$125,710,452**	**$124,234,152**	**$116,627,660**	**$119,058,769**	**$118,304,182**	**$63,304,182**	**$667,239,397**	**$175,806,070**

Empl. Benefit Payment	$205,899	$193,089	$170,088	$170,088	$170,088	$170,088	$1,079,340

Agency code: **332** Agency name: **Department of Housing and Community Affairs**

Federal FY		**Expended SFY 2015**	**Expended SFY 2016**	**Expended SFY 2017**	**Budgeted SFY 2018**	**Estimated SFY 2019**	**Estimated SFY 2020**	**Total**	**Difference from Award**
CFDA 93.569.000 Community Services Block									
2014	$31,980,494	$20,845,223	$0	$0	$0	$0	$0	$20,845,223	$11,135,271
2015	$32,267,297	$9,326,989	$22,940,308	$0	$0	$0	$0	$32,267,297	$0
2016	$34,240,036	$0	$7,411,492	$26,828,544	$0	$0	$0	$34,240,036	$0
2017	$34,240,036	$0	$0	$6,376,086	$27,863,950	$0	$0	$34,240,036	$0
2018	$34,240,036	$0	$0	$0	$6,500,000	$27,740,036	$0	$34,240,036	$0
2019	$34,240,036	$0	$0	$0	$0	$6,500,000	$27,740,036	$34,240,036	$0
Total	**$201,207,935**	**$30,172,212**	**$30,351,800**	**$33,204,630**	**$34,363,950**	**$34,240,036**	**$27,740,036**	**$190,072,664**	**$11,135,271**

Empl. Benefit Payment	$177,436	$219,621	$204,609	$204,609	$204,609	$204,609	$1,215,493	

Estimated Revenue Collections
Supporting Schedule

FUND/ACCOUNT	Exp 2016	Exp 2017	Bud 2018
666 Appropriated Receipts			
Beginning Balance (Unencumbered):	$0	$0	$0
Estimated Revenue:			
3158 Manufactured Housing Trng Fees	105,900	104,400	113,820
3159 Mfg Housing Certificate - Title	3,393,734	3,382,652	3,467,597
3160 Mfg/Ind Housing Reg Fees	853,855	769,360	854,970
3161 Mfg/Ind Housing Inspect Fees	1,462,416	1,496,472	1,482,845
3163 Penalties Mfg/Ind Housing Violation	21,976	9,540	25,872
3573 Health Licenses for Camps	0	0	10,250
3719 Fees/Copies or Filing of Records	71	275	85
3802 Reimbursements-Third Party	140,898	76,503	148,318
Subtotal: Estimated Revenue	5,978,850	5,839,202	6,103,757
Total Available	**$5,978,850**	**$5,839,202**	**$6,103,757**
DEDUCTIONS:			
Expended/Budgeted/Requested	(4,259,155)	(4,077,183)	(4,941,450)
Trasnfer Employee Benefits	(823,116)	(669,396)	(787,027)
Total, Deductions	**$(5,082,271)**	**$(4,746,579)**	**$(5,728,477)**
Ending Fund/Account Balance	**$896,579**	**$1,092,623**	**$375,280**

REVENUE ASSUMPTIONS:

Increase in revenues associated with licensing/registration fees in even fiscal years reflects the implementation of provisions of House Bill (HB) 460, 80th Texas Legislature, which requires that new and existing licensees (comp object - 3160) renewed every two years rather than annually, resulting in biennial fluctuations. It is anticipated that the current and projected revenue collections will be sufficient to meet the expenditure figures reflected under Goal E and other estimated appropriations for Rider 4.

Not reflected in FY 2016-17 above is an estimated $10,250 per year associated with migrant labor housing inspection and licensing fees. TDHCA did not have appropriation authority for these fees during this period and therefore could not retain them. During this period, TDHCA transferred the funds into General Revenue through Revenue Object 3573 - Health Licenses for Camp - Migrant Labor. The FY 2018-19 GAA provides TDHCA appropriation authority for the fees up $10,250 per year as outlined in Rider 15 of TDHCA's bill pattern. Anticipated fees collected are noted in FY 2018.

CONTACT PERSON:

Kassu Asfaw and Elena Peinado

FUND/ACCOUNT	**Exp 2016**	**Exp 2017**	**Bud 2018**
888 Earned Federal Funds			
Beginning Balance (Unencumbered):	$0	$0	$0
Estimated Revenue:			
3702 Fed Receipts-Earned Federal Funds	1,758,323	1,765,025	1,812,769
3851 Interest on St Deposits & Treas Inv	28,241	5,669	31,000
Subtotal: Estimated Revenue	1,786,564	1,770,694	1,843,769
Total Available	**$1,786,564**	**$1,770,694**	**$1,843,769**
DEDUCTIONS:			
Expended/Budgeted/Requested	(1,688,919)	(1,692,889)	(1,770,863)
Transfer Employee Benefits	(58,087)	(60,149)	(62,883)
Total, Deductions	**$(1,747,006)**	**$(1,753,038)**	**$(1,833,746)**
Ending Fund/Account Balance	**$39,558**	**$17,656**	**$10,023**

REVENUE ASSUMPTIONS:

CONTACT PERSON:

Ernie Palacios and Kristina Vavra

This Page Intentionally Left Blank

Homeland Security Funding Schedule

IV.E HOMELAND SECURITY FUNDING SCHEDULE - PART B NATURAL OR MAN-MADE DISASTERS

DATE: 12/1/2017
TIME: 3:32:53PM

85th Regular Session, Fiscal Year 2018 Operating Budget
Automated Budget and Evaluation System of Texas (ABEST)

Agency code: **332** Agency name: **Dept Housing-Comm Affairs**

CODE	DESCRIPTION	EXP 2016	EXP 2017	BUD 2018
OBJECTS OF EXPENSE				
4000	GRANTS	$373,656	$5,556	$4,115,531
TOTAL, OBJECTS OF EXPENSE		**$373,656**	**$5,556**	**$4,115,531**
METHOD OF FINANCING				
127	Community Affairs Fed Fd			
	CFDA 14.231.000, Emergency Shelter Grants	$0	$0	$261,827
	CFDA 14.239.000, HOME Investment Partnersh	$218,656	$5,556	$128,464
	CFDA 93.568.000, Low-Income Home Energy As	$0	$0	$97,962
	CFDA 93.569.000, Community Services Block	$155,000	$0	$3,627,278
	Subtotal, MOF (Federal Funds)	$373,656	$5,556	$4,115,531
TOTAL, METHOD OF FINANCE		**$373,656**	**$5,556**	**$4,115,531**
FULL-TIME-EQUIVALENT POSITIONS				
FUNDS PASSED THROUGH TO LOCAL ENTITIES (Included in amounts above)		**$373,657**	**$5,556**	**$4,115,532**

NO FUNDS WERE PASSED THROUGH TO OTHER STATE AGENCIES OR INSTITUTIONS OF HIGHER EDUCATION

CODE	DESCRIPTION	EXP 2016	EXP 2017	BUD 2018

USE OF HOMELAND SECURITY FUNDS

Through its federal programs, TDHCA provides limited funding to address needs associated with man-made & natural disasters as follows: Through the HOME Investments Partnership ("HOME") Program (Strategy 1.1.2), TDHCA provided rental assistance and home repair/reconstruction to households affected by Dolly, the West explosion, the Bastrop wildfire, flooding in El Paso, and house fires in Prairie View & Ennis in 2016-17. HOME 2018 funding reflects funds committed as of 11/13/17 to provide rental assistance to specific households affected by Harvey; it is anticipated that additional HOME disaster funds will be committed and expended prior to the end of the year. Through the Emergency Solutions Grant ("ESG") Program (Strategy C.1.1), TDHCA anticipates expending $261,827 to provide rapid rehousing and essential services in areas affected by Harvey. Through its Community Services Block Grant ("CSBG") Program (Strategy C.1.1.) TDHCA provided vouchers for essentials such as food, clothing, and shelter to communities affected by heavy rains in 2016 and by Harvey. 2016 CSBG funds reflect actual expenditures while 2018 funds reflect anticipated expenditures. Through the Low Income Home Energy Assistance Program ("LIHEAP") (Strategy C.2.1), TDHCA has provided utility assistance to households affected by Harvey in Harris County. LIHEAP FY 2018 reflects informal estimates as of 10/30/17. TDHCA anticipates additional LIHEAP expenditures in FY 2018. LIHEAP can also be used for be used for motel/hotel vouchers under certain circumstances. Expenditures shown under this schedule reflect only expenditures or anticipated expenditures from funds set aside for disaster for these programs. The figures do not reflect total funds set aside for disaster from each program. Program expenditures related to assistance to disaster victims using regular program funding are not included.

IV.E HOMELAND SECURITY FUNDING SCHEDULE - PART B NATURAL OR MAN-MADE DISASTERS

Funds Passed through to Local Entities

85th Regular Session, Fiscal Year 2018 Operating Budget
Automated Budget and Evaluation System of Texas (ABEST)

Agency code: **332** Agency name: **Dept Housing-Comm Affairs**

CODE DESCRIPTION	EXP 2016	EXP 2017	BUD 2018
METHOD OF FINANCE			
127 Community Affairs Fed Fd			
CFDA 14.231.000Emergency Shelter Grants			
ACAM - Houston/Harris County	$0	$0	$73,034
Mid-Coast Family Services- Victoria	$0	$0	$105,071
SEARCH - Houston/Harris County	$0	$0	$83,723
CFDA Subtotal	$0	$0	$261,828
CFDA 14.239.000HOME Investment Partnersh			
City of Lyford	$7,765	$0	$0
City of Socorro	$40,915	$5,556	$0
Coastal Bend Center for Independent Living	$0	$0	$102,872
Combined Community Action, Inc.	$16,372	$0	$0
Economic Opportunities Advancement Corporation o	$8,632	$0	$0
New Braunfels Community Resources	$0	$0	$25,592
WREM Literacy Group	$144,973	$0	$0
CFDA Subtotal	$218,657	$5,556	$128,464
CFDA 93.568.000Low-Income Home Energy As			
Baker Ripley	$0	$0	$97,962
CFDA Subtotal	$0	$0	$97,962
CFDA 93.569.000Community Services Block			
Brazos Valley CAA	$50,000	$0	$374,020
CA Corp of South Texas	$0	$0	$150,000
CAC Victoria	$0	$0	$450,000
CC South Central	$0	$0	$50,000
Combined CAA	$10,000	$0	$150,000

IV.E HOMELAND SECURITY FUNDING SCHEDULE - PART B NATURAL OR MAN-MADE DISASTERS

Funds Passed through to Local Entities

85th Regular Session, Fiscal Year 2018 Operating Budget
Automated Budget and Evaluation System of Texas (ABEST)

Agency code: **332** Agency name: **Dept Housing-Comm Affairs**

CODE	DESCRIPTION	EXP 2016	EXP 2017	BUD 2018
	EAC Gulf Coast	$0	$0	$50,000
	Galveston County CAA	$0	$0	$424,708
	GETCAP	$0	$0	$100,000
	Gulf Coast CSA	$95,000	$0	$1,268,311
	Nueces County CAA	$0	$0	$176,710
	SETRPC	$0	$0	$233,529
	Tri-County CAA	$0	$0	$200,000
	CFDA Subtotal	$155,000	$0	$3,627,278
	Subtotal MOF, (Federal Funds)	$373,657	$5,556	$4,115,532
TOTAL		**$373,657**	**$5,556**	**$4,115,532**

IV.E HOMELAND SECURITY FUNDING SCHEDULE - PART B NATURAL OR MAN-MADE DISASTERS

Funds Passed through to State Agencies

85th Regular Session, Fiscal Year 2018 Operating Budget

Automated Budget and Evaluation System of Texas (ABEST)

DATE: 12/1/2017
TIME: 3:32:53PM

Agency code: **332** Agency name: **Dept Housing-Comm Affairs**

CODE	**DESCRIPTION**	**EXP 2016**	**EXP 2017**	**BUD 2018**

ACTION ITEMS

3a

BOARD REPORT ITEM
INTERNAL AUDIT DIVISION
December 14, 2017

Presentation and discussion of the Internal Audit report "Review of Contract for Deed Conversion Program"

3b

BOARD REPORT ITEM
INTERNAL AUDIT DIVISION
December 14, 2017

Report of the Meeting of the Audit and Finance Committee

REPORT ITEM

Verbal repot

4

BOARD ACTION REQUEST

INTERNAL AUDIT DIVISION

December 14, 2017

Presentation, Discussion and Possible Action on Acceptance of the External Peer Review of the Internal Audit Division.

RECOMMENDED ACTION

WHEREAS, the Texas Internal auditing Act (Texas Government Code Chapter 2102) and Audit Standards require periodic external reviews of a state agency's program of internal auditing, and TDHCA has accordingly procured a comprehensive peer review from the audit firm Postlethwaite & Netterville (P&N), and P&N has completed the review and presented the report on the peer review;

NOW, therefore, it is hereby

RESOLVED, the peer review report from P&N is accepted.

BACKGROUND

Periodic external reviews of an agency's program of internal auditing are required by the Texas Internal Auditing Act (Texas Government Code Chapter 2102) and by the *International Standards for the professional practice of Internal Auditing* (Standards).

5

BOARD ACTION REQUEST
MULTIFAMILY FINANCE DIVISION
DECEMBER 14, 2017

Presentation, discussion, and possible action on an order adopting the amended 10 TAC Chapter 13 concerning the Multifamily Direct Loan Program Rule, and directing its publication in the *Texas Register*.

RECOMMENDED ACTION

WHEREAS, the Department will be administering at least four sources of funds from which it plans to make Multifamily Direct Loan awards in 2018; and

WHEREAS, in an effort to make commitment and expenditure of these funds efficient and enhance their effectiveness in achieving policy objectives, the Department has proposed this amended Multifamily Direct Loan Rule;

NOW, therefore, it is hereby

RESOLVED, that the final order adopting the proposed 10 TAC Chapter 13, concerning the Multifamily Direct Loan Rule, together with the preamble presented to this meeting, is approved for publication in the *Texas Register*; and

FURTHER RESOLVED, that the Executive Director and his designees be and each of them are hereby authorized, empowered, and directed, for and on behalf of the Department, to cause the proposed Multifamily Direct Loan Rule together with the preamble in the form presented to this meeting, to be published in the *Texas Register* and, in connection therewith, make such non-substantive technical corrections as they may deem necessary to effectuate the foregoing.

BACKGROUD

The Board approved the proposed draft of the amended 10 TAC Chapter 13 regarding the Multifamily Direct Loan Rule at the Board meeting of October 12, 2017, to be published in the *Texas Register* for public comment. In keeping with the requirements of the Administrative Procedures Act, staff has reviewed all comments received and provided a reasoned response to these comments.

Preamble, Reasoned Response, and Amended Rule

The Texas Department of Housing and Community Affairs (the "Department") adopts the amended 10 TAC Chapter 13, concerning the Multifamily Direct Loan Rule. Several sections of the Rule are being adopted with changes to text as published in the October 27, 2017 issue of the *Texas Register* (42 TexReg 5962). 10 TAC Chapter 13 will be published to the *Texas Register* in its entirety.

REASONED JUSTIFICATION. The Department finds that the adoption of the rule will result in a more consistent approach to governing multifamily activity financed with the Department's loans, determining how applications are prioritized, how applications may score points, the post-award process including loan closing and disbursement requests, and the type of amendments that can be requested under the Multifamily Direct Loan program. The comments and responses include both administrative clarifications and revisions to the Multifamily Direct Loan Rule based on the comments received. After each comment title, numbers are shown in parentheses. These numbers refer to the person or entity that made the comment as reflected at the end of the reasoned response. No comments resulted in recommended language changes to the Draft Multifamily Direct Loan Rule as presented to the Board in October.

SUMMARY OF PUBLIC COMMENT AND STAFF RECOMMENDATIONS

Public comments were accepted through November 27, 2017, and are included in the following pages.

STATUTORY AUTHORITY: The new sections are adopted pursuant to Texas Government Code §2306.053, which authorizes the Department to adopt rules.

The new sections affect no other statutes, articles or codes.

13.1 Purpose.
13.2 Definitions.
13.3 General Loan Requirements.
13.4 Set-asides, Regional Allocation, and Priorities
13.5 Award Process
13.6 Scoring Criteria
13.7 Maximum Funding Requests
13.8 Loan Structure and Underwriting Requirements
13.9 Construction Standards
13.10 Development and Unit Requirements
13.11 Post-Award Requirements
13.12 Pre-Closing Amendments to Direct Loan Terms

Commenter 1: Foundation Communities

1. §13.5(c)(1) – Award Process: Applications

COMMENT SUMMARY: Commenter (1) states that the proposed environmental clearance language to be included in a Purchase Contract or site control agreement submitted with the Application is burdensome on applicants, especially when the funds that may be awarded may not require environmental clearance. Commenter (1) proposes that this requirement be removed where not applicable.

STAFF RESPONSE: In response to Commenter (1), staff does not have the authority to remove or alter that requirement since the ultimate funding source may not be known at the time of application. Moreover, environmental clearance is required for all funding sources except TCAP Repayment Funds – which typically comprise approximately one third of the total amount available in a NOFA. And with the ability to use HOME funds in Individual Assistance counties (including Participating Jurisdictions which have typically been excluded from using HOME funds) in 2018, the Department will attempt to utilize federal funds that have strict commitment and expenditure deadlines before using TCAP RF to the extent possible.

Staff recommends no changes based on this comment.

2. §13.11(o)(1) – Post Award Requirements: Guarantees

COMMENT SUMMARY: Commenter (1) requested that the guarantee language that was added to this section of the Rule be modified to account for nonprofit organizations that do not have individuals within the limited partnership structure for tax credit layered transactions. The commenter stated that since nonprofits do not have any individuals that can personally guarantee a Direct Loan, nonprofit sponsors should be considered an acceptable guarantor. Commenter (1) proposes adding “Development Sponsor” as an alternative provider of a guarantee and striking the reference to “personal” guaranty.

STAFF RESPONSE: Staff does not believe any change is needed. The conditions which trigger the guaranty require the presence of an individual with legal power to exercise control.

Staff recommends no changes based on this comment.

TEXAS ADMINISTRATIVE CODE: ~~As in effect on 09/11/2017.~~

TITLE 10 COMMUNITY DEVELOPMENT

PART 1 TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

CHAPTER 13 MULTIFAMILY DIRECT LOAN RULE

§13.1 Purpose

(a) Authority. The rules in this Chapter apply to the funds provided to Multifamily Developments through the Multifamily Direct Loan Program ("MFDL" or "Direct Loan Program") by the Texas Department of Housing and Community Affairs ("Department"). Notwithstanding anything in this Chapter to the contrary, loans and grants issued to finance the Development of multifamily rental housing are subject to the requirements of the laws of the State of Texas, including but not limited to Tex. Gov't Code, Chapter 2306 (sometimes referred to as the “State Act”), and federal law pursuant to the requirements of Title II of the Cranston-Gonzalez National Affordable Housing Act, Division B, Title III of the Housing and Economic Recovery Act (HERA) of 2008 - Emergency Assistance for the Redevelopment of Abandoned and Foreclosed Homes, Section 1497 of the Dodd-Frank Wall Street Reform and Consumer Protection Act: Additional Assistance for Neighborhood Stabilization Programs, Title I of the Housing and Economic Recovery Act of 2008, Section 1131 (Public Law 110-289), and the implementing regulations 24 CFR Part 91, Part 92, and Part 93, as they may be applicable to a specific fund source. The Department is authorized to administer Direct Loan Program funds pursuant to Tex Gov't Code Chapter 2306, Subchapter I, Housing Finance Division.

(b) General. This Chapter applies to an award of MFDL funds by the Department and establishes the general requirements associated with the application and award process for such funds. Applicants pursuing MFDL assistance from the Department are required to certify, among other things, that they have familiarized themselves with all applicable rules that govern that specific program including, but not limited to this Chapter, Chapter 1 (relating to Administration), Chapter 2 (relating to Enforcement), Chapter 8 (relating to Section 811 PRA Program), and Chapter 10 of this Title (relating to Uniform Multifamily Rules). Chapter 11 of this Title (relating to Housing Tax Credit Program Qualified Allocation Plan ("QAP")) and Chapter 12 of this Title (relating to Multifamily Housing Revenue Bond Rules) will apply if MFDL funds are layered with those other Department programs. The Applicant is also required to certify that it is familiar with any other federal, state, or local financing sources that it~~i~~ identifies in its Application. Any conflict with rules regulations, or statutes will be resolved on a case by case basis that allows for compliance with all requirements. Conflicts that cannot be resolved may result in Application ineligibility.

(c) Waivers. Requests for waivers of any program rules or requirements must be made in accordance with §10.207 of this title (relating to Waiver of Rules for Applications) and as limited by the rules in this Chapter. In no instance will the Department consider a waiver request that would violate federal program requirements or state or federal statute.

§13.2 Definitions

The following words and terms, when used in this Chapter, shall have the following meanings, unless the context clearly indicates otherwise. Any capitalized terms not specifically mentioned in this section shall have the meaning as defined in Tex. Gov't Code, Chapter 2306, §§141, 142, and 145 of the Internal Revenue Code, 24 CFR Part 91, Part 92, Part 93 and 2 CFR Part 200, and Chapter 10 of this Title (relating to Uniform Multifamily Rules).

(1) *Annual Income or Annual Incomes* means "annual income" as defined at 24 CFR §5.609, which includes but is not limited to the list of income in HUD Handbook 4350, and specifically excludes those items listed in HUD's Updated List of Federally Mandated Exclusions from Income.

Formatted: Indent: Left: 0", First line: 0", Tab stops: 0", List tab + Not at 0.75"

(2) *Choice limiting activity*~~—~~ means any transfer of title that occurs prior to a Development

obtaining environmental clearance after an application for federal funds (HOME, NSP, and NHTF) has been submitted. Choice limiting activities also include closing on loans including loans for interim financing, signing of a contract, and commencing construction. *Construction Completion* means that title transfer requirements and construction work have been performed as reflected by the Development's certificate(s) of occupancy and Certificate of Substantial Completion (AIA Form G704) and the final drawdown of funds has been disbursed. In addition, for Developments not layered with Housing Tax Credits, Construction Completion means all modifications requested as a result of the Department's Final Construction Inspection were cleared as evidenced by receipt of the Closed Final Development Inspection Letter.

(3) *Community Housing Development Organization (CHDO*~~)—~~) means a private nonprofit organization that has experience developing and/or owning affordable rental housing and that meets the requirements in 24 CFR Part 92 for purposes of receiving HOME funds under the CHDO set-aside. In addition, a member of a CHDO's board cannot be a Principal of the development beyond his/her role as a board member of the CHDO or be an employee of the development team, and may not receive financial benefit other than reimbursement of expenses from the CHDO (*e.g*., a voting board member cannot also be a paid executive

(4) "*Federal Affordability Period*" means the period commencing on the date of Construction Completion and ending on the date which is the required number of years as defined by the federal program from the date of Construction Completion

(5) *HOME Match-Eligible Unit* means a Unit in the Development that is not assisted with HOME Program funds, but would qualify as eligible for Match under 24 CFR Part 92. Unless otherwise identified by the provisions in the NOFA, TCAP-RF funds and matching contribution on NSP and NHTF Developments must be used on HOME-Match Eligible Units.

(6) *Land Use Restriction ("LURA") Term* means the period commencing on the effective date of the LURA and ending on the date which is the greater of the loan term or 30 years.

(7) *Matching contribution (Match*~~)—~~) means a contribution to a Development from nonfederal sources that may be in the form of one or more of the following:

a. Cash contribution (grant), except for cash contributions made by investors in a limited partnership or other business entity subject to pass through tax benefits in a tax credit transaction or owner equity (including deferred developer fee);

b. Reduced fees or donated labor from certain eligible contractors, subcontractors, architects, attorneys, engineers, excluding any contributions from a party related to the Developer or Owner;

c. Net present value of yield foregone from a below market interest rate loan as described in CPD Notice 97-03;

d. Waived or reduced fees from cities or counties not related to the Applicant in connection with the proposed Development;

e. Donated land or land sold below market value, as evidenced by a third party appraisal, from an unrelated party.

(8) *Relocation Plan* means a residential anti-displacement and relocation assistance plan which (i) includes provisions consistent with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42 U.S.C. §§4601-4655), implementing regulations at 49 CFR Part 24, and policy guidance in Real Estate Acquisition and Relocation Policy and Guidance (HUD Handbook 1378) and the TDHCA Relocation Handbook; and in some HOME and NSP funded developments Section 104(d) of the Housing and Community Development Act of 1974, as amended and 24 CFR Part 42 (as modified for NSP), and (ii) is in form and substance consistent with requirements of

the Department.

(9) *Section 234 Condominium Housing basic mortgage limits ("234 Condo Limits")* means the per-unit subsidy limits for all MFDL funding. These limits take into account whether or not a Development is elevator served and any local conditions that may make development of multifamily housing more or less expensive in a given metropolitan statistical area. Currently, the high cost percentage adjustment applicable to the 234 Condo Limits for HUD's Fort Worth Multifamily Hub is applicable for all Developments that TDHCA finances through the MFDL Program.

(10) *State Affordability Period* means the LURA Term as described in the MFDL contract and loan documents and as required by Department in accordance with the State Act which is usually an additional period after the Federal Affordability Period.

§13.3 General Loan Requirements

(a) Direct Loan funds may be made available through a Notice of Funding Availability ("NOFA") or other similar governing document that includes the basic Application and funding requirements

(b) Direct loan funds may not be awarded if an underwriting report that has been issued by the Department Real Estate Analysis Division has become final and concludes that the Development does not need the MDFL funding for which it has applied because it is over sourced. ~~[need to address funding to accelerate payment of developer fee?]~~

(c) Direct Loan funds are composed of annual HOME and National Housing Trust Fund allocations from HUD, repayment of TCAP loans, HOME Program Income, NSP Program Income, and any other similarly encumbered funding that may become available by Board action, except as otherwise noted in this Chapter. Similar funds include any funds that are required to be to be loaned or granted for the development of multifamily property and are not governed by another Chapter in this Title.

(d) Direct Loan funds may be used for the acquisition, new construction, reconstruction, or rehabilitation of affordable housing with suitable amenities, including real property acquisition, site improvements, conversion, demolition, or operating cost reserves, all subject to HUD guidance. Other expenses, such as financing costs, relocation expenses of any displaced persons, families, businesses, or organizations may be included. MFDL funds may be used to assist directly distressed developments previously funded by the Department when approved by specific action of the Department's Governing Board ("Board").

(e) While all costs associated with the Development and known by the sponsor must be disclosed as part of the Application, costs ineligible for reimbursement with Direct Loan funds in accordance with 24 CFR Part 91, Part 92, Part 93, and 2 CFR Part 200, as federally required or identified in the NOFA include but are not limited to:

(1) Offsite costs;

(2) Stored Materials;

(3) Site Amenities;

(4) Detached Community Buildings;

(5) Carports and/or garages;

(6) Parking garages;

(7) Swimming pools;

(8) Commercial Space costs;

(9) Reserve accounts not related to NHTF;

(10) TDHCA fees;

(11) Syndication and organizational costs;

(12) Delinquent fees, taxes, or charges;

(13) Costs incurred more than 24 months prior to the effective date of the Direct Loan Contract unless the Application is awarded TCAP Loan Repayment funds;

(14) Costs that have been allocated to or paid by another fund source;

(15) Deferred Developer fee; and,

(16) Other costs limited by Award or NOFA, or as established by the Board.

§13.4 Set-asides, Regional Allocation, and Priorities

(a) *Set-asides:* Specific types of Applications or Developments for which a portion of MFDL funds may be reserved in a NOFA will be grouped in set-asides. The Supportive Housing/Soft Repayment set-aside, CHDO set-aside, and General set-aside, as described below, are fixed set-asides that will be included in the annual NOFA. The remaining set-asides described below are flexible set-asides and are applicable only when identified in the NOFA. The amount of a single award may be credited to multiple set-asides, in which case the depleted portion of funds may be repositioned into an oversubscribed set-aside prior to a defined collapse deadline. Applications under any and all set-asides may or may not be layered with other Department Multifamily programs except as provided in this section or as determined by the Board to address unique circumstances not addressed by these rules.

(1) Fixed Set-Asides:

(A) Supportive Housing/Soft Repayment Set-Aside. The Supportive Housing/Soft Repayment ("SH/SR") Set-aside will be limited by the unencumbered interest revenue generated by multifamily loan payments and any amount under the NHTF allocation received by the Department and not otherwise programmed. Supportive Housing and Soft Repayment may be two independent set-asides in the NOFA, in order to accommodate fund source requirements. The SH/SR set-aside is reserved for developments that are not able to support amortizing debt due to higher costs for supportive services and/or extremely low income and rent restrictions. Soft repayment loans may be provided with deferred payable, deferred forgivable or cash flow terms. Applicants seeking to qualify under this set-aside must propose Developments that meet either:

(i) the Supportive Housing requirements in 10 TAC §10.3(a) in the Uniform Multifamily Rules including the other underwriting consideration for Supportive Housing Developments 10 TAC §10.302(g)(3) of the Underwriting and Loan Policy; or

(ii) the requirements in subclauses (I) - (III), funding exclusively units targeting 30% Area Median Income (AMI) households;

(I) All units assisted with MFDL funds must be available for and have rents no higher than households earning 30% AMI or less~~.~~;

(II) Any Units assisted with MFDL funds may not also be receiving tenant-based voucher or rental assistance to the extent that there are other available units within the Development that the voucher-holder may occupy; and

(III) Units assisted with MFDL may not be restricted to 30% AMI by another Department program or any other fund source.

(B) CHDO Set-aside. Unless waived by HUD, a portion of the Department's annual HOME allocation, equal to at least 15%, will be set aside for eligible Community Housing Development Organizations ("CHDO") meeting the requirements of the definition of Community Housing Development Organization found in 24 CFR §92.2 and §13.2(a). Applicants under the CHDO Set-Aside must be proposing to develop housing in Development Sites located outside Participating Jurisdictions unless the award is made within a Persons with Disabilities ("PWD") set-aside or unless the requirement under Tex. Gov't Code §2306.111(c)(1) has been waived by the Governor as the result of a disaster declaration. CHDO funds are typically available as fully-repayable amortizing debt consistent with §13.~~4~~ 8 of this Chapter relating to debt structure policy. In instances where an application submitted under the CHDO Set-Aside also qualifies under the SH/SR Set-Aside, CHDO funds may be structured in accordance with the SH/SR Set-Aside requirements. A CHDO operating expenses grant may be awarded in conjunction with an award of MFDL funds under the CHDO set-aside in accordance with 24 CFR §92.208. Applications under the CHDO set-aside may not have a for profit special limited partner within the ownership organization chart.

(C) General. The General set-aside is for all other applications that do not meet the requirements of the SH/SR, CHDO set-asides, or flexible set-asides, if any. A portion of the General set-aside may be repositioned into the CHDO set-aside in order to fully fund a CHDO award that meets or exceeds the set-aside amount.

(2) Flexible Set-Asides:

(A) 4% and Bond Layered. The 4% and Bond Layered set-aside is reserved for Applications meeting all MFDL requirements that are layered with 4% Housing Tax Credits and Private Bond funds that do not meet the definition of CHDO.

(B) Persons with Disabilities ("PWD"). The PWD set-aside is reserved for Developments restricting units for tenants who meet the requirements of Tex. Gov't Code §2306.111(c)(2). MFDL funds will be awarded in a NOFA for the PWD set-aside only to the extent sufficient funds are available to award to at least one Application within a Participating Jurisdiction under Tex. Gov't Code §2306.111(c)(1).

(C) 9% Layered. The 9% Layered set-aside is reserved for applications meeting all MFDL requirements that are layered with 9% Housing Tax Credits, and do not meet the definition of CHDO. Awards under this set-aside are dependent on the concurrent award of a 9% HTC allocation.

(D) Additional set-asides may be developed, subject to Board approval, to meet the requirements of specific funds sources, or to address Department priorities.

(b) *Regional Allocation.* All funds in the annual NOFA will be initially allocated to regions and potentially subregions based on a Regional Allocation Formula ("RAF") within the set-asides. The RAF methodology may differ by fund source. HOME funds will be allocated in accordance with Tex. Gov't Code Chapter 2306. The end date for the RAF will be identified in the NOFA, but in no instance shall it be less than 30 days from the date a link to the NOFA is published in the *Texas Register.*

(1) After expiration of the RAF, funds collapse but may still be available within set-asides as identified in the NOFA. All Applications received prior to these first two collapse period deadlines will continue to hold their priority unless they are withdrawn, terminated, or funded.

(2) Funds remaining after expiration of the RAF, which have not been requested in the form of a complete application, will be available statewide on a first-come first-served basis to Applications submitted after the collapse dates.

(3) In instances where the RAF would result in regional or subregional allocations insufficient to fund an application, the Department may use an alternative method of distribution, including an early collapse,

revised formula or other methods as approved by the Board.

(c) *Priorities for the Annual NOFA.* Complete Applications received during the period of the RAF will be prioritized for review and recommendation to the Board, to the extent that funds are available both in the region and in the set-aside under which the application is received. If insufficient funds are available in a region to fund all Applications then the oversubscribed Applications will be evaluated only after the RAF and/or set-aside collapse and in accordance with the additional priority levels below, unless an Application received earlier is withdrawn or terminated. If insufficient funds are available within a region or set-aside, the Applicant may request to be considered under another set-aside if they qualify, prior to the collapse. Applications will be reviewed and recommended to the Board to the extent funds are available in accordance with the order of prioritization described in (1) - (3) of this subsection.

(1) Priority 1: Applications not layered with 2018 9% HTC that are received prior to the 2018 9% HTC Application deadline as described in 10 TAC §11.2 Program Calendar for Competitive Housing Tax Credits. Priority 1 applications will be prioritized based on score within their respective set-aside and subregion or region. If the RAF has collapsed, Applications will be reviewed on a first-come first served basis within their set-aside.

(2) Priority 2: Applications layered with 2018 9% HTC will be prioritized based on their recommendation status and score for an HTC allocation. All Priority 2 applications will be deemed received on the Market Analysis Delivery Date as described in 10 TAC §11.2 Program Calendar. In order for an MFDL application layered with 2018 9% HTC to be considered complete, Applications for both programs must be timely received. Priority 2 applications will be recommended for approval at the same meeting when the Board approves the 2018 9% HTC allocations. Applications that are on the wait list for a 9% HTC allocation are not guaranteed the availability of MFDL funds.

(3) Priority 3: Applications that are received after the 2018 9% HTC Application deadline on a first come first served basis for any remaining funds until the final deadline identified in the annual NOFA.

(d) Other Priorities. The Board may set additional priorities for the annual NOFA, and for one time or special purpose NOFAs.

§13.5 Award Process

(a) Notice of Funding Availability ("NOFA"). All MFDL funds from the annual allocation will be distributed through a NOFA that provides the specific collapse dates and deadlines as well as set-aside and RAF amounts applicable to the MFDL program, along with Application information. Other funds may be distributed by NOFA or through other methods approved by the Board. Set-aside, RAF, and total funding amounts may increase or decrease in accordance with the provisions herein without further Board action as long as the NOFA itself did not require Board action.

(b) Date of Receipt. Applications will be considered received on the business day of receipt. If an application is received after 5pm Austin Local Time, it will be determined to have been received on the following business day. Applications received on a non-business day will be considered received on the next day the Department is open. Applications will be considered complete at the time all required third party reports and application fee(s), in addition to the application, are received by the Department. Within certain set-asides, the date of receipt may be fixed, regardless of the earlier actual date a complete application is received. If multiple applications are received on the same date, in the same region, and within the same set-aside, then score and tiebreaker factors, as described in §13.6 for MFDL or 10 TAC §11.9 for Applications layered with 9% HTC, will be used to determine the Application's rank.

(c) Applications. MFDL Applicants must follow the applicable requirements in 10 TAC Chapter 10, Subchapter C, Application Submission Requirements, Ineligibility Criteria, Board Decisions and Waiver of Rules for Applications. Failure to timely respond to any notice of Administrative Deficiency will result in a reestablishment of the date of receipt of the Application to the final date at which the cure to the notice was received by the Department. If the date of receipt of the Application is reestablished, an

Application could be de-prioritized in favor of another application received prior to the new application submission date.

(1) All applicants for MFDL funds, regardless of whether or not the Development Site is in a Participating Jurisdiction, must include the following language in the purchase contract or site control agreement: "Notwithstanding any other provision of this Contract, Purchaser shall have no obligation to purchase the Property, and no transfer of title to the Purchaser may occur, unless and until the Department has provided Purchaser and/or Seller with a written notification that: (1) it has completed a federally required environmental review and its request for release of federal funds has been approved and, subject to any other Contingencies in this Contract, (a) the purchase may proceed, or (b) the purchase may proceed only if certain conditions to address issues in the environmental review shall be satisfied before or after the purchase of the property; or (2) it has determined that the purchase is exempt from federal environmental review and a request for release of funds is not required. The Department shall use its best efforts to conclude the environmental review of the property expeditiously."

(2) Applications also requesting 9% HTC may have the ability to revise financing prior to award should MFDL funds be oversubscribed in a set-aside. The Department will provide notice to all impacted Applicants in the case of over-subscription.

(d) Eligibility Criteria. The Department will evaluate the Application for eligibility and threshold at the time of full Application pursuant to the requirements of this Chapter and Chapter 10 of this title (relating to Uniform Multifamily Rules). If there are changes to the Application at any point prior to MFDL loan closing that have an adverse effect on the score and ranking order and that would have resulted in the application being ranked below another application in the ranking, the Department may terminate the Application.

(1) Applicants requesting MFDL as the only source of Department funds may meet the Experience Requirement under §10.204(6) of this Chapter or by providing evidence of the successful development, and operation for at least 5 years, of at least twice as many affordability restricted units as requested in the Application.

(2) Applications for Developments previously given awards from the Department, or where construction has already started or been completed, regardless of fund source and are not proposing acquisition and rehabilitation, must be found eligible by the Board. The Board may find other applicants eligible for good cause such as Developments assisted by the Department that have encountered adverse factors beyond their control that could materially impair their ability to provide the affordable housing. An application that requires a finding of eligibility by the Board must identify that fact in their application so that the staff may present the matter to the Board for an eligibility determination. A finding of eligibility under this section does not guarantee an award. In general, these applications will not be funded with HOME or NHTF funds.

(A) Requests for eligibility determinations under this paragraph must be received with the Application, so that staff may present the matter to the Board for an eligibility determination, and will not be considered more than 30 calendar days prior to the first Application acceptance date published in the NOFA.

(B) Criteria for the Board to consider would include (i) - (iii) of this subparagraph:

(i) evidence of circumstances beyond the Applicant's control which could not have been prevented by timely start of construction; or

(ii) Force Majeure events; and

(iii) evidence that no further exceptional conditions exist that will delay or cause further cost increases

(C) Applications for Developments previously given awards from the Department that ~~s~~ have not yet achieved Construction Completion, Department funds will be evaluated at no more than the amount of

Developer Fee proposed in the original Application. MFDL funds may not be used to fund increased Developer Fee, regardless of the allowability of the increase under other Department rules.

§13.6 Scoring Criteria

The criteria identified in paragraphs (1) - (7) of this section will be used in the evaluation and ranking of applications to the extent that other applications were received on the same date *and* within the same set-aside and prioritization. There is no rounding of numbers in this section, unless rounding is explicitly indicated for that particular calculation or criteria. The scoring items used to calculate the score for a 9% HTC layered application will be utilized for scoring for an MFDL Application, and evaluated in the same manner except as specified below. Scoring criteria in Chapter 11 of this title will always be superior to Scoring Criteria in this Chapter to the extent that an MFDL Application is also concurrently requesting 9% housing tax credits~~.~~:

(1) Applicants eligible for points under 10 TAC §11.9(c)(4) related to the Opportunity Index (7 points).

(2) Tenant Services. Applicants eligible for points under 10 TAC §11.9(c)(3)(A) related to Tenant Services (9 points) Applicants eligible for points under 10 TAC §11.9(c)(3)(B) related to Tenant Services (1 point).

(3) Underserved Area. Applicants eligible for points under 10 TAC §11.9(c)(6) related to Underserved Area (up to 5 points).

(4) Subsidy per Unit. An application that caps the per unit subsidy limit ~~(inclusive of match)~~ for all Direct Loan units regardless of unit size at:

(A) $100,000 per MFDL unit (4 points).

(B) $80,000 per MFDL unit (8 points).

(C) $60,000 per MFDL unit (10 points).

(5) Rent Levels of Tenants. An Application may qualify to receive up to thirteen (13) points for placing the following rent and income restrictions on the proposed Development for the entire Affordability Period. These Units may not be restricted to 30 percent or less of AMGI by another fund source.

(A) At least 20 percent of all low-income Units at 30 percent or less of AMGI (13 points);

(B) At least 10 percent of all low-income Units at 30 percent or less of AMGI or, for a Development located in a Rural Area, 7.5 percent of all low-income Units at 30 percent or less of AMGI (12 points); or

(C) At least 5 percent of all low-income Units at 30 percent or less of AMGI (7 points).

(6) Tenant Populations with Special Housing Needs. An Application may qualify to receive two (2) points by serving Tenants with Special Housing Needs. Points will be awarded as described in subparagraphs (A) ~~–~~- (B) of this paragraph. If pursuing these points, Applicants must try to score first with subparagraph (A) and then subparagraph (B),both of which pertain to the requirements of the Section 811 Project Rental Assistance Program ("Section 811 PRA Program") (10 TAC Chapter 8).

(A) An Applicant or Affiliate that Owns or Controls an Existing Development that is eligible to participate in the Department's Section 811 Project Rental Assistance Program ("Section 811 PRA Program") will do so in order to receive two (2) points. In order to qualify for points, the Existing Development must commit to the Section 811 PRA Program at minimum 10 Section 811 PRA Program Units, unless the Integrated Housing Rule, 10 TAC §1.15, or the 811 Program Rental Assistance Rule ("811 Rule"), 10 TAC Chapter 8, limits the Development to fewer than 10 Section 811 PRA Program Units. The same Section 811 PRA

Program Units cannot be used to qualify for points in more than one Application. The Applicant or Affiliate will comply with the requirements of 10 TAC Chapter 8.

(B) An Applicant or Affiliate that does not meet the Existing Development requirements of 10 TAC Chapter 8 but still meets the requirements of 10 TAC §8.3 is eligible to receive two (2) points by committing Units in the proposed Development to participate in the Department's Section 811 PRA Program. In order to be eligible for points, Applicants must commit at least 10 Section 811 PRA Program Units in the proposed Development for participation in the Section 811 PRA Program unless the Integrated Housing Rule, 10 TAC §1.15, or the 811 Program Rental Assistance Rule ("811 Rule"), 10 TAC Chapter 8, limits the Development to fewer than 10 Section 811 PRA Program Units. The same Section 811 PRA Program Units cannot be used to qualify for points in more than one ~~HTC~~ Application. The Applicant will comply with the requirements of 10 TAC Chapter 8.

(7) Tiebreaker. In the event that two or more A~~a~~pplications receives the same number of points based on the scoring criteria above, staff will recommend for award the Application that proposes the greatest percentage of 30% AMGI MFDL units within the Development that would convert to households at 15% AMGI in the event of a tie in the Tiebreaker Certification.

§13.7 Maximum Funding Requests

(a) The maximum funding request for all applications will be identified in the NOFA, and may vary by development type, set-aside, or fund source.

(b) Maximum Per-Unit Subsidy Limits. The 234 Condo limits with the applicable high cost percentage adjustment in effect at the time of application are the maximum per-unit subsidy limits ~~(inclusive of Match)~~ that an applicant may use to determine the amount of MFDL funds or other federal funds that may subsidize a unit. Stricter per-unit subsidy limits are allowable and incentivized as point scoring items in §13.6 Scoring Criteria. Per-unit subsidy limits as well as cost allocation analysis - ensuring that the amount of MFDL units as a percentage of total units is greater than the percentage of MFDL funds requested as a percentage of total development costs - will determine the amount of MFDL units required.

§13.8 Loan Structure and Underwriting Requirements

(a) Except for awards made under the SR/SH set-aside, all Multifamily Direct Loans awarded will be underwritten as fully repayable (must pay) at not less than the Discount window primary credit rate published by the Federal Reserve (https://www.federalreserve.gov/releases/h15/) on the date of initial publication of the NOFA, plus 200 basis points and a 30 year amortization with a term that matches the term of any superior loans (within 6 months) at the time of application. If the Department determines that the Development does not support this structure, the Department may recommend an alternative that makes the development feasible under all applicable sections of 10 TAC §10.300 related to Underwriting Policy, and §13.8(c). The interest rate, amortization period, and term for the loan will be fixed by the Board at Award, and can only be amended prior to closing by the process in §13.12 of this chapter.

(b) Changes to the total development cost and/or other sources of funds from the publication of the initial Underwriting Report to the time of loan closing must be reevaluated by Real Estate Analysis staff, who may recommend changes to principal amount and/or repayment structure for the Multifamily Direct Loan that will allow the Department to mitigate any increased risk. Where the Department determines such risk is not adequately mitigated, the award may be terminated or reconsidered by the Board. Increases in the principal or payment amount of any superior loans after the initial Underwriting Report must be approved by the Board.

(c) Direct Loans through the Department must adhere to the following criteria as identified in paragraphs (1) - (7) of this subsection if being requested as construction-to-permanent loans:

(1) The term for permanent loans shall be no less than ten (10) years and no greater than forty (40) years and the amortization schedule shall be thirty (30) years. The Department's loan must mature at the same time or within six (6) months of the shortest term of any senior debt so long as neither exceeds forty (40) years and six (6) months.

(2) Amortized loans shall be structured with a regular monthly payment beginning on the first day of the 25th full month following the actual date of loan closing and continuing for the loan term. If the first lien mortgage is a federally insured HUD or FHA mortgage or if a surplus cash flow structure is required for a loan from the SH/SR set-aside, the Department may approve a loan structure with annual payments payable from surplus cash flow provided that the debt coverage ratio, inclusive of the loan, continues to meet the requirements in this subchapter.

(3) If the proposed first lien is a federally insured HUD or FHA mortgage that requires the Direct Loan to be subject to 75% of surplus cash flow, staff will require the debt service coverage ratio on both the federally insured loan and the Department's loan – as restricted to 75% of surplus cash flow – to continue to meet the minimum 1.15 in accordance with 10 TAC §10.302(d)(4)(D).

(4) Loans shall be secured with a deed of trust with a permanent lien position that is superior to any other sources for financing including hard repayment debt that is less than or equal to the Direct Loan amount and superior to any other sources that have soft repayment structures, non-amortizing balloon notes, have deferred forgivable provisions or in which the lender has an identity of interest with any member of the Development Team; and,

(5) If the Direct Loan amounts to more than 50 percent of the Total Housing Development Cost, except for Developments also financed through the USDA §515 program, the Application must include the documents as identified in subparagraphs (A) - (B) of this paragraph:

(A) a letter from a Third Party CPA verifying the capacity of the Applicant, Developer, or Development Owner to provide at least 10 percent of the Total Housing Development Cost as a short term loan for the Development; or

(B) evidence of a line of credit or equivalent tool equal to at least 10 percent of the Total Housing Development Cost from a financial institution that is available for use during the proposed Development activities.

(6) If the Direct Loan is the only source of Department funding for the Development:

(A) The Development Owner must provide equity in an amount not less than 20 percent of Total Housing Development Costs.

(B) For Applicants proposing new construction, an "as completed" appraisal pursuant to 10 TAC §10.304 which results in total repayable loan to value of not greater than 80% must be provided.

(C) For Applicants proposing rehabilitation, the "as is" appraisal required by 10 TAC §10.205(4) may meet this requirement without needing an "as completed" appraisal provided the loan to value is not greater than 80%.

(7) All Direct Loan applicants where other third-party financing entities are part of the sources of funding must submit a *proforma* and lender approval letter evidencing review of the Development and the Principals in accordance with 10 TAC §11.9(e)(1). Where no third-party financing exists, the Department reserves the right to procure a third-party evaluation which will be required to be prepaid by the applicant.

(d) Direct Loans through the Department must adhere to the following criteria as identified in paragraphs (1) - (3) of this subsection if being requested as construction only loans:

(1) The term of the construction loan must be coterminous with any superior construction loan. In the

event that the Direct Loan is the only construction loan, the term may not exceed 24 months;

(2) The minimum interest rate will be 2%; and

(3) Up to 75% of the construction loan may be advanced at loan closing should there be sufficient costs to reimburse that amount.

§13.9 Construction Standards

All Developments financed with Direct Loans will be required to meet at a minimum all applicable state and local codes, ordinances, and standards; the 2012 International Existing Building Code ("IEBC") or International Building Code ("IBC") as applicable. Rehabilitation Developments must meet the requirements in paragraphs (1) - (6) of this section.

(1) recommendations made in the Environmental Assessment and any Physical Conditions Assessment with respect to health and safety issues, life expectancy of major systems (structural support; roofing; cladding and weatherproofing; plumbing; electrical; and heating, ventilation, and air conditioning) must be implemented;

(2) for properties originally constructed prior to 1978, the Physical Conditions Assessment and rehabilitation scope of work must be provided to the party conducting the lead-based paint and/or asbestos testing, and the rehabilitation must implement the mitigation recommendations of the testing report;

(3) all accessibility requirements pursuant to 10 TAC Subchapter B must be met;

(4) the broadband infrastructure requirements described in 24 CFR §92.251(a)(2)(vi) or (b)(1)(x) or 24 CFR §93.301(a)(2)(vi) or 24 CFR 93.301(b)(2)(vi) as applicable;

(5) properties located in the designated catastrophe areas specified in 28 TAC §5.4008 must comply with 28 TAC §5.4011(relating to Applicable Building Code Standards in Designated Catastrophe Areas for Structures Constructed, Repaired or to Which Additions Are Made On and After January 1, 2008); and

(6) should IEBC be more restrictive than local codes, or should local codes not exist, then the Development must meet the requirements imposed by IEBC.

§13.10 Development and Unit Requirements

(a) The bedroom/bathroom/amenities and square footages for Direct Loan Units must be comparable to the bedroom/bathroom/amenities and square footages for the total number of Units in the Development based on the amount of Direct Loan funds requested~~, inclusive of Match,~~ as a percentage of total Direct Loan eligible costs. As a result of this requirement, the Department will always use the Proration Method as the Cost Allocation Method in accordance with CPD Notice 16-15 except as described in (b) of this section. Additionally, the amount of Direct Loan funds requested inclusive of Match cannot exceed the per-unit subsidy limit. For example, in a 20 Unit Development composed of 6 1-bedroom, 10 2-bedroom, and 4 3-bedroom units, where the amount of Direct Loan funds requested is $1,000,000, and the total Direct Loan-eligible project costs are $4,000,000, 25 percent of each unit type must be a Direct Loan Unit ($1,000,000 Direct Loan divided by $4,000,000). In the example below, the square footages are the same for each unit that has the same number of bedrooms and all fractional units are rounded up to require the next whole number of MFDL Units. In this example, even though the amount of Direct Loan funds (inclusive of Match) as a percentage of total Direct Loan-eligible costs (25 percent) would result in a minimum 5 units if the percentage was applied on a total unit basis, the 25 percent must be applied to each unit type with partial Units rounded up to the next whole number, resulting in 2 additional units for a total of 7 Direct Loan Units. Please see CPD Notice 16-15 for further guidance.

Attached Graphic201606666-1.pdf Attached Graphic

(b) For HOME, NSP, and TCAP RF, Direct Loan Units must float throughout the Development unless the Development also contains public housing units that will receive Operating Fund or Capital Fund assistance under Section 9 of the 1937 Act as defined in 24 CFR §5.100. For NHTF, Direct Loan Units must float throughout the Development except as prohibited by 24 CFR §93.203. Floating Direct Loan units may only float among the Units as described in the Direct Loan Contract and Direct Loan Land Use Restriction Agreement ("LURA"), or as specifically approved in writing by the Department.

(c) The minimum affordability period for all Direct Loan Units awarded under a NOFA will match the greater of the term of the loan or 30 years unless a lesser period is approved by the Board and when assisting distressed developments.

(d) If the Department is the only source of funding for the Development, all Units must be restricted.

§13.11 Post-Award Requirements

(a) Direct Loan awardees must execute an Award Letter and Loan Term Sheet provided by the Department within thirty (30) calendar days after receipt of the letter. The Award Letter and Loan Term Sheet will be conditional in nature and provide a basic outline of the terms and conditions approved by the Board.

(b) If a Direct Loan award is returned after Board approval, or if the Applicant or Affiliates fail to meet federal commitment or expenditure requirements, penalties may apply under 10 TAC § 11.9(f) and/or the Department may prohibit the Applicant and all Affiliates from applying for MFDL funds for a period of 2 years if they have returned their funds or have failed to take necessary action specified in one or more agreement with the Department where the failure resulted in the Department's failure to meet federal commitment and expenditure requirements.

(c) Direct Loan awardees must obtain environmental clearance (if applicable) and meet all requirements for commitment of funds within 180 days after award. Direct Loan awardees that commit any choice limiting activities prior to obtaining environmental clearance may lead to termination of the Direct Loan award.

(d) Direct Loan awardees must execute a Contract within six (6) months of the Board approval date.

(e) Loan closing must occur and construction must begin no later than three (3) months from the effective date of a Contract.

(f) The Development Owner is required to submit quarterly construction status reports to the Asset Management Division as described and by the deadlines specified in §10.402(h).

(g) In addition to any other requirements as the result of any other Department funding sources, the Development Owner must submit a mid-construction development inspection request once the development has met 25% construction completion as indicated on the G703 Continuation Sheet. Inspection staff will issue a mid-construction development inspection letter that confirms that work is being done in accordance with the applicable codes, the construction contract, and construction documents. Up to 50 percent of the Direct Loan award will be released prior to issuance of the mid-construction development inspection letter.

(h) Construction must be completed, as reflected by the development's certificate(s) of occupancy and Certificate of Substantial Completion (AIA Form G704), and a final development inspection request must be submitted to the Department within 18 months of the actual loan closing date, with the repayment period beginning on the first day of the 25th month following the actual date of loan closing. The final development inspection letter will verify committed amenities have been provided and confirm compliance with all applicable accessibility requirements

(i) Receipt of a Closed Final Development Inspection Letter, indicating that all deficiencies identified in the Final Inspection Letter have been corrected, must occur within 24 months of the actual date of loan closing. The Final Development Inspection may be conducted concurrently with a Uniform Physical Condition Standards ("UPCS") inspection. However, any letters associated with a UPCS inspection will not satisfy the Closed Final Development Inspection Letter requirement.

(j) Extensions to any of the above benchmarks may only be made for good cause and approved by the Department if construction is timely started;

(k) Initial occupancy of all MFDL assisted Units by eligible tenants shall occur within six (6) months of the final Direct Loan draw. Requests to extend the initial occupancy period must be accompanied by documentation of marketing efforts and a marketing plan. The marketing plan may be submitted to HUD for final approval, if required for the MFDL fund source;

(l) Repayment will be required on a per Unit basis for Units that have not been rented to eligible households within eighteen (18) months of the final Direct Loan draw.

(m) Termination of the Direct Loan award and repayment of all disbursed funds will be required for any Development that is not completed within four (4) years of the effective date of a Direct Loan Contract.

(n) Closing Deadline: Awards will be made subject to closing deadlines established at the time of award by the Board subject to the conditions in §13.8(a), which may only be extended in accordance with §13.12 on the basis of delays caused by circumstances outside the control of the applicant or constraints in arranging a multiple source closing. An extension will not be available if an Applicant has:

(1) failed to timely begin or complete processes required to close; including

(A) finalizing all equity and debt financing; or

(B) the environmental review process; or

(2) made changes to the Development that require additional underwriting by the Department without sufficient time to complete the review.

(n) Loan Closing: In preparation for closing any Direct Loan, the Development Owner must submit the items described in paragraphs (1) - (7) of this subsection:

(1) Documentation of the prior closing or concurrent closing with all sources of funds necessary for the long-term financial feasibility of the Development.

(2) Due diligence determined by the Department to be prudent and necessary to meet the Department's rules and to secure the interests of the Department.

(3) Where the Department will have a first lien position and the Applicant provides personal guarantees from all principals, as well as documentation that closing on other sources is reasonably expected to occur within three (3) months, the Executive Director or authorized designee may approve a closing to move forward without the closing on other sources. The Executive Director as the authorized designee of the Department must require a personal guarantee, in form and substance acceptable to the Department, from a Principal of the Development Owner for the interim period;

(4) When Department funds have a first lien position, assurance of completion of the Development in the form of payment and performance bonds in the full amount of the construction contract or equivalent guarantee in the sole determination of the Department is required. Such assurance of completion will run to the Department as obligee. Development Owners utilizing the USDA §515 program are exempt from this requirement but must meet the alternative requirements set forth by USDA;

(5) Documentation required for closing includes, but is not limited to:

(A) Draft Owner/General Contractor agreement and draft Owner/Architect agreement prior to closing with final executed copies required by the day of closing;

(B) survey of the Property that includes a certification to the Department, Development Owner, Title Company, and other lenders;

(C) plans and specifications for review by the Department's inspection staff. Inspection staff will issue a plan review letter that is intended to assist in identifying early concerns associated with the Department’s final construction requirements;;

(D) if layered with Housing Tax Credits, a fully executed limited partnership agreement between the General Partner and the tax credit investor entity (may be provided concurrent with closing);

(E) final Development information, including but not limited to a final development cost schedule, sources and uses, operating *proforma*, annual operating expenses, cost categories for the Direct Loan funds, updated written financial commitments or term sheets and any additional financing exhibits that have changed since the time of application;

(~~(~~6) if required by the fund source, prior to Contract Execution unless an earlier period is described in Chapter 10 of this title, the Development Owner must provide verification of:

(A) environmental clearance;

(B) Site and Neighborhood clearance;

(C) documentation necessary to show compliance with the Uniform Relocation Assistance and Property Act and any other relocation requirements that may apply; and

(D) any other documentation that is necessary or prudent to meet program requirements or state or federal law in the sole determination of the Department.

(7) The Direct Loan Contract as executed, which will be drafted by counsel for the Department. No changes proposed by the Developer or Developer's counsel will be accepted unless approved by the Department's Legal Division.

(o) Loan Documents. The Development Owner is required to execute all loan closing documents required by and in form and substance acceptable to the Department's Legal Division

(1) Loan closing documents include but are not limited to a promissory note, deed of trust, construction loan agreement (if the proceeds of the loan are to be used for construction), LURA, Architect and/or licensed engineer certification of understanding to complete environmental mitigation if such mitigation is identified in HUD's environmental clearance or the Real Estate Analysis Division (REA) Underwriting Report and assignment and security instruments whereby the Developer, the Development Owner, and/or any Affiliates (if applicable) grants the Department their respective right, title, and interest in and to other collateral, including without limitation the Owner/Architect agreement and the Owner/General Contractor agreement, to secure the payment and performance of the Development Owner's obligations under the loan documents. In the event the Development receives funding that requires the Department’s funding to be in a subordinate position, the individual who is able to control the Development (all such individuals if more than one possess such power jointly and severally) will execute a personal guaranty in favor or the Department that in the event that the Development fails to fulfill its requirements of affordability for the required period, and as a result the Department is required to repay funds to the U. S. Department of Housing and Urban Development using non-federal funds and the net proceeds available to the Department after a foreclosure, deed in lieu of foreclosure, or similar disposition of the Development are insufficient to make such repayment, the guarantor(s) will jointly and severally guarantee repayment of that amount.

(2) Repayment provisions will require repayment on a per unit basis for units that have not been rented to eligible households within eighteen (18) months of the final Direct Loan draw; termination and repayment of the Direct Loan award in full will be required for any Development that is not completed within four (4) years of the date of Direct Loan Contract execution.

(3) Loan terms and conditions may vary based on the type of Development, Real Estate Analysis underwriting report, and the set-aside under which the award was made.

(p) Disbursement of Funds. The Borrower must comply with the requirements in paragraphs (1) - (9) of this subsection in order to receive a disbursement of funds to reimburse eligible costs incurred. Submission of documentation related to the Borrower's compliance with these requirements may be required with a request for disbursement:

(1) All requests for disbursement must be submitted through the Department's Housing Contract System, using the MFDL draw workbook or such other format as the Department may require.

(2) Documentation of the total construction costs incurred and costs incurred since the last disbursement of funds must be submitted. Such documentation must be signed by the General Contractor and certified by the Development architect and is generally in the form of an AIA Form G702 or G703;

(3) Disbursement requests must include a down-date endorsement to the Direct Loan (mortgagee) title policy or Nothing Further Certificate that includes a title search through the date of the Architect's signature on AIA form G702. For release of retainage the down-date endorsement to the Direct Loan title policy or Nothing Further Certificate must be dated at least thirty (30) calendar days after the date of the construction completion as certified on the Certificate of Substantial Completion (AIA Form G704) with $0 as the work remaining to be completed. Disbursement requests for acquisition and closing costs, or requests for soft costs only, are exempt from this requirement;

(4) At least 50 percent of the funds will be withheld from the initial disbursement of loan funds to allow for periodic disbursements;

(5) The initial draw request for the development must be entered into the Department's Housing Contract System no later than ten business days prior to the one year anniversary of the effective date of the Direct Loan Contract;

(6) Up to 75 percent of Direct Loan funds may be drawn before providing evidence of Match. Thereafter, the Borrower must provide evidence of Match being credited to the Development prior to release of the final 25 percent of funds;

(7) Developer fee disbursement shall be limited by Section 13.11(p)(9) and further conditioned upon:

(A) for Developments in which the loan is secured by a first lien deed of trust against the Property, 75 percent shall be disbursed in accordance with percent of construction completed. 75 percent of the total allowable fee will be multiplied by the percent completion, as documented by the construction contract and as may be verified by an inspection by the Department. The remaining 25 percent shall be disbursed at the time of release of retainage; or

(B) for Developments in which the loan is not secured by a first lien deed of trust or the Development is also utilizing Housing Tax Credits, developer fees will not be reimbursed by the Department except as follows. If all other lenders and syndicator in a Housing Tax Credit development (if applicable) provide written confirmation that they do not have an existing or planned agreement to govern the disbursement of developer fees and expect that Department funds shall be used to fund developer fees developer fees shall be reimbursed in the same manner as described in subparagraph (A) of this paragraph; and

(C) the Department may reasonably withhold any disbursement in accordance with the Loan Documents and if it is determined that the Development is not progressing as reasonably necessary to meet the benchmarks for the timely completion of construction of the Development as set forth in the loan documents, or that cost overruns have put the Development Owner's ability to repay its Direct Loan or complete the construction at risk in accordance with the terms of the loan documents and within budget. If disbursement has been withheld under this subsection, the Development Owner must provide evidence to the satisfaction of the Department that the Development will be timely completed and occupied in order to continue receiving funds. If Disbursement is withheld for any reason, disbursement of any remaining developer fee will be made only after construction of the Development has been completed, and all requirements for expenditure and occupancy have been met;

(7) expenditures must be allowable and reasonable in accordance with federal and state rules and regulations. The Department shall review each expenditure requested for reasonableness. The Department may request the Development Owner make modifications to the disbursement request and is authorized to modify the disbursement procedures set forth herein and to establish such additional requirements for payment of Department funds to Development Owner as may be necessary or advisable for compliance with all program requirements;

(8) table funding requests will not be considered unless the Direct Loan Contract has been executed and all necessary documentation has been completed and submitted to the Department at least ten (10) calendar days prior to planned closing;

(9) Following fifty percent construction completion, any funds will be released in accordance with the percentage of construction completion, not to exceed ninety percent of award, at which point funds will be held as retainage until the final draw request. Retainage will be held until all of the items described in subparagraphs (A) - (G) of this paragraph are received:

(A) Certificate of Substantial Completion (AIA Form G704) with $0 as the cost estimate of work that is incomplete;

(B) A down date endorsement to the Direct Loan title policy or Nothing Further Certificate dated at least 30 calendar days after the date of completion as certified on the Certificate of Substantial Completion (AIA Form G704);

(C) For Developments not layered with Housing Tax Credits, a Closed Final Development Inspection Letter from the Department;

(D) For Developments subject to the Davis-Bacon Act, evidence from the Senior Labor Standards Specialist that the final wage compliance report was received and approved;

(E) Receipt of Certificates of Occupancy;

(F) Development completion reports which includes but is not limited to documentation of full compliance with the Uniform Relocation Act/104(d), Davis-Bacon Act, Match Documentation requirements, and Section 3 of the Housing and Urban Development Act of 1968, as applicable to the Development, and any other applicable requirement; and

(G) If applicable to the Development, certification from Architect or a licensed engineer that all HUD and REA environmental mitigation conditions have been met.

(10) The final draw request must be submitted within 24 months from loan closing. Extensions to this deadline may only be granted in accordance with §13.12(3) of this Chapter.

§13.12 Pre-Closing Amendments to Direct Loan Terms

The Executive Director or authorized designee may approve amendments to loan terms prior to closing as described in paragraphs (1) - (6) of this section. Board approval is necessary for any other changes prior to closing.

(1) extensions of up to 6 months to the loan closing date specified by the Board in accordance with §13.11(m) of this Chapter. An Applicant must document good cause;

(2) changes to the loan maturity date to accommodate the requirements of other lenders or to maintain parity of term;

(3) extensions of up to 12 months for the construction completion, loan conversion date, and/or final draw deadline date based on documentation that the extension is necessary to complete construction and that there is good cause for the extension. Such a request will generally not be approved prior to initial loan closing;

(4) changes to the loan amortization or interest rate that cause the annual repayment amount to decrease less than 20 percent or any changes to the amortization or interest rate that increase the annual repayment amount;

(5) decreases in the Direct Loan amount, provided the decrease does not jeopardize the financial viability of the Development. Increases will generally not be approved unless the Applicant competes for the additional funding under an open NOFA;

(6) changes to other loan terms or requirements as necessary to facilitate the loan closing without exposing the Department to undue financial risk.

§13.13 Post-Closing Amendments to Direct Loan Terms

(a) Except in cases of Force Majeure, changes to federal awards will only be processed after the Development is reported to the federal oversight entity as completed and the last of the MFDL funds have been drawn.

(b) The Executive Director or authorized designee may approve amendments to loan terms post-closing as described in paragraphs (1) - (3) of this section. Board approval is necessary for any other changes post closing.

(1) changes to the amortization or maturity date to accommodate the requirements of other lenders or maintain parity of term, provided the changes result in the Direct Loan continuing to meet the requirements of §13.8(c)(1) and (3);

(2) resubordination of the Direct Loan in conjunction with refinancing provided the conditions in (A) – (E) are met:

(A) The Borrower is current with loan payments to the Department, and no notice has been given of any Event of Default on any MFDL loan. Histories of late or non-payment on any other MFDL loan may result in denial of the request;

(B) The refinance does not propose payment of outstanding debt or profit directly to any of the Development Owner or Developer parties (including the Limited Partners);

(C) A proposal for partial or full repayment of the MFDL lien is made with the request; and

(D) The new superior lien is in an amount that is equal to or less than the original senior lien and does not negatively affect the financial feasibility of the Development.

(E) Changes to accommodate refinancing with a new superior lien that is in an amount that exceeds the original senior lien and which will be directly applied to property improvements as evidenced by the loan or security agreements (exclusive of fees associated with the refinance and any required reserves) will be considered on a case by case basis.

(3) Changes required to the Department's loan terms or amounts that are part of an approved Asset Management Division work out arrangement.

FOUNDATION
COMMUNITIES
creating housing where
families succeed

3036 South First Street
Austin, TX 78704

tel: 512-447-2026
fax: 512-447-0288

www.foundcom.org

visit us on facebook
follow us on twitter

November 27, 2017

Andrew Sinnott
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941

Email: andrew.sinnott@tdhca.state.tx.us

Dear Andrew,

Please find below our comments on the proposed amendments to 10 TAC Chapter 13, regarding the Multifamily Direct Loan Program Rules. Thank you for your hard work, dedication, and consideration of our feedback.

Sincerely,

Walter Moreau

Walter Moreau
Executive Director
Foundation Communities

MFDL RULES

Purchase Contract/Site Control Requirements

When the source of MFDL funding requested by or available to an applicant is known to be non-federal in nature, we request that the requirements of Section 13.5(c)(1) be waived. Affordable housing developers are already challenged in finding land sellers who are willing to stick with developers through the long funding cycle. This requirement adds an additional burden that is easily removed where not applicable.

Guaranty

Section 13.11(p)(1) references personal guaranties required from individuals. However, non-profit projects like those developed by Foundation Communities do not have individuals within the limited partnership structure and therefore are not able to provide personal guarantees. We suggest language to clarify that guarantees from the parent organization or sponsor are acceptable in cases where there is no individual ownership or profit-sharing, such as the below proposed clarification.

> *In the event the Development receives funding that requires the Department's funding to be in a subordinate position, the individual or Development Sponsor who is able to control the Development (all such individuals if more than one possesses such power jointly and severally) will execute a ~~personal~~ guaranty in favor or the Department that in the event that the Development fails to fulfill its requirements of affordability for the required period, and as a result the Department is required to repay funds to the U.S. Department of Housing and Urban Development using non-federal funds and the net proceeds available to the Department after a foreclosure, deed in lieu of foreclosure, or similar disposition of the Development are insufficient to make such repayment, the guarantor(s) will jointly and severally guarantee repayment of that amount.*

6a

BOARD ACTION REQUEST
MULTIFAMILY FINANCE DIVISION
DECEMBER 14, 2017

Presentation, discussion, and possible action regarding the Issuance of Multifamily Housing Revenue Bonds (Vista on Gessner) Series 2018 Resolution No. 18-012 and a Determination Notices of Housing Tax Credits

RECOMMENDED ACTION

WHEREAS, the Board adopted the inducement resolution for Vista on Gessner at the Board meeting of September 7, 2017;

WHEREAS, the 4% Housing Tax Credit application, sponsored by Dalcor Holdings, LLC, was submitted on September 21, 2017;

WHEREAS, a Certification of Reservation was issued, in the amount of $50,000,000, for Vista on Gessner on September 25, 2017, with a bond delivery deadline of February 22, 2018; and

WHEREAS, EARAC recommends the issuance of Multifamily Housing Revenue Bonds (Vista on Gessner) Series 2018 and the issuance of Determination Notice;

NOW, therefore, it is hereby

RESOLVED, that the issuance of up to $50,000,000 in tax-exempt Multifamily Housing Revenue Bonds (Vista on Gessner) Series 2018, Resolution No. 18-012 is hereby approved in the form presented to this meeting;

FURTHER RESOLVED, the issuance of a Determination Notice of $3,490,004 in 4% Housing Tax Credits for Vista on Gessner, subject to underwriting conditions that may be applicable as found in the Real Estate Analysis report posted to the Department's website, is hereby approved in the form presented to this meeting; and

FURTHER RESOLVED, that if approved, staff is authorized, empowered, and directed, for and on behalf of the Department to execute such documents, instruments and writings and perform such acts and deeds as may be necessary to effectuate the foregoing.

BACKGROUND

General Information: The Bonds will be issued in accordance with Chapter 1371, Texas Government Code, as amended, and under Chapter 2306, Texas Government Code, as amended, the Department's Enabling Statute (the "Statute"), which authorizes the Department to issue revenue bonds for its public purposes, as defined therein. The Statute 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 faith, credit or taxing power of the State of Texas.

Vista on Gessner is located at 6005 through 6525 South Gessner Road in Houston, Harris County, and involves the acquisition and rehabilitation of 805 units serving the general population. The Certificate of Reservation from the Bond Review Board was issued under the Priority 3 designation, which does not have a prescribed restriction on the percentage of Area Median Family Income ("AMFI") that must be served. All of the units will be rent and income restricted at 60% AMFI. The census tract (4329.02) has a median household income of $35,447, is in the fourth quartile, and has a poverty rate of 26.6%.

Organizational Structure and Previous Participation: The Borrower is Dalcor Gessner, Ltd. and includes the entities and principals as illustrated in Exhibit A. The applicant is considered a Category 2 portfolio and the previous participation was deemed acceptable by EARAC without further review or discussion. EARAC also reviewed the proposed financing and the underwriting report, and recommends the issuance of tax-exempt bonds and a Determination Notice.

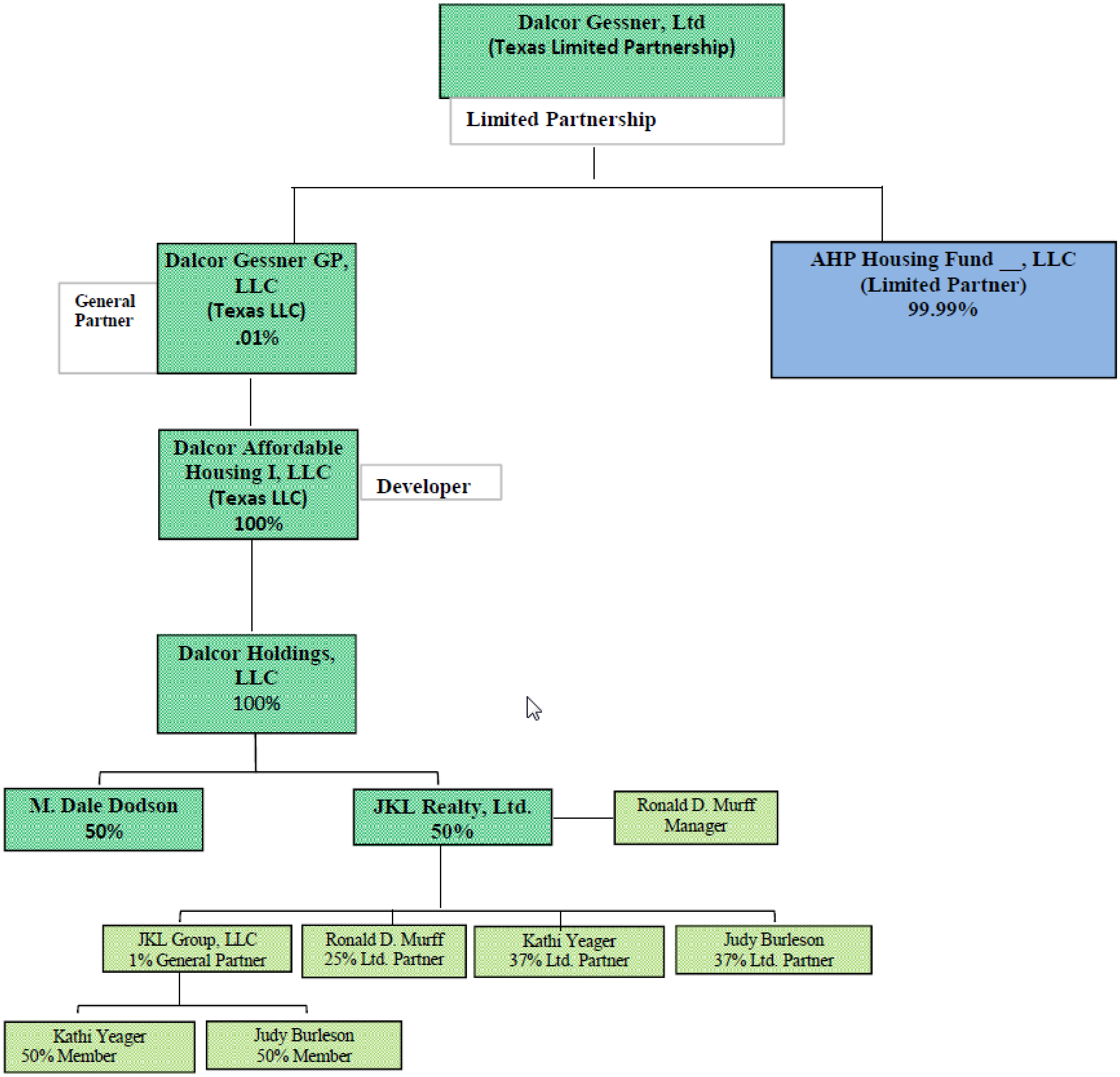
Public Hearing/Public Comment: A public hearing for the proposed development was conducted by staff on November 14, 2017; approximately 30 were in attendance, including State Representative Gene Wu. Eight individuals spoke on the record. A copy of the hearing transcript is included herein. The Department has received a letter of opposition from the Sharpstown Civic Association.

Summary of Financial Structure

This transaction involves a Fannie Mae Multifamily Pass-Through Mortgage-Backed Security ("MBS"). While this is a structure the Department has utilized on a couple of prior transaction, it differs slightly due to the limitation on the amount of tax-exempt debt the Department can issue. The amount of bonds needed to finance this transaction is $52,500,000; however, the maximum amount of tax-exempt bonds the Department can issue pursuant to Tex. Gov't Code §1372.037 is $50,000,000. As a result, the transaction is structured with one mortgage loan (and underlying note) for $50,000,000 that will be originated by the Department to the Borrower on the closing date and funded with tax-exempt bond proceeds. The taxable mortgage loan (and underlying note) for $2,500,000 will be originated and funded by the Fannie Mae lender, Red Mortgage Capital, LLC ("Red").

Simultaneously with the closing, the tax-exempt loan will be assigned to Red and the funds used by Red by which to acquire the loan will be deposited into the collateral principal account to secure the bonds. In this respect, the transaction mirrors prior FHA 221(d)(4) multifamily transactions where the project will be 100% cash collateralized at all times, thus offering protection for the bondholders. Approximately 10-15 days from the closing date Red will assign both loans (tax-exempt and taxable) to Fannie Mae and in exchange Fannie will deliver an MBS to the trustee for the tax-exempt piece and will deliver the taxable MBS directly to Red. The trustee will use the funds in the collateral principal account to purchase the MBS which will be used to secure the bonds from this point forward. The payments on the tax-exempt and taxable piece will be paid separately but on the same day, will bear interest at different rates and the loans will be secured on a parity basis and cross-defaulted. Payments on the mortgage loan will be guaranteed by Fannie Mae and Red will be the servicer of the loan. The parameters on the bonds include an interest rate that will mirror the pass-through rate on the MBS, currently estimated to not exceed 5%, with a maximum term of 18 years and amortization of 35 years. The bonds will have a final maturity date of February 1, 2036, and are estimated to have a Aaa rating by Moody's.

Exhibit A


Dalcor Gessner, Ltd
(Texas Limited Partnership)
Limited Partnership
Dalcor Gessner GP, LLC
(Texas LLC)
.01%
General Partner
AHP Housing Fund __, LLC
(Limited Partner)
99.99%
Dalcor Affordable Housing I, LLC
(Texas LLC)
100%
Developer
Dalcor Holdings, LLC
100%
M. Dale Dodson
50%
JKL Realty, Ltd.
50%
Ronald D. Murff
Manager
JKL Group, LLC
1% General Partner
Ronald D. Murff
25% Ltd. Partner
Kathi Yeager
37% Ltd. Partner
Judy Burleson
37% Ltd. Partner
Kathi Yeager
50% Member
Judy Burleson
50% Member

RESOLUTION NO. 18-012

RESOLUTION AUTHORIZING AND APPROVING THE ISSUANCE, SALE AND DELIVERY OF TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS MULTIFAMILY HOUSING REVENUE BONDS (PASS-THROUGH – VISTA ON GESSNER), SERIES 2018; 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, construction and rehabilitation that will provide decent, safe, and affordable living environments for individuals and families of low, very low and extremely 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, very low and extremely low income and families of moderate income, as determined by the Department; (b) to issue its revenue bonds, for the purpose, among others, of obtaining funds to make such loans and provide financing, to establish necessary reserve funds and to pay administrative and other costs incurred in connection with the issuance of such bonds; and (c) to pledge all or any part of the revenues, receipts or resources of the Department, including the revenues and receipts to be received by the Department from such multifamily residential rental development loans, and to mortgage, pledge or grant security interests in such loans or other property of the Department in order to secure the payment of the principal or redemption price of and interest on such bonds; and

WHEREAS, the Board has determined to authorize the issuance of its Texas Department of Housing and Community Affairs Multifamily Housing Revenue Bonds (Pass-Through – Vista on Gessner), Series 2018 (the "Bonds") pursuant to and in accordance with the terms of an Indenture of Trust (the "Indenture") between the Department and Wilmington Trust, National Association, as trustee (the "Trustee"), for the purpose of obtaining funds to finance the Development (defined below), all under and in accordance with the Constitution and laws of the State; and

WHEREAS, the Department desires to use the proceeds of the Bonds to fund a mortgage loan to Dalcor Gessner, Ltd., a Texas limited partnership (the "Borrower") in order to finance the cost of acquisition, equipping and rehabilitation of a qualified residential rental development described in Exhibit A attached hereto (the "Development") located within the State 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 September 7, 2017, declared its intent to issue its revenue bonds to provide financing for the Development; and

WHEREAS, the Borrower has requested and received a reservation of private activity bond allocation from the State of Texas;

WHEREAS, it is anticipated that the Department and the Borrower will execute and deliver a Financing Agreement (the "Financing Agreement") pursuant to which (i) the Department will agree to make a mortgage loan (the "Loan") to the Borrower to enable the Borrower to finance the cost of acquisition, equipping and rehabilitation of the Development and related costs, and (ii) the Borrower will execute and deliver to the Department a promissory note (the "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 sufficient to pay the interest on the Bonds in accordance with the terms of a Multifamily Loan and Security Agreement (Non-Recourse) (the "Loan Agreement") by and between the Borrower and the Department and to pay other costs described in the Financing Agreement; and

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

WHEREAS, it is anticipated that the obligations of the Borrower under the Financing Agreement (other than for the repayment of principal and interest) will be secured by a Subordinate Multifamily Deed of Trust, Security Agreement and Fixture Filing (the "Subordinate Mortgage") from the Borrower for the benefit of the Department and the Trustee; and

WHEREAS, the Borrower will obtain a loan from Red Mortgage Capital, LLC (the "Lender"), and the Lender will deposit a portion of the proceeds of such loan with the Trustee, to be held by the Trustee as security for the Bonds in accordance with the Indenture; and

WHEREAS, in order to assure compliance with Section 103 and 142 through 150 of the Code, the Board has determined that the Department, the Trustee and the Borrower will execute a Tax Exemption Agreement (the "Tax Exemption Agreement"), in connection with the Bonds, pursuant to which the Department and the Borrower will make certifications, representations and covenants relating to the treatment of the interest on the Bonds as tax exempt from gross income for federal income tax purposes; 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 Development, which will be filed of record in the real property records of Harris County, Texas; and

WHEREAS, the Lender has agreed to permit the Loan and to allow the lien of the Subordinate Mortgage in accordance with the terms of a Subordination Agreement (the "Subordination Agreement") among the Lender, the Issuer and the Borrower; 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 an Official Statement (the "Official Statement") and to authorize the authorized representatives of the Department to deem the 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 Official Statement as may be required to provide a final 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 Purchase Contract (the "Bond Purchase Agreement") with RBC Capital Markets, LLC (the "Underwriter"), and the Borrower, setting forth certain terms and conditions upon which the Underwriter will purchase all of the Bonds from the Department and the Department will sell the Bonds to the Underwriter; and

WHEREAS, the Board has examined proposed forms of (a) the Indenture, the Financing Agreement, the Tax Exemption Agreement, the Regulatory Agreement, the Loan Agreement, the Subordination Agreement, the Official Statement and the Bond Purchase Agreement (collectively, the "Issuer Documents"), all of which are attached to and comprise a part of this Resolution and (b) the Mortgage, the Subordinate Mortgage 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 Article I, to authorize the issuance of the Bonds, the execution and delivery of the Issuer Documents, the acceptance of the Mortgage, the Subordinate Mortgage 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 1

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 pursuant to the Act, including particularly Section 2306.353 thereof, and Chapter 1371, Texas Government Code, all 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 are each hereby authorized to execute, attest and affix the Department’s seal to the Bonds and to deliver the Bonds to the Attorney General of the State (the “Attorney General”) for approval, the Comptroller of Public Accounts of the State for registration and the Trustee for authentication (to the extent required in the Indenture), and thereafter to deliver the Bonds to or upon the order of the initial purchaser thereof pursuant to the Bond Purchase Agreement.

Section 1.2 Interest Rate, Principal Amount, Maturity and Price. That the Chair or Vice Chair 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 and tender provisions related to, and the price at which the Department will sell to the Underwriter or another party to the Bond Purchase Agreement, the Bonds, all of which determinations shall be conclusively evidenced by the execution and delivery by the Chair or Vice Chair of the Board or the Executive Director of the Department of the Indenture and the Bond Purchase Agreement; provided that the interest rate on the Bonds shall not exceed 5%; (ii) the aggregate principal amount of the Bonds shall not exceed $50,000,000; (iii) the final maturity of the Bonds shall occur not later than February 1, 2036; and (iv) the price at which the Bonds are sold to the initial purchaser thereof under the Bond Purchase Agreement shall not exceed 100% of the principal amount thereof.

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 each are hereby authorized to execute the Indenture, and to deliver the Indenture to the Trustee.

Section 1.4 Approval, Execution and Delivery of the Financing Agreement and the Loan Agreement. That the form and substance of the Financing Agreement and the Loan Agreement are hereby approved, and that the Authorized Representatives each are hereby authorized to execute the Financing Agreement and the Loan Agreement, and to deliver the Financing Agreement and the Loan Agreement to the Borrower.

Section 1.5 Approval, Execution and Delivery of the Tax Exemption Agreement. That the form and substance of the Tax Exemption Agreement relating to the Bonds are hereby approved and the Authorized Representatives are each hereby authorized to execute the Tax Exemption Agreement and to deliver the Tax Exemption Agreement to the Borrower and the Trustee.

Section 1.6 Approval, Execution and Delivery of the Regulatory Agreement. That the form and substance of the Regulatory Agreement are hereby approved, and that the Authorized Representatives each are hereby authorized to execute, attest and affix the Department’s seal to the Regulatory Agreement, and to deliver the Regulatory Agreement to the Borrower and the Trustee and to cause the Regulatory Agreement to be filed of record in the real property records of Harris County, Texas.

Section 1.7 Approval, Execution and Delivery of the Bond Purchase Agreement. That the sale of the Bonds to the Underwriter and/or any other parties pursuant 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 each are hereby authorized to execute, attest and affix the Department's seal to the Bond Purchase Agreement and to deliver the Bond Purchase Agreement to the Borrower, the Underwriter, and/or any other parties to the Bond Purchase Agreement, as appropriate.

Section 1.8 Acceptance of the Note, the Mortgage and the Subordinate Mortgage. That the form and substance of the Note, the Mortgage and the Subordinate Mortgage are hereby accepted by the Department and that the Authorized Representatives each are hereby authorized to endorse and deliver the Note to the order of the Trustee without recourse.

Section 1.9 Approval, Execution and Delivery of the Subordination Agreement. That the form and substance of the Subordination Agreement are hereby approved, and that the Authorized Representatives each are hereby authorized to execute, attest and affix the Department's seal to the Subordination Agreement, and to deliver the Subordination Agreement to the Lender and the Borrower and to cause the Subordination Agreement to be filed of record in the real property records of Harris County, Texas.

Section 1.10 Approval, Execution, Use and Distribution of the Official Statement. That the form and substance of the 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 Chair and Vice Chair of the Board and the Executive Director of the Department are hereby severally authorized to deem the Official Statement "final" for purposes of Rule 15c2-12 under the Securities and Exchange Act of 1934; that the Authorized Representatives named in this Resolution each are authorized hereby to make or approve such changes in the Official Statement as may be required to provide a final Official Statement for the Bonds; that the Authorized Representatives named in this Resolution each are authorized hereby to accept the Official Statement, as required; and that the use and distribution 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 1.11 Taking of Any Action; Execution and Delivery of Other Documents. That the Authorized Representatives are each hereby authorized 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 1.12 Power to Revise Form of Documents. That, notwithstanding any other provision of this Resolution, the Authorized Representatives are each hereby authorized to make or approve such revisions in the form of the documents attached hereto as exhibits as, in the judgment of such Authorized Representative, and in the opinion of Bracewell LLP, 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.

Section 1.13 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 - Loan Agreement
Exhibit E - Tax Exemption Agreement
Exhibit F - Regulatory Agreement
Exhibit G - Bond Purchase Agreement
Exhibit H - Note
Exhibit I - Mortgage
Exhibit J - Subordinate Mortgage
Exhibit K Subordination Agreement
Exhibit L - Official Statement

Section 1.14 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: the Chair or Vice Chair of the Board, the Executive Director of the Department, the Deputy Executive Directors of the Department, the Director of Bond Finance of the Department, the Director of Multifamily Finance of the Department, the Director of Texas Homeownership of the Department and the Secretary or any Assistant Secretary to the Board. Such persons are referred to herein collectively as the "Authorized Representatives." Any one of the Authorized Representatives is authorized to act individually as set forth in this Resolution.

ARTICLE 2

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. That the Board hereby authorizes, and approves the submission by the Department's Bond Counsel to the Attorney General, 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 or Assistant 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 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, is approved, ratified and confirmed hereby.

Section 2.5 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 Development in accordance with the Indenture and to enter into any agreements relating thereto only to the extent permitted by the Indenture.

Section 2.6 Underwriter. That the underwriter with respect to the issuance of the Bonds will be RBC Capital Markets, LLC, or any other party identified in the Bond Purchase Agreement.

Section 2.7 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.

Section 2.8 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 Development are hereby ratified and confirmed.

ARTICLE 3

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 Development and the information with respect to the proposed financing of the Development 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 Development 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 financing of the Development is a public purpose and will provide a public benefit, and

(iii) that the Development 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 Development in accordance with the requirements of the Financing Agreement and the Regulatory Agreement, 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

(iii) that the Borrower is not, and will not enter into a contract for the Development 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 Development in accordance with the Financing Agreement and the Regulatory Agreement, which require, among other things, that the

Development 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 Development 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 to obtain decent, safe, and sanitary housing by financing the costs of the Development, 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 Development shall be (1) individuals and families of low, very low and extremely low income, (2) persons with special needs, and (3) families of moderate income, with the income limits as set forth in the Regulatory Agreement.

Section 3.3 Sufficiency of Loan Interest Rate. That, in accordance with Section 2306.226 of the Act, the Board hereby finds and determines that the interest rate on the Loan will produce the amounts required, when combined with other available funds, to pay for the Department's costs of operation with respect to the Bonds and the Development 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.

ARTICLE 4

GENERAL PROVISIONS

Section 4.1 Limited Obligations. That the Bonds and the interest thereon shall be special 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 or create or constitute a pledge, giving or lending of the faith or credit or taxing power of the State. Each Bond shall contain on its face a statement to the effect that the State 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 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. This Resolution was considered and adopted at a meeting of the Governing Board that was noticed, convened, and conducted in full compliance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, and with §2306.032 of the Texas Government Code, regarding meetings of the Governing Board.

[Execution page follows]

PASSED AND APPROVED this 14th day of December, 2017.

[SEAL]

J.B. Goodwin, Chair

ATTEST:

James B. Eccles, Secretary

EXHIBIT A

Description of Development

Borrower:	Dalcor Gessner, Ltd., a Texas limited partnership
Development:	The Development is an 805-unit affordable multifamily community known as Vista on Gessner, located at 6005-6525 S. Gessner Road, Houston, Harris County, Texas 77036. It consists of 48 residential apartment buildings with approximately 586,225 net rentable square feet. The unit mix will consist of:

565	one-bedroom/one-bath units
168	two-bedroom/one-bath units
72	two-bedroom/two-bath units
805	Total Units

Unit sizes will range from approximately 612 square feet to approximately 1,050 square feet.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

PUBLIC HEARING
ON
ISSUANCE OF TAX-EXEMPT MULTIFAMILY REVENUE BONDS
RELATING TO
VISTA ON GESSNER

Walter Neighborhood Library
7660 Clarewood Drive
Houston, Texas

Tuesday,
November 14, 2017
1:45 p.m.

BEFORE: Teresa Morales, TDHCA Hearing Officer

INDEX

P R O C E E D I N G S

MS. MORALES: This is Teresa Morales, and I'm with the Texas Department of Housing and Community Affairs. For this particular project, the developer, Dale Dodson, has applied to the Department to receive federal funding for the particular project that he has in mind, Vista on Gessner.

With our series of handouts up here on the front table, one of them is something that looks like this (indicating). It just gives you some real basic information about the process for the funding and when the application is scheduled to be considered by the Department's governing board.

There's also some other information over there about the Housing Tax Credit Program in general. My business card is up there. Feel free to take one of those; it has my contact information. Should you have any questions, feel free to give me a call or email. I'll be more than happy to answer any questions that you may have.

There's also another form that's an email subscription list. What that is is should you want more information on any type of proposed development within your area, you can sign up to receive these electronic emails. So if another developer has a particular project in mind within your zip code or up to ten zip codes, you can enter those in and when the Department receives an application for a project within that zip code, you'll automatically get an email. So that handout kind of walks you through that particular process.

One of the things that I am required to do is read a little speech, and at the conclusion of that speech is when I'm going to open the floor up for public comment. So this entire hearing is going to be transcribed by a court reporter.

So any questions that you guys have, any comments or statements that you want to make, you can do so, and it'll be transcribed. The transcript is provided to the Department's governing board when they consider this particular application.

So right now that's scheduled for December 14. What we do is we post a board book one week prior, and that board book goes to -- it's posted on our website. It goes to all of our board members, and they have that week prior to consider all of the information that's within it for this particular project.

One of those things will be the transcript, so they will read any comments that you guys have. I can tell you that they do read that transcript, because some board members have commented on statements made or what have you.

If you wish to submit public comment, letters, petitions, whatever, you're more than welcome to do that as well. And you can email that to me and I'll be sure that it's included in that board package. The deadline to do that would be December 4, so that way I have time to compile it, scan everything in, and put it in the board book so the board members will see.

You are also more than welcome to attend the board meeting if you would like to address our board directly. It's an open meeting. They are held in Austin kind of across from the State Capitol. So if you guys would like to do that, that's also an option, too.

I'm going to go ahead and get started. Good evening -- I'm sorry -- good afternoon. My name is Teresa Morales, and I would like to proceed with the public hearing. Let the record show that it is 1:45 p.m. on Tuesday, November 14, 2017, and we are at the Walter Neighborhood Library located at 7660 Clarewood Drive, Houston, Texas.

I'm here to conduct a public hearing on behalf of the Texas Department of Housing and Community Affairs with respect to an issue 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 issue. No decisions regarding the development will be made at this hearing.

The Department's board is scheduled to consider the transaction on December 14, 2017. In addition to providing your comments at this hearing, the public is also invited to provide comment directly to the board at any of their meetings.

The bonds for the Vista on Gessner will be issued as tax-exempt multifamily revenue bonds in the aggregate principal amount not to exceed $50 million and 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 Dalcor Gessner LTD or a related person or affiliate entity thereof to finance the acquisition and rehabilitation of a multifamily housing development described as follows: an 805-unit multifamily residential development to be constructed on approximately 20.572 acres of land located at 6005 to 6525 South Gessner Road, Houston, Harris County. The proposed multifamily rental housing community will be initially owned and operated by the borrower or a related person or affiliate thereof.

I would like to open the floor up for public comment. For those of you who would like to speak, I'll need to have a witness affirmation form filled out.

And the way that this is going to work is you can stand where you're at, and Leslie will let us know if she can't pick up your voice. Otherwise, you may have to move a little bit closer. Make any comments that you would like to.

So that everyone who would like to speak has an opportunity, what I'm going to ask if the developer will keep a list of any development-specific questions that you may have, and then I'll keep a list of any department-specific questions that you may have.

And once everyone has had an opportunity to make their comment, we'll go through and address those at that time. And that's just so we have a more orderly kind of hearing.

The first one I have is Debbie Lyndon.

MS. LYDON: Lydon.

MS. MORALES: Lydon, I'm sorry.

MS. LYDON: Yeah. Hi. I've lived in Georgetown since 1985, and I've raised four children here. And during that time I was also civically active on my own, and so I'm familiar with the area. And not only that, but in the last 12 years, I volunteer for an organization that goes out and helps people with their rental needs. So I've been in a lot of these apartment complexes. And so I helped the 77036 and the 77074.

You know, I have a couple of concerns. You know, I was torn by this because my volunteering, of course -- I wanted to be sure that there is affordable housing for individuals that need it. So after giving this much consideration, the one thing that I realized is why this complex? I think in 12 years, I've maybe only visited one family that needed rental assistance in this complex.

And it seems to -- that tells me that the individuals that are living there are being able to pay their rents on the money that they receive. There just doesn't seem -- and believe me, I can tell you there are apartments that I am going to time and time and time again.

So I have concerns because, one, there's 805 units and this is going to be set as a single use solely all for individuals that have to meet a certain income criteria in order to live there. So what happens to the occupants of that complex that are going to probably not meet the criteria and be displaced? That's my one concern.

The other thing is that rents are already low in this area. So I'm surprised that this type of money is going to be used in an area that already has multiple complexes and has low rents already. I would -- I always understood that money like that needs to be used in areas where individuals work and they can't find the affordable housing because a lot of their income is used for transporting themselves trying to get -- and time, not only money but time to get to and from where they work and where they can afford to live.

So, you know, I'm not saying that this -- what they're trying to do is a bad idea, but why this complex. There are -- I can tell you there are plenty of other complexes here that could use this type of help. This does not seem to be one of them.

And I'm from St. Louis originally, and there I thought the government was trying to get rid of this concept of housing everybody in low income in the same complex. It didn't work there.

As a matter of fact, you know, they teach that and isn't that a good housing concept to follow? You know, it's better to have units where you have multiple use. So that's another concern that I have.

That's basically where I'm coming from on this. I just don't see that there's that need. And this is not a complex that needs as much as rehabbing as a lot of these others around here.

So I'm not quite sure why it's this particular 805 unit that they're after. I don't know if it's got something to do with requesting $50 million to pay for a property that's valued at $10 million.

I'm not really knowledgeable with that -- all that area, but that's a red flag, and I'm just like where -- what's the real motive here. I don't think it's for helping individuals that need this.

MS. MORALES: Thank you for your comment. Next I have Claudia Weitinger.

MS. WEITINGER: Yes. I'm Claudia Weitinger. I hate to have my back to y'all. I've lived on Redding since 1972. I've lived there before Gessner was cut through, before the apartments were built, before the power lines were installed. Our kids used to camp out behind our fence and R.E. Bob Smith's cattle patch, so I've certainly seen the neighborhood change.

I, too, am upset about the financing of this. I've heard the appraisal, and I've heard what kind of money is going to be funded with credits. Now, as I understand, credits have to be balanced with debits, and you know who picks up the debits. Us. And we know, too, that the State of Texas is going more heavily in debt.

And as a retired schoolteacher, I'm worried about my retirement funds from the State. I think Texas ought to be thinking about this.

I don't want to see a property like that tied up for 25 years. I'd like to see it, you know, have -- possibly be bought by the schools, developed into a nicer type area like the apartments across the street.

On Thursday, November 9, in the Houston Chronicle, they reported that some of our Harvey funds may be blocked because of our -- we didn't follow the HUD guidelines in putting affordable housing in affluent neighborhoods. Now, ours is not an affluent neighborhood, so that's going against HUD guidelines in itself, so I'd certainly question the things that are going on.

And I just drove by there before I came here, and it is a lovely apartment complex. I drove in and out. There are a few things that need to be fixed, just like my house, but not many. I mean if you'll go over there and look, you'd be very pleased.

They redid the apartments in 2009 I believe, and they have done a really nice job. They've added the fence on the east side of the complex, and that has kind of separated the area and that has helped with the crime in the neighborhood.

So we, homeowners, we have an investment in our homes and we do not want to see them take a decline.

Thank you.

MS. MORALES: Thank you for your comments. Next I have Mary Ann Dawes.

MS. DAWES: Hello. I live on Burning Tree. I can walk to the property in question. And, of course, I'm just going to echo what everybody else says. This morning I went online to get some information on the property. And I went to HCAD, searched, and there was no information available on the Vista, which is what the name says on the apartments.

So I did the contact form search and, you know, got in touch with a person who actually pulled it up for me. She didn't give me the whole thing. She gave me block -- building 1 through 19, which has the address 6425 South Gessner. And the total value of the land and improvements is $3.5 million.

Now, I assume that that's about half of the property so it will be somewhere between $7 million and $11 million, from what I've heard, but selling it at $50 million, is this really helping the poor or is this helping some developers and maybe politicians? That's what I'm thinking. Sorry to be so blunt about it.

And, also, I really -- just like this very knowledgeable lady said, I had heard that having one giant hunk of low income together serves neither the poor nor those around them. It seems to serve some other people, and we have a very bad word for that. It's called poverty pimping. That's what I have to say. Thank you.

MS. MORALES: Thank you. Next I have Corky Fowler.

MR. FOWLER: Right here. My name is Dennis, but I go by Corky, Fowler. And I am speaking for myself, but I think, to be honest, I need to mention that my wife and I are lay leaders of St. Luke's Methodist Church, which has a big presence in this area in assisting the poor, and we're very interested in the poor and we're interested in bad behavior.

I also serve as a board member for the local TERS [phonetic] in this area, and I do what I feel like is an amazing amount of volunteer work for Mike Laster's office for City Council.

And I would like to say that I am categorically against nearly anything that says multifamily housing or apartments in this area. We do not lack for low-income housing. All of these facilities basically are low-income housing. Every one of them is full of bad behavior. Nearly every one of them has an ownership profile that you cannot find.

Now, the councilman, his office and I and my wife have often tried to find the owners of many of these apartments, and they're tied up in all kinds of investment packages, and you just simply cannot find them.

Concentration of low-income people in this kind of way is similar to Pruitt-Igoe in St Louis. And I worked on a master's degree at Wash U, and I studied that. Very negative, and we see that at Sharpstown and in Gulfton.

These apartment houses and many of these multifamily places are not supervised in any meaningful kind of way. The profile of police callouts is unbelievable. And I've got a feeling that this lady said that she walked over and things looked kind of nice -- I wouldn't be surprised that's not dressing up a mule to look nice at the time you take it to market.

Also, the price of this thing and the money you're willing to spend worries me. It doesn't seem to track. At those kind of rates, I'm here to tell you if any of you are interested, my wife and I have nearly an acre of land here in Sharpstown, and we would love to talk to you.

Also, I can tell if you're the owner, that if there is bad behavior, you've got a problem. If there's human trafficking in these places, you're going to have a real problem, because this community is beginning to organize against human trafficking. Drugs, you're going to have a problem.

Now, one of the things I would like to say that's kind of a plus -- and somebody may know it -- if the leadership of St. Agnes and Strake Jesuit have been contacted to see what they think about this project?

VOICE: They opposed it.

MR. FOWLER: Pardon?

VOICE: They opposed it.

MR. FOWLER: Well, but have they been talked with by any of the principals? A lot of times people will oppose something until they have been talked with with the principal. If I were y'all, the first people I would talk to would be the fathers and sisters of these two establishments.

So those are my concerns. We are working hard in this area and other places to spread out these low-income families into the greater population of Gulfton and Sharpstown. Nearly to a case, concentrations of low-income people doesn't work. And if it works at all, it's through very close supervision of the property. It's controlling bad behavior, and right now we have none of that in Sharpstown and Gulfton to speak of.

And I think everybody here would probably say amen to that. And we have probably got 100,000 to 150,000 low-income apartment units within a two-mile radius of where we're sitting right here. Think about it. Thank you.

MS. MORALES: Thank you. Jim Bigham.

MR. BIGHAM: Jim Bigham, Southwest Houston Alliance. We're a very small startup neighborhood organization with folks from the Gulfton community, Sharpstown, and out through the Chinatown corridor to the Beltway.

We held a meeting last Wednesday night, a community meeting; we had about 75 people that attended.

And, Mr. Dodson, I would say for the record, I appreciate the information that your company provided in advance of that so we could get up to speed. You were very forthcoming.

And I know we had a very good telephone conference with you and one of the principals with your firm, and I appreciate you answering our questions and helping us understand what this is. And we appreciate that.

Really, through just trying to collect information and make sure that the community had an idea of what this project might be, I'll assure you no one took an immediate "we're opposed." It was there's a deliberate process of understanding what is this project, how's it going to work, how is this going to benefit the community, how is this going to benefit the folks that are looking for housing and those types of things.

And as Ms. Lydon commented, many of us are torn, because we do want to see redevelopment, and we are compassionate, and Sharpstown is a very compassionate community. And many people in this room work very hard to make sure that folks that need an opportunity can get an opportunity.

With that said, I won't repeat the concerns that have already been shared, but I'll just rubberstamp a couple of things. Density is an issue for us. We have tremendous population density. We have tremendous demands, because of that density, on public safety, police in particular.

With fire in Houston, if you call 911, a truck is going to show up here in a few minutes, guarantee you. But with the police, it's just a different matter. And it's not that they're not hardworking, good officers. It's just that they don't have the resources to respond.

And we could have a serious Category 1 call right now in this building, and the Midwest Division is a stone's throw from here. And it's going to be a crapshoot whether we get an officer here within 20 or 25 minutes.

So the demand for public safety services by continuing this density will be a huge issue for us. It is not a mixed-income property. It will be dedicated -- all units will have an income requirement. That's a concern for us. I think if this development had been positioned as 20 percent of the units would be dedicated to an income requirement and some would be market rate, it would be a different conversation, but that's not what's being proposed here.

And so the board -- the housing board that would decide this needs to understand we're very open-minded in that regard, but we're also -- we can only evaluate the merits of what's been presented to us today.

There are others that are investors who I don't know that are present, but I'll just look around here. Some of the conversations we had at that community meeting were relating to investors and folks that own other apartments that are very near, not contiguous but very near that particular apartment.

They've invested millions of dollars, significant resources to improve the quality of those apartment complexes and begin to have a different mix of incomes so that -- here's the ultimate key -- so that there can be a renewal of retail and more modern retail can return to the Sharpstown community.

We have a flagging mall, 20 years. Not that malls in general don't have an issue, but we've seen a dearth of retail here with Academy and Target and mainstream retailers moving out of the community. And if a retailer is going to be interested in coming back in here, there has to be a mixed level of incomes across the board.

Others can speak to the issue relating to the schools. I think that's something we haven't talked about much, but I think when you look at the overall rationale for support, what was described to me is we're going to make it better for the people that live there. But the tie is it's going to be a locked up for 25 years.

And the other part of that is that -- the other rationale was perhaps if Mr. Dodson's company doesn't do this deal, there are others in the wings that'll just buy it and leave it the way it is.

Maybe that's true, but three, five, seven years from now, there would be the opportunity for someone to redevelop that, maybe carve those three large parcels up and do additional retail or other types of housing, townhomes or duplexes or other possible projects. And the successful completion of this would negate that.

I'm opposed. At our community meeting, about 75 people, all opposed. We have videoed that meeting and posted it online. We had almost 400 people that had watched that video. I have not had one comment that is in favor of this particular organization.

And I would also close by saying the Sharpstown Civic Association -- I don't know if they're here, but they had a board meeting last night, and the Sharpstown Civic Association passed a resolution in opposition of this. And that's the 7,000 homes, 25,000 residential properties that are in our community. And they've indicated they would be sending you a letter. In fact, they asked for your name to make sure that you would get a copy of their resolution. I understand they're going to forward that to City Council.

My question is about the process. The City of Houston City Council will have a public hearing tomorrow where they are being asked to do a resolution of no objection to this.

And my question, which you can answer at the end, is if the City of Houston does not provide that letter or that resolution of no objection, how does that affect this project? It's essentially done or can a project proceed even if the City doesn't give that letter of resolution? And thank you for your time.

MS. MORALES: Next I have Hiren Kapadia.

MR. KAPADIA: Yeah. Hey, guys, everybody. I live in District J, which is right next to you guys. Oh, you can't hear me?

So if you can't --

MS. MORALES: No, don't -- it's not an amplified; it's just for the court reporter.

MR. KAPADIA: Oh, okay. Well, there is that.

Okay. So I live right in the district that kind of borders this, so if you're telling me none of this is going to affect me, it does, because borders are porous, crimes go back and forth, back and forth. In my district, last year we had 54 murders; 195 rapes; 1,546 aggravated assaults; 1,873 robberies. We had burglary, 2,115; auto thefts, 1,764; deaths overall was 7,069.

The violent crimes have only gone up in this area. A lot has to do with because of what everybody's been saying, all these low-income housing. Where are you guys from? Dallas, right?

MR. DODSON: I'm from Dallas. She's from Austin.

MS. MORALES: Austin.

MR. KAPADIA: Where are the other developers from?

MS. MORALES: Dallas.

MR. KAPADIA: From Dallas, okay. So Dallas, I know you guys have an issue with the city going bankrupt because the pension fund and whatnot is going, you know, belly up. Well, the same issue has been happening in

Houston. They've asked money for that. All right. No one has given them the money.

But it all goes into this one big giant pot. And out of that, you want $50 million to fix this place up. We already have a bad situation in this area, as you can see from the statistics. It's getting worse. Girls are getting raped at bus stops.

And so this is just going to aggravate the situation. I'm not trying to like imply that this low-income housing has certain demographics, but guess what? These low-income housing has certain demographics.

So I mean this is affecting all of us. And it's just getting worse and worse and worse. You're asking money from this big pot that we're trying to rescue the situation that's happening in Dallas. We're trying to prevent them from happening in Houston. But now you want 50 million of that to fix up this property that's not even worth 10 million. How do you justify that?

And not to mention the crime rate, I mean this is right at the edge; hop and a skip away from my house. That affects me. There has been like a shooting three houses down from my house. That affects me. These kids are 16 to 19 years old, on bikes.

So don't tell me that, oh, this is just a random situation. This is happening all over my area, and that affects us. I don't know how in your ethical sphere you can actually justify doing this.

MR. DODSON: Maybe I'll get a chance to answer.

MR. MORALES: Thank you for your comments.

MS. KAPADIA: Before I forget, have y'all done the studies on how it's going to affect the infrastructure, how it's going to affect the freeways, how it's going to affect the crime rate, all of that? Have they done all of that?

MR. DODSON: Yeah.

MR. KAPADIA: Did you do a study on it?

MR. DODSON: Yes.

MR. KAPADIA: Well, what did that look like?

MR. DODSON: I'll get to speak in a few minutes.

MS. MORALES: We'll explain all that to you.

MR. KAPADIA: Cool.

MR. MORALES: Next I have Maria Fuentes.

MS. FUENTES: Hi, everybody. I am actually across from Vista Gessner. I work at Belara Apartments, and I've been there on the property for six years. When management took over the property, it was on LURA; it was on the tax credit. And I worked very hard to clean up crime, hanging out. The owners that have it now have invested a lot of money on this property to get it better.

When I took the property with this other management company, we turned down a lot of qualified prospects because it was on the LURA program. And now that we're off the LURA program, my property's at 94 percent. It looks a hundred times better than it was, and nobody that came in with the management company can believe that I could make a change and I did. I worked very hard to get this property, and for the owners that are there now to believe in the changes that I could bring to that property.

So I am against it because I worked very hard to work to clean it and make it -- not a hundred percent crime-free. As the gentleman says, getting the police out there, it's very hard, because they're understaffed. But I put in massive hours on this property to get it better.

And I worked at Vista when it was the Claremont property, so I've been in that area for a good 17 years. So I worked across the street when it was the Claremont, and it was divided into three properties, three sections. So I've seen their interiors and the floors, time and -- you know, if the owners don't invest in it, of course it's going to deteriorate.

But I worked very hard. I'm right across the street. And I really oppose on all the crime and --

that's going to be coming down to the area. I want to see -- of course, we want to provide housing for these people, but we have the right to get better clientele, better our communities, our area, shopping center, retail. We want better for the area.

And the people that are there now, they're qualified to serve better for their children, you know. And we were 2.0 as income. Then we went up to 2.5. now we are at three times the amount of the rent, and these are people that work hard and they want the best.

Okay, my property's only 224 units, but if you walk it -- and you guys that have lived there in the area would remember it. It used to be called Silver Leaf; now it's the Belara Apartments.

We have invested a lot of landscaping and money to get this property where it is today. So I know -- I've worked there six years and invested a lot of time, and I know that we can improve these properties better, and we can get better people in there that really care for their communities. And that's all I have to say.

MS. MORALES: Thank you for your comment. The last one I have is John Bajorek.

MR. BAJOREK: So are we going to change the name of the area to Greenspoint -- you know, Gunspoint, because that's what it sounds like to me you're going to do to us. As I understand it, you're talking about these apartments right there across from the fried chicken place on Gessner?

VOICES: Yeah.

MR. BAJOREK: Aren't they full of people already? Why do we need to -- what are we going to do, kick them out and bring a bunch of Section 8 and that stuff in? Well, why do you shake your head no?

MR. DODSON: Because in a minute I get to speak, and y'all -- you'll see what we're doing is nothing that what y'all are talking about.

MR. BAJOREK: I've lived here since '63. I think I've got all of y'all beat. My father built the house in '63. I've seen it go up, when I've sold women's shoes at Baker's. And, yes, I was once married to a redhead. Then in the '80s, along with my first marriage, I saw everything collapse. And this place has slowly struggled back.

But I retired from Ben Taub. I could be there in 25 minutes. This is a nice area; it has benefits. But you bring a concentrated bunch of low-income people in -- I'm sorry. You can tell obviously I'm a Trump supporter. That's the way life is, and if people like that -- when I was doing some contract for Dell computers, I had to go around to people's house and work on their laptops.

And the ones that were in those low-incomes -- Jesus Christ, I wouldn't put my dog in a place like that.

We're fine like we are, but we don't need 800 low-income families moved into there if we have people in there right now that are working and paying their rent. Hello. I don't care if they're blue-collar workers or what; they're working.

And you go changing it over like that -- now, $50 million sure sounds like to me somebody's putting a lot of money in their pocket, because before I got into computers, I spent 20 years in homebuilding.

That whole thing just stinks on the surface. And somebody wanting to get a hold of a big federal grant so they can refurbish it or do whatever and put money in their pocket, we carry it. We pay the bill. And that includes everybody in the state of Texas.

And just the whole thing is not right, and I'm totally opposed it. If you want to do us something, let's just work on improving what we've got and slowly. Do something about that shopping center, if you want to do something. That's such an eyesore. Like I say, when I worked there, that was the place to be.

A bunch of Section 8 or whatever you call it cheap houses, I guess we'll change the name of the place to the Greenspoint or Gunspoint and that's what it's going to be, although I've heard it said that some of y'all call this Gulfton, Sharpstown. Excuse me. We have nothing to do with Gulfton. That's where all the high crime is. This is Sharpstown. Let's improve Sharpstown. Let's don't drag it down. Thank you.

MS. MORALES: Is there anyone else who would like to speak that has a witness affirmation form you would like to fill out?

(No response.)

MS. MORALES: There were a few comments raised with respect to the Department and the programs. Some of it was about having mixed income, whether folks have to income qualify.

The programs that he has applied for, it's the Private Activity Bond Program and the Housing Tax Credit Program, and those are both federal programs that were created out of the Tax Reform Act in 1986.

What that does is it allows private developers to either construct new apartment complexes or acquire existing ones, rehab those. It's not just what you see on the exterior, but it's the interior as well. I kind of call it what are the residents getting. Are they getting new cabinets, new floors, new appliances? It's what's going on in the interior as well.

Those are things that the department evaluates as part of his application. We take a look at what that property condition assessment is, what are the needs of that apartment complex, and is what he is proposing going to be enough to address what those needs are.

There was also a comment whether or not the existing tenants would be displaced. So to kind of back up, staff does not go out across the state and figure out where the needs are, if you will.

Developers find -- it's what they do. They find different either just tracts of land where they want to build or they find existing apartment complexes, and they take that proposal and bring it to us, and that's what staff and the department's board is going to evaluate.

Part of that is looking at the property condition assessment that I mentioned. Part of it is looking at the current tenant profile to see how many of the current residents would income qualify. So that is something that we're going to be looking at and inspecting to make sure that folks can prove up the rent that they have.

That's part of what his responsibility is before even bringing the application to us: of the current residents, how many of them already qualify. And Mr. Dodson can speak more to that.

There was also a comment with respect to property management and how good is that. And I can tell you, just from the department's perspective, we have a huge portfolio, and in terms of us going out and inspecting and monitoring, properties really are as good as their property management.

We don't dictate who the property management's going to be on any property. The applicant brings that to us. Some of them have their own in-house property management. Some of them outsource that.

But I'll let Mr. Dodson go into more detail about what his policy is, if it's a zero-tolerance policy, what his property management looks for. And so he can address those in particular.

I know that there's been some talk about poverty rates and crime. Those are some things that the department looks at as well with respect to certain thresholds that we're looking for. That's one of the reasons why when we come out here, we do a public hearing in the area of the proposed development. That way staff spends time driving not just that complex, but we drive around the neighborhood and note things, and so that's part of what I'm doing here today.

There was also a comment about the City of Houston Resolution. That no-objection resolution is a requirement of the Housing Tax Credit Program. So what that means is an applicant has to go to the municipality, and they don't have to say that they support that project. They just have to say they don't object to the developer moving forward, submitting that application, it being reviewed.

If staff does not receive that resolution, we can't move forward. So it's a threshold requirement. We either have it or we don't. And if we don't, we don't even take it to our board. So that's one of the many things that we're looking for as we evaluate this particular project.

With that, I will let Mr. Dodson kind of go through his particular handout and highlight some things either with respect to his background and what his intentions are with the property.

Yes, sir?

VOICE: If the City has objection to this proposal and a subsequent proposal comes through for the same property, do you go through the object/don't object process a second time or a third time? If the City objects to it one time for that property, is that property off the list of potential development?

MS. MORALES: No, it's not. So he is -- he doesn't own the property currently. So this is what he's proposing to do. He has to go through, apply to us, he goes to the City and they do their thing. They are evaluating in an open meeting, just like we are, on whether or not City Council's going to adopt that revolution based on what he's brought before them what his plans are.

If for some reason it doesn't make with him and then you've got another potential buyer who wants to do the same thing, the same thing would happen. He would have to go before City Council. They would consider that resolution, and so they would go through it.

VOICE: Thank you.

MR. DODSON: Are you ready?

First of all, I'm Dale Dodson. Our company's Dalcor. We're not slumlords, we don't want to be slumlords, we've never been slumlords. Our tax credit partner's Berkshire Hathaway. What we try to do is go into cities and take these older projects and make them new.

I'm going to give you quickly some stats, because we get to use the whole city of Houston median income, okay. The income that people can make and live in the property that we'll do is 121 percent of the income of the people that live there now. We're not bringing in slums. We improve properties, and we improve the residents when we improve properties.

You talked about the $51 million. That's totally on a cap rate of their current earnings. We're not getting any money from the State of Texas -- whoever said that a minute ago -- from a lending standpoint. Fannie Mae is -- we're using bonds, but Fannie Mae is enhancing those bonds.

We've done this all over Texas and Florida. And I can tell you when we're through -- and I'll just give you an example of this company with a property called Skyline in Dallas. We had the same thing. We had the city and everybody, Aw, aw, aw. When we were through, absolutely the HOA of that community said, Can you do five more projects in our community?

We're not -- some of the myths about the program is they call it low-income housing tax credits. It's not low-income housing. It's based on median income. It is not based on low income. The income that we can accept at Vista on Gessner after we do this deal is 130 percent of the average income at Vista on Gessner now.

MS. LYDON: Well, what's the average income there on Gessner now? Give me some numbers.

MR. DODSON: They're like $33,000 a family.

MS. LYDON: So you're saying by the time you all come in, they're going to be making --

MR. DODSON: No, no, no. What I'm saying is --

MS. LYDON: Then what are you saying?

MR. DODSON: What I'm saying is this is not being built for low-income -- being rehabbed for low-income people. It's being rehabbed for median-income people. And it happens to be that we get to use the whole city's median income. So to qualify to live at Vista, you can make 60 percent of the median income of the whole city of Houston, which in this census tract means you can make more than 60 percent of the income in this area.

Does that make sense? Can I do that again?

MS. LYDON: Why do we have so many more low-income people around here?

MR. DODSON: Okay. The income of all of Houston is the income the government uses for if you're doing a, quote, affordable housing property. We'll get to low income in a minute, because that's the biggest misnomer in the world.

It happened to be in 1986, when the tax credit law was passed, they called it low-income housing tax credits. But it is -- but HUD bases the income levels on median income.

If you lived -- if I was doing this in Virginia right now, exactly what we're doing at Vista, a family of four can make $110,000 and qualify to live there. Does that sound like low-income housing to anybody in here?

This ain't low-income housing. This is based on the median income of Houston. It happens to be the tax credits used for the equity is called a low-income housing tax credit. That's how that myth ever got out there.

Like I say, if you take the current average income sitting on that property, we can rent to people making 130 percent of that income. So you've got an affordable housing property right now. Vista on Gessner is an affordable housing property.

You've got somebody that's going to sell it, and he's going to sell it -- and there was three offers; the other two were conventional buyers. Guess what? They don't have to get your approval or the City's approval. And guess what? They're not going to spend $30 million rehabbing it either.

VOICE: Well, they're not going to spend our tax money either, are they?

MR. DODSON: Well, I'm not spending your tax money. That's where the myth's -- why did you think I'm spending your tax money?

MR. BAJOREK: Because you're using the word bonds.

VOICE: Because you're getting tax credits. That's why.

MR. BAJOREK: Are these general obligation bonds?

MR. DODSON: Yeah. But they're Fannie Mae guaranteed bonds.

MS. MORALES: These are not -- with the program, when we say that the state or the department is issuing bonds, we are what's called a conduit issuer. So these do not constitute a general obligation of the State of Texas.

MR. DODSON: Or the City of Houston.

MR. BAJOREK: Okay.

MS. FUENTES: Where did the money come from?

VOICE: But the tax credits are federal money.

VOICE: The government, and the government doesn't make money.

MS. MORALES: The rents.

MR. DODSON: No.

MS. MORALES: The rents from the property is what's going to be paying the debt service on the property.

MR. DODSON: It's a regular loan. It's a Fannie Mae loan.

MS. MORALES: It's not TDHCA.

MR. DODSON: It just happens to be tax-exempt. So if you owned those bonds, you wouldn't be paying tax on your income. It has nothing to do with the City of Houston or the State of Texas.

MS. MORALES: And those that purchase the bonds are qualified institutional investors that can use that tax exemption against their federal tax liability, so it's upper-tier investors of those bonds. It's not the State of Texas.

MS. DAWES: So this is investors, not taxpayers?

MR. DODSON: And by the way, I want to -- the reason I was grinning when you were speaking, I went to look at a property several years ago in Gunspoint. I didn't buy it, okay? This ain't Gunspoint and we're not going to make it Gunspoint.

So the question becomes somebody's going to buy this property. And the income levels that qualify to live there are 30 percent higher than the income levels that live there now. And the property's going to have $30 million spent on it.

MR. BAJOREK: And who's going to subsidize or guarantee that they pay their rent?

MR. DODSON: Well --

MS. LYDON: It's guaranteed rent. Right?

MR. DODSON: No, no. And everybody always thinks, oh, it's all vouchers, which is Section 8. Our average property has 12 percent Section 8, and 90 percent of our vouchers are people who work and the voucher only pays this much of their rent. The reason -- we believe that 75, 80 percent of the current residents will stay there.

But now let's talk about rehab. I'm talking about a rehab, okay. That property is 40-plus years old. I'm not talking about what everybody calls a fix-up or a upgrade, going to put in some new carpet and whatever. No, I'm talking about all new rugs, all new windows, because 40-year-old windows are terrible. All new heating and air systems, all new lighting systems.

We gut the interiors of those apartments. They're completely made brand new. So this whole program's built around allowing people with median incomes to live in places that have been updated to the point where they've got a longer life and they got a nice place to live.

We've done several of these with the State of Texas. I don't know if Teresa can speak to it or not, but I guarantee you if you go to our properties we've done with the State of Texas, post-property is better residents than pre.

MS. WEITINGER: Do you have the crime statistics before and after?

MR. DODSON: Well, yes, we do, and crime goes down. You know why crime goes down? Because of the quality of the people. But let me tell you something else: Another misnomer about the LIHTC program is that HUD or the government, somebody tells you you got to move in anybody, that's not true. We set the move-in criteria. We set the criminal background. We set the credit. We set all that. As an owner, we set it just like conventional owners.

It is not set by the government, okay. It's not the old fog a mirror, you can move in.

VOICE: Are you going to do something about the front of the -- I mean, I drive down that street all the time and that fence line -- that metal fence in the front of that building is a real eyesore.

MR. DODSON: All that exterior is going to be changed.

VOICE: You're going to make it look nicer?

MR. DODSON: All the exterior's going to be changed.

VOICE: And if we need to find you when there's a problem, are you going to be able to -- are we going to be able to get a hold of you?

MR. DODSON: I think most people have been able to get a hold of me; haven't they, Teresa? Yeah. We're very proud of what we finish. I'll promise you if we do this project, we'll have a meeting at the end of the rehab and we'll all be drinking wine together, I promise you, because I'm telling you we -- this is a $30 million rehab.

Now -- yes, ma'am?

VOICE: Success is based on who's managing the property.

MR. DODSON: We --

VOICE: So how do you go about --

MR. DODSON: We own our own management company. We're vertically integrated, and here's why. I'm the one out here making these promises to you. I don't want to use another management company. I want to use a management company we control. So -- yes, ma'am?

VOICE: You're going to do that now. What about five years from now --

MR. DODSON: Well, we've been --

VOICE: -- and you farm out the --

MR. DODSON: Our company's been doing it for 35 years. I hope -- and believe it or not, we've got younger people than me there.

No. You got to take -- you know, you got to take accountability for it whether it be a conventional property or a tax credit property. We hate the name low-income housing tax credit. It is so misused, it's unbelievable, but it's not a low-income program. It's a median-income program.

And, again, what we try to do is go in these big cities where in areas where properties are not rehabbed like we're talking about but they get a benefit from the whole city's income level.

So I get to rent to people who make 60 percent of the median income in Houston, not 60 percent of the median income in Sharpstown, which gives me a higher elevation. Y'all understand what I'm saying?

VOICE: What is that number now?

MR. DODSON: Sixty percent of the Houston number for a family of four, the minimum I think is 40- to $45,000. And in y'all's area, it's like 35-; it's like ten grand higher.

MR. BIGHAM: Mr. Dodson?

MR. DODSON: And I guarantee you, people will come here.

MR. BIGHAM: I don't mean to interrupt.

MR. DODSON: Yeah.

MR. BIGHAM: But I'd like to clarify because you kind of skipped past the financing part of this, and there's some very legitimate questions about the financing.

MR. DODSON: Well, I'll go to financing.

MR. BIGHAM: But the question -- you know, the implication from your last statement was that there's perhaps no public money involved in this, and there's some -- you know, I understand this is about the Texas --

MR. DODSON: There is no public money involved. I mean --

MR. BIGHAM: So I have two questions, sir. Let me just -- be patient with me here. I have two questions. Number one is what capital will Dalcor invest in this project? Not lending; what cash will you put into the deal? Second question is describe for us the federal tax credit component --

MR. DODSON: Okay.

MR. BIGHAM: -- because those are tax credit -- that is -- describe -- I understand it's not a subsidy from HUD or you're not receiving a grant, but --

MR. DODSON: And I'm not receiving anything from Houston either.

MR. BIGHAM: Right. I understand that.

MR. DODSON: And by the way, immediately our property taxes in Houston will go up $250,000.

MR. BIGHAM: But our conversation on the phone about the tax credit, you described to me on the phone that the tax credit was the triggering mechanism for the income requirement over the life of the improvements. And so help us understand that.

MR. DODSON: Okay. We get federal -- we get federal income tax tax credits.

MR. BIGHAM: Okay.

MR. DODSON: By the way, as Teresa will tell you, X is issued to each state based on population. Am I right, Teresa?

MR. BIGHAM: By the federal government?

MR. DODSON: Huh? By the federal government.

MR. BIGHAM: Okay.

MR. DODSON: Somebody's going to get those tax credits.

MR. BIGHAM: I understand.

MR. DODSON: They're going to issue whatever the state got. So us getting $30 million of tax credits to put in the $30 million of equity is not costing anybody anything because somebody's going to get that 30 million of tax credits.

MR. BIGHAM: But you don't consider that public financing?

MR. DODSON: I consider it money that the federal government, not Houston, not Texas --

MR. BIGHAM: I understand that.

MR. DODSON: -- set aside to do exactly what we're doing. All I'm saying is if Vista doesn't get rehabbed and Vista doesn't get fixed up and Vista doesn't get improved, somebody else is getting that 30 million. You're not saving the 30 million.

MR. BIGHAM: But it is public money?

VOICE: Yes.

MR. BIGHAM: It is public money.

MR. DODSON: It's federal tax money.

MR. BIGHAM: Okay. There you go. It's federal tax money. Now talk about how much money Dalcor's putting in the program.

MR. DODSON: Well, us and our partners -- our partner's Berkshire Hathaway, by the way -- is putting in $36 million, I believe.

MR. BIGHAM: No, no, no. No, sir. No, sir. What amount -- I understand that Berkshire is going to buy the tax credits from you, and they're going to give you proceeds.

MR. DODSON: They're our limited -- no, no, no. We're the general partner. They're our limited partner, like all transactions.

MR. BIGHAM: Okay. So without being very technical here, we have what was submitted to the City's housing committee, and there was a very particular cash flow chart on there that indicated the money coming in and the money going out.

The money coming in was private activity bonds, the $50 million. The tax credits, a deferred developer fee; there was net operating income of $10 million, and then there was a conventional loan.

So my question, sir, is what cash is Dalcor placing into this deal on the front end? What investment is your company making in this deal?

MR. DODSON: Dalcor does not own this deal. Berkshire Hathaway does. We are just the GP and the manager.

MR. BIGHAM: Oh.

MR. DODSON: Berkshire Hathaway -- a subsidiary of Berkshire Hathaway will own this property. And by the way, most cities love them.

MS. MORALES: That's who --

MR. BIGHAM: So the applicant --

MS. MORALES: That's who --

MR. BIGHAM: -- is not going to be the owner of the property?

MS. MORALES: The applicant is considered the general partner, the one who runs the operations and manages the property on a day-to-day basis.

MR. BIGHAM: Okay.

MS. MORALES: The limited partner, which is Berkshire Hathaway, they are the ones that are going to be receiving the federal tax credit, and they're the ones that essentially own it.

MR. BIGHAM: So the answer to my question is Dalcor is not putting any capital into this project?

MR. DODSON: Why does that matter?

MR. BIGHAM: It's just a question, sir.

MS. MORALES: I would say --

MR. DODSON: Well, I know, but I only own one-tenth of 1 percent.

MS. MORALES: -- that that's --

MR. DODSON: Berkshire Hathaway owns it.

VOICE: Can I add to that and say how much is Berkshire Hathaway putting in?

MS. MORALES: I would say that that's not uncommon.

MR. DODSON: $36 million.

MR. BIGHAM: Well, Ms. Morales, I appreciate that, but I'm just trying to get an answer to the question.

So your answer is that Dalcor will not be putting any money into this project, and your response was also that this is not uncommon. We're just trying to get clarity on what the deal is.

MS. MORALES: Right.

MR. DODSON: Well, no, Berkshire Hathaway is the buyer of this project. They don't have a real estate group, so we're doing all this for them. They could be standing up here. Okay?

MR. BIGHAM: Okay.

MR. DODSON: But I would like for y'all to know that Berkshire Hathaway has a 110 billion in the bank and they have 10 billion a year of taxes. You've got a good owner. Remember a while ago somebody said, you know, we can't even figure out who the owner is and whatever, right? I'm telling you a subsidiary of Berkshire Hathaway is going to be the owner of Vista on Gessner.

VOICE: And we can find them?

MR. DODSON: You can find it. The president of his sub, okay.

VOICE: So when can the property be resold? After it's rehabbed and everything, can the property be resold? If so, then what --

MR. DODSON: It's got to be held 15 years.

MS. LYDON: Got to be what?

MR. DODSON: Held 15 years.

VOICE: Fifteen years? Okay.

MS. MORALES: And the department has to consent to any sale.

VOICE: The department --

MR. DODSON: Before the 15 years. Right?

MS. MORALES: Right.

VOICE: What department?

MS. MORALES: The Texas Department of Housing, who is --

MR. DODSON: If it's sold before the --

MS. MORALES: -- an avenue for the financing, we have to approve if there is going to be a -- if Dalcor is going to go away and someone else is coming in, we have to approve that. And we do our own sort of background check, what's called the previous participation review, on who is proposed to come in. And we look at their compliance history.

That's also a component to what our -- one of the components to our review process is we take a look at all of the properties in Mr. Dodson's portfolio that's under this tax credit program.

One of our -- there are several different eyes, if you will, that's watching this particular property. And so we go out periodically and do onsite inspections. We're making sure that he's doing what he said and represented that he was going to do. And all of that is a matter of public record.

And so part of our review process is to take a look at his other properties to ensure that they're compliant. And that's all information that we present to our board.

The gentleman in the back had mentioned something about, well, if there's a problem, can we call you? We have a system set up that if there are complaints on that property, you can absolutely call TDHCA. I would say --

MR. DODSON: And you can call us, too.

MS. MORALES: You can call him, too. We have a great compliance department that's well-known nationwide to be sticklers for this particular program. In addition to TDHCA, you have the lender who is also going to be on site inspecting, making sure that the property's doing what it's supposed to be doing.

The limited partner, Berkshire Hathaway, has a vested interest to make sure that that property is performing because of the rents coming in to making sure that they're meeting the debt service and to make sure that Berkshire Hathaway can continue to claim those federal tax credits.

MR. DODSON: And we're proud to say that we're now Berkshire Hathaway's biggest -- we're called a developer. We didn't get there by not doing what we say we're doing to do.

MR. BIGHAM: Ms. Morales, can I just clarify that, because the question was when can the property be sold. What I heard you say was is any time in the 15-year period, with your approval, but after 15 years, they can --

MS. MORALES: For the general partner.

MR. BIGHAM: I understand that. He's the general partner.

MS. MORALES: Berkshire Hathaway is going to be claiming those credits for that 15-year period.

MR. BIGHAM: Right.

MS. MORALES: So they're in it. But from the general partner's standpoint, if there's going to be an exit, we have to --

MR. DODSON: They'd buy it.

MS. MORALES: -- approve whoever comes in.

MR. BIGHAM: So just to be clear, Dalcor can exit ay any time --

VOICE: He can come and go.

MR. BIGHAM: -- in the 15-year period with your approval. And after 15 years, then your approval is not required?

MS. MORALES: Our approval would still be required during the compliance extended-use period.

MR. BIGHAM: Because what the audience was hearing and what I heard was the property would not -- there was a 15 -- when could the property be sold? The answer was 15 years.

MR. DODSON: Right.

MR. BIGHAM: That was the question and the answer. I just wanted to get clarity on that.

MR. DODSON: Yes.

MS. MORALES: He's probably thinking from a limited partner standpoint --

MR. BIGHAM: Okay.

MS. MORALES: -- and I'm thinking from a general partner standpoint.

MR. DODSON: Yeah. The general partner can sell earlier, but I got to have their approval.

MS. MORALES: Right. And one of the --

MR. DODSON: The limited partner, the reason it's going to be 15 years, that's when they earn their credits. Okay?

MR. BIGHAM: Thank you.

MS. MORALES: One of the things that I would just like to point out is that I always encourage folks to find their existing properties -- and I know that Mr. Dodson has some in the Houston area -- so that you can go and see for yourself how they're maintained and kind of do your own homework to what you can expect next door.

MR. DODSON: Yeah. We have a property at 1962 in that area called Willow Green, 300-plus units that we've had five years. I'd love for you to see it. I mean we're extremely proud of how we take care of properties. And we have one in Huntsville; we have one in Bryan/College Station, Beaumont.

By others we've been asked to do several deals in Houston, and it's older properties that need to be rehabbed. I mean our goal is put properties back into condition that people deserve to live in.

Now, somebody said a while ago -- and obviously, I know the seller of this property, that this property was in good shape. Okay? But I can tell you it's not.

Now, here's what's not in good shape. It's not because they have a bad owner. It's the 40-plus-year stuff that's not in good shape. It's the windows rattling and their electric bill being $20 a month higher than it ought to be because the windows -- it's old stuff. It's not because somebody's not making it look nice and all that stuff.

You know, another thing is -- and so, again, so this property's going to sell. There were three offers on it. The other two were conventional offers. One is they're not going to do a $28 million rehab because they're (coughing). Number two is nobody has to prove they'll buy it. They buy it, they buy it. The City doesn't have any approval. Y'all don't have any approval. And I promise you they're not going to rehab it.

VOICE: Conventional owners usually rehab it and keep it in good standing. We had a conventional owner that bought Parkway & Parkgreen. It was horrible. We dropped it from 90 to 40 percent. We bought it up eventually. No Section 8, none of that. And they did put money into it, and that property is 95 percent occupied. The crime has gone down. The crime was -- it was horrible when I went. I was there three years. And we sold it for a lot of money, and they're --

MR. DODSON: I'm just telling you they don't have to.

VOICE: They don't have to, but the property values are increasing over these past couple of years.

MR. DODSON: We have to.

VOICE: Those people aren't going to keep those apartments the way they are.

MR. DODSON: We have to.

VOICE: The property values are increasing. The area is getting better. Are they not going to fix it to raise the rents and bring in more money? What you're saying makes no sense.

MR. DODSON: They're not going to do -- there's no way --

VOICE: So they'd rather not make money?

MR. DODSON: No. I've owned conventional units for 35 years. You can't go spend $30,000 a unit rehabbing. You'll never -- I guarantee you they didn't spend $30,000.

VOICE: Could they not sell it to somebody that could do that --

MR. DODSON: No.

VOICE: -- instead of you guys?

MR. DODSON: No, but you can't. The math won't work.

VOICE: If there's money to be made, some people --

VOICE: It's obvious you did.

MR. DODSON: You are not going to make up that $30,000. Yes?

VOICE: Currently what percentage of residents that are there now are Section 8 or voucher? And that will increase or decrease?

MR. DODSON: Our average property will have 10 to 12 percent, and so let's call that 90 units or something. And almost all of our people who are on vouchers work, meaning they don't get a hundred percent voucher.

MS. DAWES: Is there a requirement for

employment?

MS. MORALES: Yes.

MS. DAWES: Good.

MR. DODSON: Yes. Oh, and okay, that's -- there was one other quick thing. We are -- we buy in Houston. We do join the Houston's police department's -- what am I trying to say, Blue?

VOICE: Blue Star program.

MR. DODSON: Blue Star program. All of our apartments that we own, we keep three to four units, okay, for police officers and their families to live in free if they want to. We love having police live on our properties.

Many tax credit buyers ask cities for property tax abatement. We pay a hundred percent of property tax. We believe the city is our partner. We believe that the associations are our partner. We want to be your friend, not yet.

We got the homeowners associations across the state that we have meetings with them every month. We're in their area and we have meetings with them. We're not slumlords. We're not scumlords, and we've been in business 35 years.

A group came to us five years ago and wanted to know -- I think we had a great reputation in the conventional business; we do tax credit buildings with them. And that's how we got involved in this. So, yeah, this -- oh, the other misnomer is -- again, as I said awhile ago, we get to set all the parameters. Everybody thinks -- I had somebody say to me, oh, I think fog and mirror. You got to move them in.

HUD only sets the income levels. We set as, again, criminal background. We set all those -- for example, right now, we've seen properties where -- a lower-income property where two families have lived in a unit. Well, no, we have strict rules on how many people you can have in the unit per bedroom and so forth.

VOICE: How do you control that?

MR. DODSON: Because we can evict them. It's in their lease. We can evict them. It's in their lease.

VOICE: How do you know they're there?

MR. DODSON: We -- on our properties, our employees walk every unit once every two months.

VOICE: Go inside?

MR. DODSON: Yeah. And we have that right.

VOICE: I'm sure you do.

MR. DODSON: Yeah.

VOICE: But I'm just saying my experience with a lot of apartment housing, particularly with immigrant housing, is that there will be 15 or 20 people living in a single apartment --

MR. DODSON: We'll evict them.

VOICE: -- and they're all working.

MR. DODSON: We'll evict them. It doesn't meet our rules.

VOICE: Do you have a list of your properties and locations --

MR. DODSON: Yeah. I don't --

VOICE: -- so it's available to us?

MR. DODSON: I don't with me, but I can get it to y'all.

VOICE: Would it be on your website?

MR. DODSON: It would be on my website, but we've done a couple since that haven't been updated. We --

VOICE: What I wanted to ask you real quick --

MR. DODSON: Yeah.

VOICE: What -- for example, the property you mentioned on 1960, what's the average income there as opposed to what it would be down here? Because it never fails, the higher the income, the nicer the property --

MR. DODSON: No, no, no.

VOICE: -- the less crime.

MR. DODSON: Again, the income levels from HUD are exactly the same because they count Houston as one area. That's what I was saying a while ago, you know, if I went to River Oaks to do one of these, right -- no, no, no. The rent would be -- I'm winning in a median income area like Sharpstown. I'm winning because everybody's in that calculation of income.

So higher income people can qualify to live in Vista -- higher than the median income in this area because we get to count the median income -- does that make sense -- of the other areas. It's all one big Houston.

VOICE: I have heard that something similar was proposed to the City of Houston last spring to go in south of Tanglewood along the Fountain View/Westheimer corridor and the it was pooh-poohed by the City Council. Is that your company?

MR. DODSON: No. We --

VOICE: That was a HUD deal.

MR. BIGHAM: That was a Houston housing deal.

MR. DODSON: Right. But I do want -- I really want y'all to understand that, because I hate that word low-income. The income levels that can move in after our rehab, okay, are higher than the income levels that live there now. I'm not saying we want to kick anybody out. I'm not saying any of that. I'm just saying that if -- the income levels are 130 percent of the population.

VOICE: What makes a property is the quality of the residents, and what determines that as a rental property? Can you explain that?

MR. DODSON: Well, I think there's a lot of things that define character of residents, okay. One is their history. They don't normally just all of a sudden start doing crimes, all of a sudden stop paying rent and all that. So how good of a history do you look at before you move people in. What are their qualifications to move in.

And we think we set -- we try to set ours based on things that you would call character things: their rental history, where have they lived before, do they pay their rent, their credit history, their criminal history. And, again, we get to set all that. And we set -- like criminal history, we set it the same as we used to on our conventional properties.

Number of people per bedroom: You know, I mean we're not going to allow six people to live in a two-bedroom apartment. Now, somebody said how do you catch it. I'm not saying somebody hasn't violated that ever, but if we catch it, we have the right to evict them.

MS. DAWES: And do you have like a requirement like, to be able to take in X number of refugees that don't have a history?

MR. DODSON: No. I don't have -- I think the reason -- I don't have a requirement to take in anybody as long as I'm following fair housing, as long as I'm not discriminating as to sex, race, age, whatever, I don't have a requirement.

I get to set the requirements I want, and I want y'all to know that, because seriously some of y'all have to admit when you hear the word low-income housing tax credits, you think, okay, fog and mirror, they're going to live there. That's not true.

VOICE: What is the criminal history point, what is the rental history --

MR. DODSON: Okay. Our criminal history, we take no -- we won't rent to a felon no matter how long ago it was. Let's say you had a misdemeanor 15 years ago, and you had a perfect history since and you got a job, make a living, whatever. You know, we would probably waive -- it has to be waived by the corporate office though, okay.

But crimes against people, crimes against property, those two, if you've ever had that, you can't move in with me because what do we have? We have people and property. Right? I mean those cars sitting in the parking lot is your property. So we will not accept any of those kind of crimes. Obviously, we don't accept any kind of sexual crimes.

VOICE: No politicians.

(General laughter.)

MR. DODSON: But, you know, I came here today -- seriously, I'm not trying to sell y'all anything. It was my idea to come to Houston. In the conventional days we owned 16 properties in Houston. We're very, very proud of our history in Houston.

Since we got Berkshire Hathaway as our credit buyer, you know, I've taken them to Dallas, and I'm bringing them to Houston, because I'm telling you you're not going to believe this property after it's been rehabbed.

MS. DAWES: And you're saying that the rent is actually going to go up, so it's not going to --

MR. DODSON: It's allowed to go up, yes.

MS. DAWES: Is it going to undercut the other apartment owners in the area? -- because there's plenty of them?

MR. DODSON: I don't know. I mean I haven't studies their rents, but what I'm trying to say is everybody thinks, Oh my gosh, it's low-income housing. Y'all are going to move in lower people. It's going to get worse. No. no.

This property using the City of Houston's statistics -- and we did a study for this for us, okay.

If we got what we call the max rents, what we can get under the program, we would be in about a hundred -- excuse me -- max income under HUD's rules, we can accept about 121 percent higher income levels in that property than are living in there today, 121 percent.

So our idea is that we're going to -- we get a chance to bring the property --

VOICE: Then why are all the people that are living there now on Section 8?

MR. DODSON: You know what? They got very few on Section 8.

VOICE: Why is that? If their income so much lower than what's going to be coming in, why aren't they on Section 8?

MR. DODSON: They were. I mean, yeah, Section 8's voluntary. I mean, no, what I'm saying is y'all got a pretty good record. Most of your residents are working, right? Most of your residents work?

MS. FUENTES: I have a question. So you say it's a myth, you know. And the myth is not going to go away, because I've been in the area for 17 years. And like I said before, in the past I worked at the Claremont, which is now the Vista. And we have two sister properties across Westpark, which is Westchase.

MR. DODSON: Right.

MS. FUENTES: They refer residents, prospects to my property, and the myth will be there for a long time because they will not go on this side because we're actually considered the ghetto area, even though we're trying to improve our communities.

MR. DODSON: I understand.

MS. FUENTES: You know? And so that myth is going to stay there for a long time for Houston now.

MR. DODSON: Yeah. I'll tell you what will change that myth, and I can say this -- I can say this no doubt, because --

MS. FUENTES: No income -- I mean the tax credit thing that you've got -- that you want to put on Vista will affect Belara and other communities that are not tax credit.

MR. DODSON: Why will it affect --

MS. FUENTES: Because when I went on Silver Leaf before it became Belara, 80 percent of it was Section 8. And we got rid of the Section 8 to better the community because it was just so bad and out of control with crime and everything.

So, again, I think tax credit, making this a tax credit community is going to affect -- people are going to see it that way.

MR. DODSON: I can just tell you it hasn't.

And we're not new to this. We do major rehabs. That property will be brand new. You'll have a freaking parking -- I mean a traffic problem of people getting in trying to lease when that property's finished. I'm telling you if you saw -- did y'all see the pictures passed around?

VOICE: No.

MR. DODSON: Okay. I'm talking about a major, major rehab. And all I wanted to do on the income side was to say, guys, the income levels out there now are lower than what we take in.

VOICE: Along that same vein, what is the percentage of increase of rental rates over what they are now once you come in and --

MR. DODSON: What I'm allowed to do, okay.

VOICE: What do you plan on doing?

MR. DODSON: Well, I mean I'll know a lot better after you take over because you've got -- no, but we're about $50 a unit higher than what they're getting is what we're allowed, and about 120 to 130 percent higher income levels of the people that can live there.

MS. DAWES: Are you allowed to put it at lower than it is right now?

MR. DODSON: Yeah, but why would I want to do that?

VOICE: I mean at the end of the day, you're making money, right?

MR. DODSON: Well, I hope so.

VOICE: Yeah. So if you have -- if you invited people who don't have jobs and have criminal histories, they're not -- they're less likely to pay you.

MR. DODSON: Not only that, but hey, guys, it isn't fair to residents, it isn't fair to my staff, it isn't fair to anybody to move bad people in. It's unfair. It's unfair to the residents. I've got my own staff.

MS. DAWES: Well, they're not going to be there, are they?

MR. DODSON: What, my staff?

MS. DAWES? Yeah.

MR. DODSON: Yeah. We'll have ten people onsite.

VOICE: So did you have to go into this as being a single use rather than in order to get the money?

MR. DODSON: Well, the hard part of doing a mixed use -- first of all, we knew the whole property was affordable land. You know, if we went in there and the property had this big bell curve of residents, and you'd say, okay, well, I got some that are making this.

But you're taking a -- first of all, we don't -- our goal is not to move out the good current residents. And we don't have to with the way we're doing it. But I can tell you something. Our -- I'm just going to tell y'all.

In three census tracts around that property -- y'all know what a census tract is. Well, a census tract is -- who defines that? HUD? It is an area of town, a square, and it's given a census tract number. They're usually about -- they can go -- what did you say, two miles, two miles, two miles, something like that?

MS. MORALES: It varies.

MR. DODSON: They're census tracts. And you can look up income levels. You can go on the website and look income levels by census tract. And I'm saying the census tract that Vista's in, okay, is -- we can take higher average income than that census tract shows to be the average income in that census tract.

And I'm telling you guys, fix up a property like that and you'll be surprised how many people will come.

MS. LYDON: But I still don't understand. In order to proceed with this purchase, did you have to go in as being single use for the whole complex or could you have done it as the other apartment complexes did --

MR. DODSON: We just feel like it's better done it this way.

MS. LYDON: So these upper income limits that you keep talking about that allows you to do that, that doesn't mean you're going to.

MR. DODSON: No. What it means is I got room to move in a different level of income-maker after we fix this property up.

VOICE: So the property looks nicer, the better --

MR. DODSON: Everybody -- I feel like when everybody came in here, they thought I'm going to go below what it is now. Oh my gosh, this is tax credit. I'm going to --

MR. BIGHAM: I don't mean to interrupt. I think the point is not what you just said. The community understands it's already housed with folks that are at a particular income scale. We all understand that, because what we've heard repeatedly is it's already low income. It's already affordable housing. It's just going to be better affordable housing.

The point the community's trying to make is we don't want that for another 25 years. So Ms. Lydon's question was you did not come to us with a project that had some affordable units and some market units. And so her question is were you prohibited from doing that? And you said, no, we just decided to do it this way.

MR. DODSON: And I'll tell you exactly why not. Our study showed, okay, that in the three census tracts around that property and the one including that property, okay, that the average -- that the income levels of people living in apartments were all affordable. So I'm going to make, let's say, a third of it mixed use.

MR. BIGHAM: Okay.

MR. DODSON: And it doesn't make any sense because that's not what the population is.

MR. BIGHAM: That's what the population is today --

VOICE: No, that's what it is now.

MR. BIGHAM: -- in 2017, and that's the mixture we have today in 2017.

(Phone ringing.)

MR. BIGHAM: I apologize.

MR. DODSON: That's okay. I thought it was me.

MR. BIGHAM: Seven-year-old needs to be picked up. Hopefully somebody will do it. But that's the point, is that that's what it is today in 2017. The community's concern is we want to redevelop the community.

The Midway property that was done on 7500 Bissonnette is a mixed-tenant, mixed-income property and no one had an issue with that. The property at Lafayette Plaza on Clarewood right here is a senior housing mixed-income property. You've come to us with all with an income limit on every unit and so that --

MR. DODSON: But a lot higher income limit than you thought.

MR. BIGHAM: Not from what I thought, because I read your packet, so --

MR. DODSON: Well, no, no. Because we didn't put that in the packet.

MR. BIGHAM: Well, your packet has --

MR. DODSON: We went back -- no, no.

MR. BIGHAM: Your packet has that income on it and it also has the maximum rent.

MR. DODSON: No. No, I'm saying compared to what lives there now. We did that study after Vista.

MR. BIGHAM: Okay. Okay.

MR. DODSON: The income limits we can have are about 130 percent higher than the average income in there now. That's what I'm trying to say. We got room for -- once it's rehabbed and moved in hopefully -- they got a lot of good residents, but I'm saying hopefully we improve the total residents.

MR. BIGHAM: But rather than come with a mixed product, a mixed project where you as the developer would have an ability to have market-rate tenants come in, that would be a benefit to the entire community.

MR. DODSON: This is what we --

MR. BIGHAM: So I'll just say this, and I'll just be very direct. We would ask that you withdraw this, that you go back to the drawing board. I will tell you this community is opposed to this. You should withdraw this project, go back to the drawing board, come back to us with a mixed-income property.

MR. DODSON: Yeah. We can't do that.

MR. BIGHAM: Well, sure you can.

MR. DODSON: No. That other buyer's going to buy the property. There's two other buyers sitting right behind us.

MS. LYDON: But do that have to keep it as an apartment complex if there's two other buyers?

MR. DODSON: Do what now?

MS. LYDON: I said two other buyers that want to purchase that, is that with the intent of the apartment complex or can they tear it down and make housing?

VOICE: They're going to be absentee owners.

MR. DODSON: No, they're --

MS. MORALES: You just don't know what they're going to do.

VOICE: You don't know what they're doing to do.

MS. LYDON: Maybe it's a private venture. They can do what they want.

MR. DODSON: No. No, I know both companies. I know what they're going to do. It's going to be an apartment complex but no --

MS. LYDON: Who are the other buyers?

MR. DODSON: I wouldn't violate -- but -- and there were three offers, okay. And they're conventional owners. Now, by that, you go, okay, that's -- no. They're conventional owners who are going to go in there and keep that property just like it is. You got to do something to that property if you want to change who's going to live there.

MS. LYDON: I don't understand why they would buy it and keep it the way it is.

MR. DODSON: They're buying it on --

VOICE: You can still make money.

MR. DODSON: Yeah. They're buying it on an income stream. They're paying a cap on it.

VOICE: And the accelerated depreciation at the beginning, that's what screwed up everything in these apartments behind us that Ted Dinerstein refurbed and all these guys. E.E. Reed built a bunch of these and everything.

And as my dad said, they'd sell it to a bunch of New York investors, and they would -- you know what I'm talking about.

MS. LYDON: But there's nothing that's --

VOICE: They would eat up the interest at the -- the accelerated appreciation. Wouldn't spend a penny on them, turn them to the next group, turn them to the next group. Pretty soon you've got a --

MS. LYDON: But there's nothing limiting to you to fill that complex with everybody that's on a voucher program. I mean could you not just receive your money the same way but not use voucher?

MR. DODSON: That just -- I can just tell you we got several thousand units in this program, and the average is 10 to 12 percent vouchers. That's just not --

MS. LYDON: Is that what it is at the one that you have here in Houston?

MR. DODSON: Yeah, maybe like --

MS. LYDON: At that 1960 --

MR. DODSON: -- 10 to 12 percent. No, because, believe it or not --

MS. MORALES: You can have a voucher holder at a market-rate property.

MS. DODSON: Yeah. But it just -- there's a lot of -- again, it's not low-income; it's affordable housing. It attracts people that -- and, again, most of the vouchers we have are -- let's say the rent's $600.

They pay 450, and the voucher pays 150. They have jobs.

One of the things we like is they have people who have jobs. If they need some help with their rent, fine, but we want them to have jobs. And so we have very few 100 percent vouchers in any of our properties.

VOICE: If -- and I'm still kind of leaning more in opposition, but if it happens to go through, will your company take input from the people who live behind it, on Redding especially? I'm sure they would love to see the same kind of walls that are on the freeway.

MR. DODSON: No, I'll tell you I'll do one better. And by the way, y'all are from different groups, right?

VOICE: I'm not so sure.

VOICE: We all live in that area.

MR. DODSON: Okay.

VOICE: We're residents.

MR. BIGHAM: They said they're all residents.

MR. DODSON: Okay. Hey, let's set up a deal where we meet once a quarter. How many people offered you that? I'm telling you guys, this ain't even fun if you don't get along with the people in the neighborhood, okay. What we do -- and I think Teresa can't really say because she works for the State, but what we do, we love doing and I think we do a very good job. We don't want y'all to not be involved.

Now, if you came and said to me, okay, I want you to tear down four buildings and build a car wash, you know, I might have to say no. And I've told Jim that. I mean, we want to be involved. We want you to be involved.

Here is the thing, and this is not trying to -- one group that wanted to buy that property is rehabbing it. The other two aren't. Now, you're right. They might sell it in four years. They might not, you know.

MR. BIGHAM: But you might not be the owner in two years.

MR. DODSON: Me? Well, no, I can't get out that quick.

MR. BIGHAM: You just said that she could --

MR. DODSON: She won't let me out that quick.

MS. MORALES: He's got to finish the rehab and there's other things that he has to --

MR. DODSON: I got you.

MR. BIGHAM: Two years post-delivery.

MR. DODSON: But we're not going anywhere. We ain't going anywhere yet. We're not going anywhere. Hey, I got Berkshire Hathaway as a partner. Why am I going anywhere?

VOICE: You get your money. You're gone.

MR. DODSON: No, it ain't how I get it. The way we get our money is very back-end loaded. It's over time.

VOICE: I may be rehashing Jim's earlier question, but I understand 15 years you can sell it within that 15 years if the State approves. Very simple as that?

MR. DODSON: Berkshire Hathaway has to hold it 15 years.

VOICE: Yeah. I'm saying you, you and all the principals on your side.

MR. DODSON: On my --

VOICE: You and Berkshire and --

MR. DODSON: But we own 1 percent.

VOICE: Okay. Well, whoever's involved, but within 15 years with state approval, this group can sell it?

MR. DODSON: And let me tell you something else.

VOICE: Well, I've got a question for the State then. Is there any city, local involvement in the state approval to let them sell it?

MS. MORALES: No.

VOICE: So the State -- we got no control of local, no input, the State can decide, yeah, your group can sell that within 15 years. True or false?

MS. MORALES: True.

MR. DODSON: Well, the guy that owns it, they can sell it to the borrower without their approval.

VOICE: I understand. Yeah, okay.

MR. MORALES: Or yours.

VOICE: I understand that.

MR. DODSON: Now, but think about this. Remember we're doing a major rehab.

Hey, Jim, you know that. You've seen it.

MR. BIGHAM: Oh, no question.

MR. DODSON: Major rehab.

MR. BIGHAM: No question.

MR. DODSON: In 15 years, that property will still be pretty new after we get through. It won't be like -- I'm looking at a 40-something-year property right now, because read the list in there of what we're doing. I mean it is a major, major, major rehab. So that -- we're told by our engineers -- I'm not saying this is the gospel, okay -- that what we're doing increases the life of a property 22 to 25 years.

VOICE: Will you describe to us how you go about this? Do you move all the people out and then it'll take two years to redo everything and move them back in?

MR. DODSON: It'll be a 24-month --

VOICE: All right. How do you do it?

MR. DODSON: It'll be a 24-month deal. What we'll do is we'll take -- let's say that when we buy it -- when we close in February, there's 50 vacant units. That would be 90 or something occupied; there's 50 vacant units. Okay? We will go furnish those vacant units, okay.

So we're working on y'all's building this next three weeks. We're rehabbing y'all's building. Y'all will move into those furnished units and then move back into your new unit. And we'll use those 50 units to do that all through the rehab, and then those 50 units will be the last ones rehabbed. Does that make sense?

VOICE: What kind of property deposits do people put up so you don't incur a lot of damage to your --

MR. DODSON: Yeah. I mean it's different on different properties.

MS. MORALES: It's standard.

MR. DODSON: We haven't worked it out there yet, but typically 250, $300.

MS. MORALES: Usually it's standard.

MR. DODSON: 250, $300.

VOICE: Not very much.

MR. DODSON: Well, that's kind of the market. No, but you know what? You don't need much if you move in the right people.

MR. BIGHAM: Ms. Morales, we have state rep Gene Wu here. Can we ask if the representative has any comments on this and if he's taken a position in favor or opposed or what his view is --

MS. MORALES: Absolutely.

MR. BIGHAM: -- since the rep is here.

MS. MORALES: Absolutely.

REPRESENTATIVE WU: I'm not signed in. I don't have a position yet.

MR. BIGHAM: I couldn't hear that. I'm sorry.

MS. MORALES: Later?

VOICE: He is not signed in at the station yet, so he doesn't know if he needs --

REPRESENTATIVE WU: I'm not sworn.

MS. MORALES: You don't -- my apologies. I didn't know that you were coming. Otherwise, you could have spoke first. No, you could sign a form later if you would like to say something on the record; you're more than welcome to.

REPRESENTATIVE WU: My office has not -- we have not opposed it; we've not supported it. Frankly speaking, I mean I drive by this apartment -- I mean, I'm surprised you actually want to buy this place.

(General laughter.)

REPRESENTATIVE WU: Because I drive by this section of Gessner like probably every other day. I've been there at 12 o'clock at night. There were prostitutes and drug dealers all up and down it.

MR. DODSON: When you drive by it when we're through, you'll understand why I bought it.

REPRESENTATIVE WU: Yeah. But that's what I'm saying, is I understand that you're not only doing the physical remodeling but you're also rehabbing the residence, because you're going to now instead of -- because I know the apartment owner who lives there now -- or who runs it now, they're not kicking out people who are like caught dealing drugs. They're not kicking out people who have been arrested for other stuff.

If you're going to go to that trouble, man, that's a real pain. So I'm surprised that you actually want to do this.

MR. DODSON: It's what we do.

REPRESENTATIVE WU: Yeah. But, you know, I think, frankly, if you're going to spend your own money or Berkshire Hathaway's money to clean up this thing, I would almost say more power to you. If it ends up being better than what it is now, I don't see how that's bad.

MR. DODSON: I'm telling you guys, you will not believe --

REPRESENTATIVE WU: And --

MR. DODSON: You will not believe.

REPRESENTATIVE WU: And, you know, right now we don't know -- we've had a real big problem contacting the -- you know, my big issue -- I asked you at the very beginning, my big issue is the management of the apartment complex. That is the key. And if we can just get someone to respond to our phone calls --

MR. DODSON: Have you called us, by the way?

REPRESENTATIVE WU: No. No, I didn't -- I mean this is the first time I've met you.

MR. DODSON: No. We have our own -- our management company. Our management company's 35 years old.

REPRESENTATIVE WU: Yeah.

MR. DODSON: And by the way, I didn't tell y'all this earlier, back in our conventional days, in the '90s, we owned 17 properties in Houston. Houston was -- it's been very, very, very good to us. We've owned a lot of properties just down the street from y'all because we owned a lot of properties, Richmond, Walnut Bend, you know that area?

So we're not an unknown to Houston. The reason we're wanting to come here now is because we felt like a lot of properties need to be rehabbed in Houston, and it's a city we know. We were here for a long, long time.

We happened to sell the whole portfolio to one group, so we kind of got out at one time. And this area of Houston, it is an area we're fairly -- well, not like y'all guys, but we've had properties in this kind of area going that way.

REPRESENTATIVE WU: And I think -- and I don't want to say I speak for everybody in this room, but I think for a lot of the residents, I think probably our biggest concern, that it's going to pass from one slumlord to the next, because right now if you look at what's there right now, there's broken windows; the fence is falling apart, and that's why I asked you about the fence.

There's like wrecked cars parked in the parking lot. You know, there's buildings that are half painted.

MR. DODSON: It won't happen. You won't believe the finish, guys. I will tell you you will not believe the finished product. If you think that we're spending $30 million on the rehab, I'm not talking about on the buy or anything. I'm talking about $30 million on the rehab.

VOICE: I think a lot of us are -- it's great if they get, you know, rehabbed from the studs to beautiful countertops. We care about the management and, yes, you will do background checks on the renter, but when someone on Section 8 when her boyfriend gets out of the pen and comes to visit, he needs a fix, he's over that fence and one of these people in Redding's backyard. I mean it is --

MR. DODSON: It ain't going to happen.

VOICE: Okay. Then y'all going to build that 12-foot wall.

MR. DODSON: Let me ask you a question seriously, and this is not right. We've been with Berkshire now for several years. We're their biggest developers. You know, don't believe in me, but I guarantee you Warren Buffett and his group is not invested in us if we're managing it that way.

We got a big daddy who makes sure we do it right because, believe me, he can -- you know, he'd get rid of me in a heartbeat.

VOICE: Who is y'all's major competition in the United States? Just curious.

MR. DODSON: I mean there's a lot of tax-credit developers.

MS. MORALES: There's a lot of tax-credit developers, not just in the state but there's -- we're starting to see probably more and more that are out of state that have properties in other states and they're branching out and moving into Texas. But they're all over. I mean they're private developers.

MR. DODSON: But the other thing y'all don't understand is, okay, you talk about inspectionitis: We got these people, Texas Department of Housing. They don't give us credits and then just go to sleep, okay. We have -- Fannie Mae's our major lender, quarterly inspection. I mean we got inspections after inspections after inspections, which is good. But we do buy because that's how the tax credit program works.

So if we're doing -- and when I'm saying inspection, we're not talking about just walking in. I'm talking about reviewing lease files; I'm talking about how did -- whoever he was that broke out of prison, how did he get there? You know what I'm saying?

And so we're kept on our feet. It's a great program. It's a great -- let me tell you something. One quick thing. I told -- you you've been to Skyline.

MS. MORALES: Yes.

MR. DODSON: We did a property in Dallas, like I told you. It's in the southeastern part of Dallas.

VOICE: What neighborhood?

MR. DODSON: It's off of Buckner. It's on the edge of Pleasant Grove. It's in an area -- right next door is a street called Jim Miller. And they have a great, great HOA called Buckner Terrace, Buckner Terrace HOA. And this is an area that was developed in the 1950s.

VOICE: Is this going to be part of Sharpstown?

MR. DODSON: I don't --

VOICE: The HOA?

MR. DODSON: Y'all got to help me with that.

MS. MORALES: No, it would not fall within that.

MR. DODSON: But anyway, this HOA happened to be -- you got this nice neighborhood of a property built in the '50s but I mean kept up. Then in that same HOA is Skyline High School and then apartments, about four apartment complexes.

And they did not want us to do that. Oh, no. You're going to move in low-income people, and I had the same story, Hey, you already got low-income people. No, no, no. And today they've asked us to come do three more of their projects in their neighborhood, because it -- we finished that two months ago, something like that. And the tenant profile has totally changed, because you're rehabbing certain buildings at a time so it kind of rolls.

And we had a tour of the homeowner association. They now have their monthly meetings, homeowner association meetings, in our office at the apartment complex.

I want to tell you that to show you that, yes, if we don't give a crap about the people around us, we're in trouble. And part of that is being a tax-credit deal because we know we have a -- we have this -- we're not building and flipping. We're not rehabbing and flipping. We got to be there. They're going to be our neighbors for a long time. And it's amazing, if you really rehab one, really fix it up, the change in the residents. That alone, forget the -- just that alone.

We're excited about it, guys, and I hope y'all -- I want your support, not because of whether it gets done or not. I want your support because I want us -- I do want to meet with you. I want y'all to be part of our -- I want y'all to come over to see what we're doing. I want it to be a friendly deal in the neighborhood, not a -- okay, where did he go?

I appreciate y'all coming today. I tell you what I really appreciate; I really appreciate your love for where you live. Now, we've had these hearings where I walked in and there's two people. Teresa will tell you we've had these hearings where I walk in and there's nobody.

MS. MORALES: I've had some where there's 300.

MR. DODSON: Yeah. But I'm just saying you wouldn't be here --

MS. DAWES: We weren't given a lot of advance notice --

MR. DODSON: You wouldn't be here if you didn't care.

MS. DAWES: I wouldn't be here if somebody hadn't told me about this.

MR. DODSON: Well, they --

MS. DAWES: And it wasn't anybody official either.

MR. DODSON: The State publishes it in what, in the newspaper?

MS. MORALES: In the newspaper, there were some notifications in that.

VOICE: Who reads the newspaper?

MR. DODSON: That's where they put it in the paper. The State does that.

VOICE: What's sad is that Sharpstown used to be incredible. I've lived here since I was 10, and my mom still lives here. And now I'm starting to think it's a dump. It's a dump. People ask me, Where do you live? You know what I tell them? I tell them Bellaire, because I'm embarrassed to say Sharpstown.

You know, my kids that have grown up and left, you know, we're from the hood.

VOICE: I want to say it started out and then them builders like Buchanan and those guys started building smaller houses, and as they build smaller houses so they can sell them easier, the whole thing went to hell in a handbasket.

MS. MORALES: I would like to just -- on behalf of the Texas Department of Housing, I would like to thank you guys for coming out. All of the comments and stuff that have been shared, they will be transcribed. The transcript will be posted in our board package. If there's additional information, letters, petitions, what have you, that you would like to submit, feel free to send me an email, and all of that will be compiled for our board's consideration. So thank you.

MR. DODSON: And I appreciate you, too.

VOICE: Thank you for coming.

MS. MORALES: The meeting is now adjourned, and the time is 3:25.

(Whereupon, 3:25 p.m., the hearing was concluded.)

CERTIFICATE

IN RE: Public Hearing for Vista on Gessner
LOCATION: Houston, Texas
DATE: November 14, 2017

I do hereby certify that the foregoing pages, numbers 1 through 88, inclusive, are the true, accurate, and complete transcript prepared from the verbal recording made by electronic recording by Leslie Berridge before the Texas Department of Housing and Community Affairs.

/s/ Dipti Patel 11/20/2017
(Transcriber) (Date)

On the Record Reporting
7703 N. Lamar Blvd., Ste. 515
Austin, Texas 78752

SHARPSTOWN
CIVIC ASSOCIATION
6815 Redding Road
Houston, TX 77036
(T) 713-789-2311 · (F) 713-789-2312
www.sharpstowncivic.org

November 13, 2017

Mayor Sylvester Turner
City of Houston
P.O. Box 1562
Houston, TX 77251

Via email: Sylvester.turner@houstontx.gov

Re: Proposed Dalcor Development Vista on Gessner

Dear Mayor Turner,

On November 13, 2017 a majority of the Board of Directors of the Sharpstown Civic Association voted to oppose the proposed development. The opposition is based on our belief as representatives of the Sharpstown residential community, that this project is not in the best interests of the residents or adjacent commercial property owners due to opposition voiced by area residents and concern that the property will be rendered unavailable for any other use for a period of 25 years. We appreciate the interest of companies like Dalcor, but we cannot support this project and urge you to support us in opposing it.

Thank you very much for your consideration.

Board of Directors
Sharpstown Civic Association

CC: Houston City Council Members
Dalcor Companies
TDHCA, Multifamily Finance Division

6b

TO BE POSTED NOT LATER THAN THE THIRD DAY BEFORE THE DATE OF THE MEETING

6c

TO BE POSTED NOT LATER THAN THE THIRD DAY BEFORE THE DATE OF THE MEETING

6d

TO BE POSTED NOT LATER THAN THE THIRD DAY BEFORE THE DATE OF THE MEETING

6e

BOARD ACTION REQUEST
MULTIFAMILY FINANCE DIVISION
DECEMBER 14, 2017

Presentation, discussion, and possible action regarding approval for publication in the *Texas Register* of the 2018-1 Multifamily Direct Loan Notice of Funding Availability.

RECOMMENDED ACTION

WHEREAS, the Department has approximately $12,700,000 in undedicated Tax Credit Assistance Program loan repayments (“TCAP Repayment Funds" or "TCAP RF”).;

WHEREAS, the Department collected approximately $8,149,392 in HOME program income since the beginning of the HUD plan year and anticipates the ability to dedicate those funds and any additional program income received through the end of January, 2018, to reuse in multifamily activities;

WHEREAS the Department has reserved $2,967,122 in HOME Community Housing Development Organization (“CHDO”) funds for 2018 multifamily activities;

WHEREAS, the Department has approximately $5,000,000 in undedicated Neighborhood Stabilization Program 1 Program Income ("NSP1 PI") available for use in multifamily activities;

WHEREAS, the Department anticipates that approximately $8,000,000 of National Housing Trust fund ("NHTF") will become available in the coming year; and

WHEREAS, the staff recommends prioritizing all of these available funds in this 2018-1 NOFA in a manner that will allow the Department to meet various commitment and expenditure deadlines;

NOW, therefore, it is hereby

RESOLVED, that $12,700,000 in TCAP Repayment Funds, $8,149,392 in HOME general funds and $2,967,122 in CHDO funds, and $5,000,000 NSP1 PI, for a total of $28,862,745 be made available for Applicants through this 2018-1 NOFA;

FURTHER RESOLVED, that funds made available through this 2018-1 NOFA will ensure that the Department awards an appropriate amount of HOME funds to CHDOs in order to satisfy its obligation to HUD and will prioritize applications that both meet all 2018-1 NOFA requirements and are in the best position to move forward swiftly and prudently; and

FURTHER RESOLVED, the Executive Director and staff as designated by the Executive Director are authorized, empowered, and directed, for and on behalf of the Department to execute such documents, instruments and writings and perform such acts and deeds as may be necessary to effectuate the foregoing.

BACKGROUND

The 2018-1 NOFA announces the availability of Multifamily Direct Loan funds for Applications received between January 4, 2018, and September 28, 2018. The NOFA includes HOME Program Income receive in the past year of $8,149,392 and HOME CHDO funds of $2,967,122. NSP1 Program Income in the amount of $5,000,000 will be programmed to multifamily uses in this NOFA. TCAP RF interest payments along with funds remaining from the 2017-1 NOFA total $3,300,000 available for the Supportive Housing/Soft Repayment Set Aside. Funds from this set aside are available as deferred forgivable loans to finance Developments that meet the Department's definition. Additional $8,000,000 are anticipated to be available in this set-aside for Developments with units restricted to 30% of AMI for 30 years, once the 2017 National Housing Trust Fund Grant Agreement is executed. The General set-aside includes HOME, NSPI PI, and TCAP RF principal payments. Awards within this set-aside will be made using the fund source appropriate to the Development, considering the restrictions on the fund source. All Applications awarded under this NOFA will be subject to the requirements of 10 TAC Chapter 13, the Multifamily Direct Loan rule, and applicable sections of 10 TAC Chapter 10. Application layered with 9% Housing Tax Credits will be further required to meet criteria set forth in 10 TAC Chapter 11, the Qualified Allocation Plan. Applications layered with Private Activity Bond financing will be subject to provisions of Chapter 12

The Department will continue to reserve funds for CHDO's in order to encourage CHDO activity. Due to the availability of HUD waivers, there may be flexibility to re-program funds in that set-aside if demand for the funds is weak.

A priority has been created for those Applications seeking funds to rehabilitate or reconstruct properties damaged by Hurricane Harvey. These Applications will receive first consideration for award within all set asides for the first two months of the Application period, after the Regional Allocation Formula collapses.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
MULTIFAMILY DIRECT LOAN
2018-1 NOTICE OF FUNDING AVAILABILITY (NOFA)

1) **Summary.** The Texas Department of Housing and Community Affairs (the “Department”) announces the availability of up to $28,862,745 in Multifamily Direct Loan funding for the development of affordable multifamily rental housing for low-income Texans. The availability and use of these funds are subject to 10 TAC Chapters 1 (“Administration”), 2 (“Enforcement”), 10 (“Uniform Multifamily Rules”), 13 (“Multifamily Direct Loan Rule”), and Chapters 11 (“Qualified Allocation Plan”) and 12 (“Multifamily Housing Revenue Bonds”) as applicable, as well as Chapter 2306 of the Texas Government Code. Applications proposing development of affordable multifamily rental housing will be subject to the Department of Housing and Urban Development (“HUD’’) HOME regulations governing the HOME program found at 24 CFR Part 92 (“HOME Final Rule”) and/or National Housing Trust Fund (“NHTF”) regulations governing the NHTF program found at 24 CFR Part 93. Other Federal regulations that apply to HOME and NHTF funds include, but are not limited to fair housing (42 U.S.C. 3601-3619), environmental requirements (42 U.S.C. 4321; and 24 CFR part 50 or part 58 depending on the type of activity), Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and HUD Handbook 1378, Section 104(d) of Housing and Community Development Act of 1974. HOME funds are further regulated by Davis-Bacon and Related Labor Acts for labor standards (40 U.S.C. §3141-3144 and 3146-3148, 24 CFR §92.354, and HUD Handbook Federal Labor Standards Compliance in Housing and Community Development Programs). HOME-funded developments must comply with HUD Section 3 requirements (24 CFR Part 135). Section 3 requires HOME and NHTF funded housing and community development activities to give, to the greatest extent feasible (and consistent with existing Federal, State and local laws and regulations) job training, employment, contracting and other economic opportunities to Section 3 residents and business concerns.

Except as otherwise noted in this NOFA, Applicants proposing development of affordable multifamily rental housing should assume that HOME, NSP and/or NHTF funds will be awarded and should likewise be prepared to comply with the applicable regulations. Applicants are encouraged to familiarize themselves with all of the applicable state and federal rules that govern the program. If HOME, NSP and/or NHTF funds are used and Federal regulations or subsequent guidance imposes additional requirements, such Federal regulations or guidance shall govern.

All Applicants proposing refinance *without* rehabilitation, or supplemental funds for Applications that have received funding or allocation in a previous year, generally will only receive Tax Credit Assistance Program Repayment Funds ("TCAP RF"), but, except as otherwise noted in this NOFA, may receive HOME, NSP and/or NHTF funds if it is an eligible activity. Awards to refinance or of supplemental financing will not exceed an amount necessary to replace lost funding or maintain original anticipated levels of feasibility as determined by staff.

2) **Sources of Multifamily Direct Loan Funds.** Multifamily Direct Loan funds are made available through program income generated from prior year HOME allocations, de-obligated funds from prior HOME allocations, the 2016 and 2017 Grant Year HOME allocations, the 2016 Grant Year NHTF allocation, loan repayments from the Tax Credit Assistance Program ("TCAP Repayment funds" or "TCAP RF"), and program income generated by NSP1 loan repayments. The Department may amend this NOFA or the Department may release a new NOFA upon receiving its 2018 HOME, or 2017 or 2018 NHTF allocation from HUD, or additional TCAP or NSP loan repayments

3) **Set-Asides.** All funds will be subject to the Regional Allocation Formula ("RAF," located in Attachment A) until 5:00 pm February 9, 2018, and then available on a statewide basis within each set-aside. Applications under any and all set-asides may or may not be layered with 9% or 4% Housing Tax Credits ("HTC"). Within each setaside, Applications not layered with 9% HTC in counties designated for Individual Assistance as a result of Hurricane Harvey will be prioritized after the RAF collapses until February 28, 2018. The funds made available under this NOFA are available under three set-asides:

Set-Aside	**Amount Available**	**Maximum Request**[1]
CHDO (HOME only)	$2,967,122	$2,967,122
Supportive Housing/ Soft Repayment		
TCAP RF	$3,300,000	$1,000,000
NHTF	$ **	$**
General	$22,595,623	
	New Construction	$3,000,000
	Rehabilitation	$2,000,000

---

[1] The maximum request is inclusive of any prior awarded TDHCA Direct Loan funds that have not yet closed or that are outstanding loans.

** The 2018 NHTF Grant Agreement has not been received from HUD as of 12/5/17. When the Agreement is received, the NOFA will be amended to add that amount. It is anticipated that $8 million of NHTF will be available for this NOFA.

a. **CHDO Set-Aside.** At least $2,967,122 in HOME funds are set aside for eligible Community Housing Development Organizations ("CHDO").
b. **Supportive Housing/ Soft Repayment Set-Aside.** Up to funds are available in this set-aside. NHTF funds will be added to this set-aside when they are available later in the year
c. **General Set-Aside.** All remaining TCAP RF, HOME, and NSP1 PI funds available, currently anticipated to be $21,345,000.
d. **Harvey Priority** - After the Regional Allocation Formula collapses until February 28, 2018, Applications received in all set asides for rehabilitation or reconstruction of properties damaged by Hurricane Harvey and related severe weather and flooding in a county declared by the Federal Emergency Management Agency to be eligible for individual assistance, will take priority over applications from other parts of the State. Such Applications will be considered to be received first and will receive first consideration for award of MFDL funds.

4) Timelines for Awards

Awards for the development of affordable multifamily rental housing will be made subject to the requirements in 10 TAC §13.11. Applications that are unable to progress on the timelines described herein due to incomplete information or lack of responsiveness will be given notice and a five day period to cure the incomplete information or non-responsiveness. Failure to cure the notice will result in a reestablishment of the application submission date to the date at which the cure to the notice was provided. As such, an applicant could be de-prioritized in favor of another application received prior to the new application submission date. Applications will be prioritized for an award as described in §13.4(c).

5) Scoring Criteria. Applications will be scored based on the scoring criteria listed in 10 TAC §13.6.

6) Maximum Funding Requests

a. CHDO Set-Aside: The maximum funding request for all applications received under this set-aside, regardless of whether the application is proposing new construction or rehabilitation, shall be $2,967,122. In the event that the CHDO Set-Aside amount is subscribed by two or more eligible applications, the Department will award excess requested funds from the General Set-Aside with HOME funds until all eligible CHDO applications that fully deplete the CHDO Set-Aside are funded.

b. Supportive Housing/ Soft Repayment Set-Aside: This Set-Aside has two fund sources, TCAP RF and NHTF, which carry different requirements.

   i. TCAP RF funds may be awarded to Applications that fit the definition of Supportive Housing at 10 TAC §10.3(29)
   ii. NHTF funds may be awarded to Applications that fit the definition of Supportive Housing at 10 TAC §10.3(29) or any other Application that agrees

to restrict the new construction NHTF units to 30% of AMI for a 30-year affordability period.

    iii. The maximum funding request for applications received under this sub-set-aside is $1,000,000.

c. General: The maximum funding request for applications proposing new construction under this set-aside is $3,000,000. The maximum funding request for applications proposing rehabilitation under this set-aside is $2,000,000.

7) **Maximum Per Unit Subsidy Limits.** The maximum per unit subsidy limits that an applicant may use to determine the amount of Direct Loan funds they may request are listed in the table below:

Bedrooms	**Non-elevator property**	**Elevator-served property**
0 bedroom	$120,103	$126,392
1 bedroom	$138,481	$144,891
2 bedroom	$167,012	$176,186
3 bedroom	$213,780	$227,928
4 bedroom or more	$238,159	$250,193

Smaller per unit subsidies are allowable and incentivized as point scoring items in the 10 TAC §13.6.

8) **Application Submission Requirements**

a. **Applications under this NOFA will be accepted starting January 4, 2018. .**

b. All Application materials including manuals, NOFAs, program guidelines, and rules will be available on the Department's website at www.tdhca.state.tx.us. Applications will be required to adhere to the requirements in effect at the time of the Application submission including any requirements of federal rules that may apply and subsequent guidance provided by HUD.

c. An Applicant may have only one active Application per Development at a time and may only apply under one set-aside at a time.

d. Applications must be on forms provided by the Department, and cannot be altered or modified and must be in final form before submitting them to the Department. Applicants must submit the Application materials as detailed in the Multifamily Programs Procedures Manual ("MPPM") in effect at the time the Application is submitted. All scanned copies must be scanned in accordance with the guidance provided in the MPPM in effect at the time the Application is submitted.

e. The 2018 CHDO Certification Packet must be submitted with the 2018 Uniform Multifamily Application for Applicants applying under the CHDO Set-Aside.

f. All 4% HTC-layered applications must provide evidence of a Reservation within 30 days of MFDL Application submission.

g. Based on the availability of funds, Applications may be accepted until 5pm Austin Local Time on September 28, 2018.

h. The request for project funds may not be less than $300,000, unless during the RAF period the amount available in the applicable region or subregion is less than $300,000, regardless of the set-aside under which an application is being submitted. However, if the underwriting report indicates that the Development will be feasible with an award of less than $300,000, staff may recommend a lower award.

- **i.** All Applicants must provide Match in the amount of at least 5 percent of the Direct Loan funds requested. Match must be documented with a letter from the anticipated provider of Match indicating the provider's willingness and ability to make a financial commitment should the Development receive an award of Direct Loan funds.
- **j.** Each CHDO that is awarded HOME funds may also be eligible to receive a CHDO operating grant of up to $50,000 for CHDO Operating Expenses, which are defined in 24 CFR §92.208 as including salaries, wages, and other employee compensation and benefits; employee education, training, and travel; rent; utilities; communication costs; taxes; insurance; and equipment, materials, and supplies.
- **k.** Applicants who are not also applying for 2018 9% or 4% Housing Tax Credits are required to remit a non-refundable Application fee payable to the Texas Department of Housing and Community Affairs in the amount of $1,000.00 per Application. Payment must be in the form of a check, cashier's check or money order. Do not send cash. Tex. Gov't Code §2306.147(b) requires the Department to waive Application fees for private nonprofit organizations that offer expanded services such as child care, nutrition programs, job training assistance, health services, or human services. These organizations must include proof of their exempt status and a description of their supportive services in lieu of the Application fee. The Application fee is not a reimbursable cost under the Multifamily Direct Loan Program.
- **l.** Applications must be uploaded to the Department's secure web transfer server in accordance with 10 TAC §10.201(1)(C).

9) Post Award Requirements. Applicants are strongly encouraged to review the applicable Post Award requirements in 10 TAC §10, Subchapter E, Post Award and Asset Management Requirements and 10 TAC §13, as well as the Compliance Monitoring requirements in 10 TAC §10, Subchapter F.

- **a.** Awarded applicants may, at the Department's discretion, be charged fees for underwriting, asset management, and ongoing monitoring.
- **b.** All Applicants will be required to record a Land Use Restriction Agreement limiting residents' income and rent for the amount of units required by the Direct Loan Unit Calculation Tool for the term of the loan.
- **c.** Applicants must provide documentation of compliance with the Affirmative Marketing requirements in the Fair Housing Act and will be required to comply with 10 TAC §10.617.
- **d.** All applicants must be registered in the federal System for Award Management (SAM) prior to execution of a HOME/TCAP RF contract and have a current Data Universal Numbering System (DUNS) number. Applicants may apply for a DUNS number (dnb.com). Once you have the DUNS number, you can register with the SAM.

10) Miscellaneous

- **a.** This NOFA does not include text of the various applicable regulatory provisions pertinent to the HOME and NHTF Programs. For proper completion of the application, the

Department strongly encourages potential applicants to review the State and Federal regulations.

b. All Applicants must comply with public notification requirements in 10 TAC §10.203.

c. The Board may on a case by case basis, or in whole, waive procedural provisions of this NOFA where such waiver or exception to the provision(s) are warranted and documented and where such exception is not in violation with any state or federal requirement(s).

d. For questions regarding this NOFA, please contact Andrew Sinnott, Multifamily Loan Program Administrator, at andrew.sinnott@tdhca.state.tx.us.

Attachment A

Regional Allocation Formula Amounts – Combined General and CHDO Set-Asides Available Until 5pm Austin Local Time on February 9, 2018

Urban Sub-Regions	HOME	TCAP RF
Region 1	$ 132,922	$215,832.20
Region 2	$ 39,634	$79,747.01
Region 3	$ 1,862,134	$2,192,544.23
Region 4	$ 428,410	$182,026.66
Region 5	$ 197,495	$120,617.95
Region 6	$ 435,133	$1,889,556.72
Region 7	$ 1,084,404	$704,957.05
Region 8	$ 190,204	$219,345.02
Region 9	$ 353,841	$800,632.31
Region 10	$ 301,522	$219,063.22
Region 11	$ 345,345	$933,332.97
Region 12	$ 236,485	$146,260.76
Region 13	$ 415,183	$425,234.32
Total	**$ 6,022,712**	**$8,129,150.42**

Rural Subregions	HOME	TCAP RF
Region 1	$ 437,769	$114,471.99
Region 2	$ 341,393	$90,465.27
Region 3	$ 403,137	$102,720.62
Region 4	$ 971,929	$249,657.99
Region 5	$ 593,885	$154,093.73
Region 6	$ 233,101	$63,216.40
Region 7	$ 212,441	$56,841.01
Region 8	$ 330,650	$89,279.79
Region 9	$ 305,014	$77,308.23
Region 10	$ 395,659	$100,045.70
Region 11	$ 570,802	$144,321.73
Region 12	$ 259,911	$64,541.33
Region 13	$ 38,110	$10,116.81
Total	**$ 5,093,802**	**$1,317,080.58**

Attachment C

Supportive Housing/Soft Repayment Set-Aside
Available Until 5pm Austin Local Time on February 9, 2018

Region	**Regional Allocation**
Region 1	$ 236,683.61
Region 2	$ 273,922.01
Region 3	$ 230,033.46
Region 4	$ 288,172.02
Region 5	$ 273,205.09
Region 6	$ 237,185.81
Region 7	$ 218,850.94
Region 8	$ 227,250.51
Region 9	$ 242,450.00
Region 10	$ 253,625.84
Region 11	$ 283,313.97
Region 12	$ 284,725.75
Region 13	$ 250,580.99
Total	**$ 3,300,000.00**

6f

BOARD ACTION REQUEST
MULTIFAMILY FINANCE DIVISION
DECEMBER 14, 2017

Presentation, discussion and possible action on a Determination Notice for Housing Tax Credits with another Issuer and an Award of Direct Loan Funds (#17404 Commons at Goodnight, Austin)

RECOMMENDED ACTION

WHEREAS, an application for both 4% Housing Tax Credits and Direct Loan funds for Commons at Goodnight, sponsored by the Housing Authority of the City of Austin, was submitted on February 3, 2017;

WHEREAS, the Direct Loan funds application was submitted under the 2017-1 Multifamily Direct Loan Notice of Funding Availability ("2017-1 NOFA") and there is Neighborhood Stabilization Program Round 1 Program Income ("NSP1 PI") funding available under the General Set-Aside;

WHEREAS, in lieu of a Certification of Reservation, a Carryforward Designation Certificate was issued by the Texas Bond Review Board on January 11, 2017, and will expire on December 31, 2019;

WHEREAS, the proposed issuer of the bonds is the Austin Affordable Public Facility Corporation, Inc.;

WHEREAS, pursuant to 10 TAC §10.101(a)(2) of the Uniform Multifamily Rules related to Undesirable Site Features, applicants are required to disclose to the Department the presence of certain features of a proposed development site;

WHEREAS, the applicant has disclosed the presence of such feature, specifically the proposed Development is located within 300 feet of a solid waste or sanitary landfill and an automobile repair and salvage yard;

WHEREAS, staff has conducted a further review of the proposed development site and surrounding neighborhood and based on the additional testing performed by the Environmental Site Assessment ("ESA") provider and conclusions noted therein, staff recommends the proposed site be found eligible under 10 TAC §10.101(a)(2) of the Uniform Multifamily Rules; and

WHEREAS, the EARAC recommends the issuance of the Determination Notice with the condition that the closing occur within 120 days (on or before April 13, 2018);

NOW, therefore, it is hereby

RESOLVED, that the site for Commons at Goodnight is hereby found to be eligible;

FURTHER RESOLVED, that the issuance of a Determination Notice of $1,423,942 in 4% Housing Tax Credits and $3,000,000 in NSP1 PI funds from the 2017-1 NOFA, subject to underwriting conditions that may be applicable as found in the Real Estate Analysis report posted to the Department's website for Commons at Goodnight, is hereby approved as presented to this meeting; and

FURTHER RESOLVED, that, should repayment of the Department's loan be subject to 75% of available surplus cash flow, staff will require a guaranty from the Applicant and/or affiliates and principals of the Applicant to reimburse the Department for any losses incurred by the Department as a result of HUD enforcing any repayment liability and obligation upon the Department for any amounts due under the NSP1 PI Loan in connection with the federal requirements as a result of the first lien lender exercising its foreclosure rights set forth in the loan documents, regardless of the availability of Surplus Cash;

FURTHER RESOLVED, that 10 TAC §13.11(m) requires the Board to establish a hard closing deadline at the time of award, staff recommends that closing on all sources of funds occur no later than April 13, 2018, and that should closing not occur, the Board authorizes EARAC to approve or deny an extension of the Determination Notice date and Direct Loan closing date subject to an updated previous participation review, if necessary.

BACKGROUND

General Information: Commons at Goodnight is proposed to be located at Nuckols Crossing at Slaughter Lane in Austin, Travis County, and consists of 304 units, of which 299 will be rent and income restricted at 60% of Area Median Family Income ("AMFI"), and the remaining five units will be rent and income restricted at 50% AMFI under the HTC program. As a result of the NSP1 PI funds from the General Set-Aside, there will be five NSP1 PI units restricted at 50% AMFI and 18 NSP1 PI units at 60% AMFI layered among the 304 HTC restricted units. The site will serve a general population and conforms to current zoning. The census tract (0024.26) has a median household income of $69,245, is in the second quartile, and has a poverty rate of 9.60%. In accordance with 10 TAC §10.204(16), the Applicant has provided an existing development – Pointe at Ben White – for inclusion in the Department's Section 811 Project Rental Assistance ("PRA") Demonstration Program, which has been approved for participation in the Section 811 PRA Program. As required in section 4 of the 2017-1 NOFA, the Department's Governing Board must establish a hard closing deadline at the time of award. In line with the closing deadline established associated with the bond financing, such deadline is appropriate for closing on the Direct Loan funds as well.

As discussed at recent Board meetings, 10 TAC §13.8(c)(2) allows the Department's Direct Loans to be subordinate to FHA-insured first lien debt, with repayment subject to available surplus cash flow. Although, a specific percentage of surplus cash flow from which the Department's loan could be repaid is not discussed in the rule; HUD has recently been enforcing a section of the Multifamily Accelerated Processing ("MAP") Guide that specifies that repayment on subordinate debt is subject to 75% of surplus cash flow. Should HUD continue to enforce this provision on this particular transaction, staff will require a guaranty from the Applicant and/or affiliates and principals of the Applicant at the time of loan closing to reimburse the Department for any losses incurred by the Department as a result of HUD enforcing any repayment liability and obligation upon the Department for any amounts due under the NSP1 PI Loan in connection with the federal requirements as a result of the first lien lender exercising its foreclosure rights set forth in the loan documents, regardless of the availability of Surplus Cash.

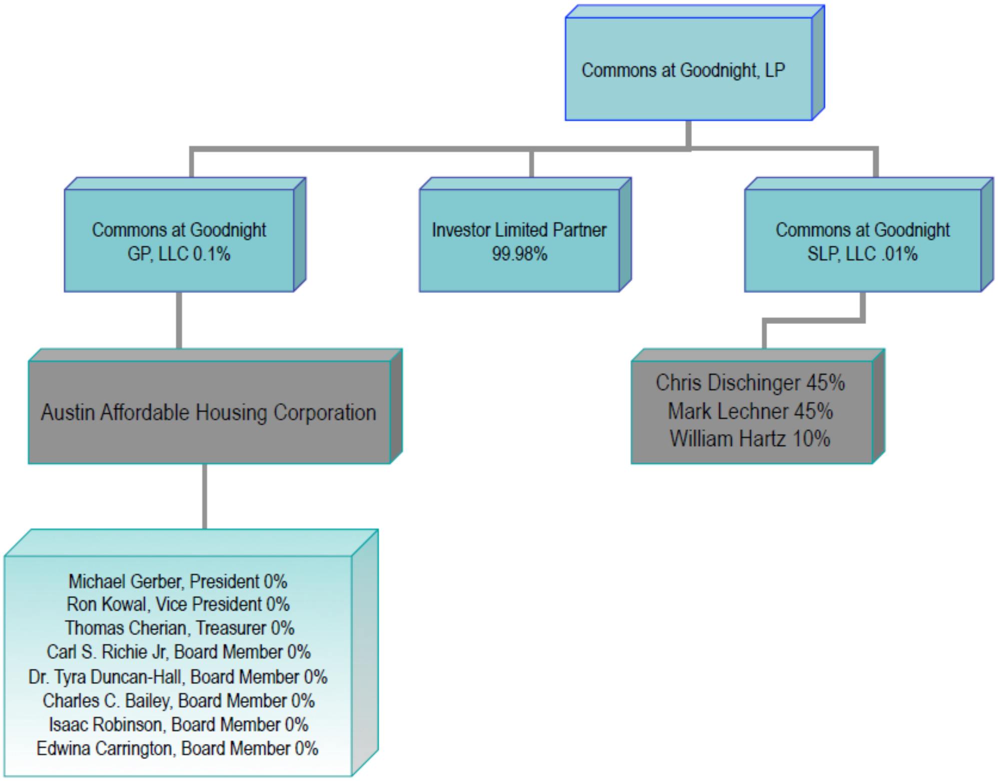
Site Analysis: The applicant disclosed the presence of an undesirable site feature, specifically, the proposed Development Site is within approximately 50 feet of two solid waste/sanitary landfills which requires further analysis under 10 TAC §10.101(a)(2) of the Uniform Multifamily Rules. The west adjoining property contains a Closed Landfill Inventory ("CLI") site. The CLI site is described as having been operated during the 1960s and 1970s and consisted of fill material in an abandoned quarry. The Environmental Site Assessment ("ESA") indicated the facility is located down-gradient from the development site and in the professional opinion of the ESA provider, the facility has no impact on the subject property based upon the historical records research, direction of the subject property, and absence of violations or any other environmental cleanup or actions.

The second landfill is located west of the proposed development and the ESA reports that it is currently operating as an automobile repair and salvage yard consisting of household, construction demolition, industrial, agricultural, and brush debris. The ESA provider initially reported that due to its proximity to the development site, methane vapors could migrate laterally and encroach upon the subject property and recommended additional Vapor Encroachment Screening. An updated ESA was submitted and indicated they performed such screening and there was no evidence of a vapor encroachment condition; thus no additional procedures were recommended. Staff believes that this concern has been mitigated and leads to a supported conclusion that the development site should be considered eligible under 10 TAC §10.101(a)(2) of the Uniform Multifamily Rules.

Organizational Structure and Previous Participation: The Borrower is Commons at Goodnight, LP and includes the entities and principals as illustrated in Exhibit A. The applicant is considered an Extra Large Portfolio Category 2, and the previous participation was deemed acceptable by EARAC without further review or discussion. EARAC also reviewed the proposed financing and the underwriting report, and recommends issuance of a Determination Notice and award of Direct Loan funds.

Public Comment: There have been no letters of support or opposition submitted to the Department.

EXHIBIT A


Commons at Goodnight, LP
Commons at Goodnight GP, LLC 0.1%
Investor Limited Partner 99.98%
Commons at Goodnight SLP, LLC .01%
Austin Affordable Housing Corporation
Chris Dischinger 45%
Mark Lechner 45%
William Hartz 10%
Michael Gerber, President 0%
Ron Kowal, Vice President 0%
Thomas Cherian, Treasurer 0%
Carl S. Richie Jr, Board Member 0%
Dr. Tyra Duncan-Hall, Board Member 0%
Charles C. Bailey, Board Member 0%
Isaac Robinson, Board Member 0%
Edwina Carrington, Board Member 0%

17404 Commons at Goodnight - Application Summary

REAL ESTATE ANALYSIS DIVISION
December 6, 2017

PROPERTY IDENTIFICATION

Application #	17404
Development	Commons at Goodnight
City / County	Austin / Travis
Region/Area	7 / Urban
Population	General
Set-Aside	General
Activity	New Construction

RECOMMENDATION

TDHCA Program	Request	Recommended		
LIHTC (4% Credit)	$1,423,942	**$1,423,942**	**$4,684/Unit**	**$0.90**

	Amount	Rate	Amort	Term	Lien
Multifamily Direct Construction Loan	$3,000,000	3.25%	na	2.5	2

KEY PRINCIPAL / SPONSOR

General Partner(s)

Commons at Goodnight, LP

Austin Affordable Housing Corporation, Justin Hartz

Developer(s)

LDG Multifamily, LLC

Justin Hartz, Chris Dischinger, Mark Lechner

Related-Parties	Contractor - Yes	Seller - No

TYPICAL BUILDING ELEVATION/PHOTO

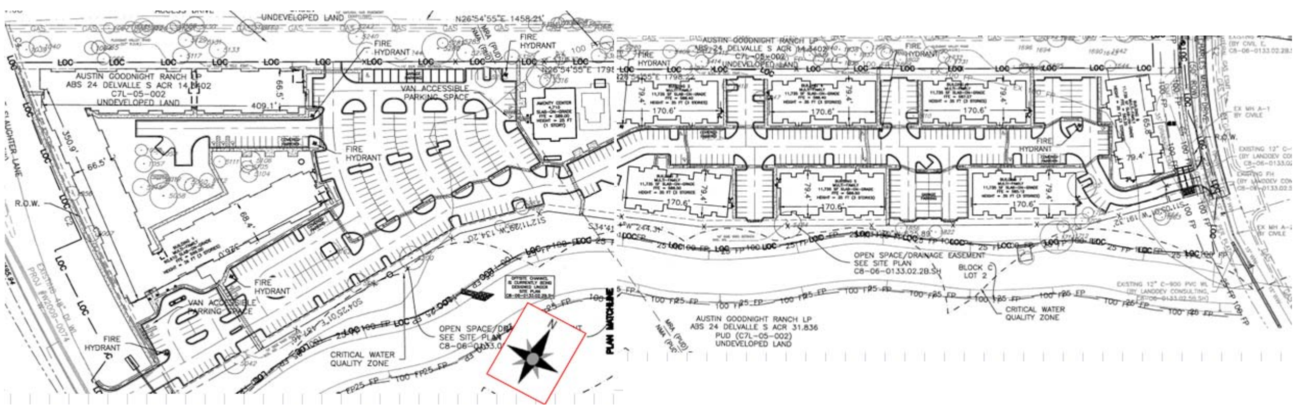
UNIT DISTRIBUTION / INCOME DISTRIBUTION

# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	30%	-	0%
1	24	8%	40%	-	0%
2	153	50%	50%	5	2%
3	123	40%	60%	299	98%
4	4	1%	MR	-	✓
TOTAL	304	100%	TOTAL	304	100%

PRO FORMA FEASIBILITY INDICATORS

Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	⚠ 1.17	**Expense Ratio**	✓ 34.2%
Breakeven Occ.	✓ 83.6%	**Breakeven Rent**	$962
Average Rent	$1,066	**B/E Rent Margin**	✓ $104
Property Taxes	Exempt	**Exemption/PILOT**	0%
Total Expense	$4,124/unit	**Controllable**	$3,058/unit

SITE PLAN



MARKET FEASIBILITY INDICATORS

Gross Capture Rate (10% Maximum)	✓ 5.5%		
Highest Unit Capture Rate	⚠ 56%	3 BR/60%	123
Dominant Unit Cap. Rate	⚠ 42%	2 BR/60%	150
Premiums (↑60% Rents)	N/A	N/A	
Rent Assisted Units	N/A		

DEVELOPMENT COST SUMMARY

Costs Underwritten		Applicant's Costs	
Avg. Unit Size	1,065 SF	**Density**	25.2/acre
Acquisition		$12K/unit	$3,572K
Building Cost	$79.61/SF	$85K/unit	$25,767K
Hard Cost		$97K/unit	$29,525K
Total Cost		$182K/unit	$55,215K
Developer Fee	$5,447K	(56% Deferred)	Paid Year: 7
Contractor Fee	$3,866K	**30% Boost**	No

DEBT (Must Pay)

Source	Term	Rate	Amount	DCR
Mason Joseph Company, Inc.	40/40	4.00%	$39,103,000	1.17
TOTAL DEBT (Must Pay)			**$39,103,000**	

CASH FLOW DEBT / GRANT FUNDS

Source	Term	Rate	Amount	DCR
S.M.A.R.T. Housing	0/0	0.00%	$243,200	1.17
CASH FLOW DEBT / GRANTS			**$243,200**	

EQUITY / DEFERRED FEES

Source	Amount
Boston Financial	$12,812,913
LDG Multifamily, LLC / AAHC	$3,056,314
Additional (Excess) Funds Req'd	($0)
TOTAL EQUITY SOURCES	$15,869,227
TOTAL DEBT SOURCES	$39,346,200
TOTAL CAPITALIZATION	$55,215,427

CONDITIONS

- Receipt and acceptance before Direct Loan Closing
  - a: Substantially final construction contract with Schedule of Values.
  - b: Updated term sheets with substantially final terms from all lenders
  - c: Substantially final draft of limited partnership agreement.
  - d: Documentation identifying any required matching funds, and confirming that the source is eligible to be counted as matching funds under HUD and TDHCA requirements.

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

BOND RESERVATION / ISSUER

Issuer	Austin Affordable PFC, Inc.
Expiration Date	12/31/2019
Bond Amount	$26,000,000
BRB Priority	N/A
Close Date	TBD
Bond Structure	FHA 221 (d)(4)

RISK PROFILE

STRENGTHS/MITIGATING FACTORS

- Experienced GP
- Experienced Developer
- Large master planned community under way

WEAKNESSES/RISKS

- Feasibility dependent on property tax exemption

AERIAL PHOTOGRAPH(s)

6g

TO BE POSTED NOT LATER THAN THE THIRD DAY BEFORE THE DATE OF THE MEETING