MULTIFAMILY FINANCE PRODUCTION DIVISION BOARD ACTION REQUEST

June 25, 2003

Action Item

2003 Low Income Housing Tax Credit Recommendations.

Required Action

Approve the list of recommended tax credit developments for the 2003 allocation round.

Background and Recommendations

The Low Income Housing Tax Credit (LIHTC) recommendations are presented in a two-volume Board Book. Volume One contains Allocation Summary Reports and summaries for recommended developments in the first several regions. Volume Two contains the summaries for the recommended developments in the remainder of the regions. Please note that no recommendations are being made at this time for 2004 Forward Commitments or the Waiting List. The final recommendations for the LIHTC awards will take place at the board meeting on July 30, 2003; we anticipate making the Waiting List and 2004 Forward Commitment recommendations at that meeting. Each development has a set of summary documents that includes: a *Development Profile and Board Summary*, a *Compliance Developer Evaluation*, and a *Multifamily Underwriting Analysis*.

I. SET ASIDES AND REGIONAL ALLOCATION FORMULA

As required by §49.7(b) of the 2003 Qualified Allocation Plan and Rules (QAP), several set-asides are required to be met from the 2003 Credit Ceiling as identified below. Applicants were permitted to apply in all set-asides for which they were eligible. It should be noted that the set-asides identified below cumulatively exceed 100% of the Credit Ceiling. Because applicants apply in multiple set-asides, all set-asides will be achieved without exceeding the Credit Ceiling.

Set Aside	Minimum % of Ceiling	Minimum 2003 Credits to Allocate
At-Risk	15%	\$5,720,688
Elderly	15%	\$5,720,688
Nonprofit	10%	\$3,813,792
Rural	15%	\$5,720,688*
USDA Sub Set-Aside	25% of the Rural Set Aside	\$1,430,172
General	60%	\$22,882,754

* Includes the \$1,399,454 USDA allocation

As required by §2306.111 of the Texas Government Code, the Department utilizes a regional distribution formula to distribute credits from the State Housing Credit Ceiling. Based on this formula, each of the thirteen service regions is targeted to receive a certain portion of the total ceiling. The following depicts each region's anticipated credits based on the formula.

Region	Credits Targeted	Major Communities
1	\$1,952,538	Lubbock, Amarillo
2	\$1,161,412	Abilene, Wichita Falls
3	\$4,895,385	Dallas, Fort Worth
4	\$2,173,705	Longview, Henderson
5	\$1,765,010	Beaumont, Port Arthur,
6	\$5,153,124	Houston
7	\$1,989,509	Austin
8	\$2,451,783	Waco, Killeen, Bryan
9	\$4,772,015	San Antonio, New Braunfels
10	\$2,155,567	Corpus Christi, Victoria
11	\$5,662,899	Brownsville, McAllen
12	\$1,302,931	Midland, Odessa
13	\$2,702,046	El Paso
TOTAL	\$38,137,924	

II. APPLICATION SUBMISSIONS

2003 was the second year that a pre-application process was utilized. There were 239 Pre-Applications submitted reflecting a total request for credits of \$180,322,923. Subsequently there were 121 full applications submitted with a total request for credits of \$82,213,149. At this time, 16 of those applications have been terminated or were withdrawn by the Applicants. Additionally, seven developments were awarded 2003 funds as Forward Commitments last year. Therefore, there are 112 active developments. We believe that the decrease in the number of applications from pre-application to full application confirms that the pre-application process was successful. Applicants were able to use the information released from the pre-applications to make an informed business decision about their likelihood of receiving an award.

III. DEVELOPMENT EVALUATION

Central to the 2003 LIHTC application cycle was our commitment to ensuring fairness and consistency in evaluating all of the applications, and ensuring adherence to all required guidelines.

In accordance with state law, the Department held 5 public hearings across the State to receive comments from citizens, neighborhood groups, and elected officials on the 2003 applications. The hearings and written comments provided valuable information regarding the need for and the impact of awarding credits to many developments. A summary of the public comment received on each recommended development is provided in the *Development Profile and Board Summary*.

Evaluation of the applications began with the Threshold Criteria review. This review is a prerequisite for further consideration under the Selection Criteria's competitive point system. LIHTC staff reviewed Threshold and Selection Criteria using a system of peer reviews to confirm the accuracy of the scores awarded and to maintain consistency in the interpretation of the criteria requirements. As the Threshold and Selection Criteria evaluations were completed, the applications selected by the Executive Award and Review Advisory Committee were transmitted to the Real Estate Analysis Division for a detailed financial feasibility analysis.

Staff from the Department and the Office of Rural Community Affairs inspected all proposed development sites to make a first-hand assessment of site conditions and to evaluate the physical state of developments applying for rehabilitation tax credits.

The Portfolio Management and Compliance Division reviewed all recommended applications for instances of material non-compliance. The allocating agencies of other states were contacted to request comments on the applicants' previous participation in their programs.

IV. STAFF RECOMMENDATION

In making recommendations for which developments would be recommended, staff relied on the regional allocation, set aside requirements and scores. Staff has not recommended any developments to the Board that were not recommended by the Real Estate Analysis Division and also ensured that the tax credit cap of \$1.6 million per Applicant was not exceeded.

As staff was making recommendations, each region was reviewed and staff attempted to allow each region to exceed its regional allocation. Even with several regions undersubscribed, an overage in each region was not possible while not exceeding the Credit Ceiling. To equitably determine which regions would get to go over their allocation and which would not, staff identified, based on a percentage of the regional allocation available, which regions would be the most harmed by not getting the next deal. Essentially, those regions whose shortfall would have been a large proportion of their allocation were given the next deal allowing them to go over. Using this approach, only two regions were not able to go over: Region 3 (Dallas Region) whose percentage under the regional allocation is 3.84% and Region 13 (El Paso Region) whose percentage under the regional allocation is 1.21%.

The total number of developments recommended is 59. Including the 7 Forward Commitments awarded in 2002, this is a total of 66 developments recommended credits for 2003. The total amount recommended, including the Forward Commitments, is \$37,492,505. Note that the total Credit Ceiling available is \$38,137,924. The staff recommendation is therefore \$645,419 less than the amount available to allocate. For the June meeting, staff is not recommending that the excess credits of \$645,419 be allocated. There are multiple allocation options that the Board could consider which staff will be happy to discuss at the Board meeting.

2003 Initial LIHTC Recommendations Sorted by Region and Score - Only Those Recommended

Dev # Region A ⁽¹⁾ Development Name	Development Address	City	County	Set-Asides ⁽²⁾ Zip NP AR R E G	Activity	TxRD Dev.	Credit Request	Credit Recommen- dation	Total LI Units	Total Applicant Units Contact	Score Description
<u>Projects Located in Region 1</u> 03140 1 A Park Meadows Villas	Oak Avenue and Weber Avenue	Lubbock	Lubbock	79404 🗹 🗌 🗌 💟	New Construct	ion	\$745,677	\$737,372	100	112 Aubrea Hance	93 Region 1 is undersubscribed, therefore all financially feasible developments in the region are recommended.
03016 1 A Amarillo Garden Apartments	1223 S. Roberts	Amarillo	Potter	79102	Acquisition/Re	hab 🗌	\$404,377	\$265,490	100	100 Gene Morrison	76 Region 1 is undersubscribed, therefore all financially feasible developments in the region are recommended. This development is also needed to meet the At-Risk Set-Aside.
2 Projects in Region Targeted Reg	gional Allocation:	\$1,952,538				\$1	1,150,054	\$1,002,862	200	212	
Projects Located in Region 2											
03158 2 A Red River Senior Village	Ross Street at US Highway 287	Vernon	Wilbarger	76384	New Construct	ion 🗌	\$404,729	\$402,507	57	60 Beverly Funderburgh	88 Region 2 is undersubscribed, therefore all eligible developments in the region are recommended.
03258 2 A Mira Vista Apartments	Lee & Jefferson Streets	Santa Anna	Coleman	76878	Rehab Only		\$70,346	\$70,346	24	24 Patrick Barbolla	A 54 Region 2 is undersubscribed, therefore all eligible developments in the region are recommended. This Development is also needed to meet the USDA and At-Risk Set-Asides.
2 Projects in Region Targeted Reg	gional Allocation:	\$1,161,412					\$475,075	\$472,853	81	84	

Dev # Region A ⁽¹⁾ Development Name	Development Address	City	County	Set-Asides ⁽²⁾ Zip NP AR R E G	Activity	TxRD Dev.	Credit Request	Recommen-	Total LI Units	Total Applicant Units Contact	Score	e Description
Projects Located in Region 3 03184 3 A The Pegasus	7200 North Stemmon	Dallas	Dallas	75247 🗹 🗌 🗌 🗹 🗹	Acquisition/Reha	ıb 🗌 \$1,	,156,172	\$1,153,613	124	156 Glenn Lynch	104	This Development has a competitive score in the
03039 3 A Oak Timbers- Grand Prairie	Fwy. 1920 Robinson Rd.	Grand Prairie	Dallas	75051 🔽 🗌 🔽 🗌	New Constructio	n 🗌 ¢	6437,741	\$425,506	64	80 Vaughan	102	Elderly and Nonprofit Set-Asides. This Development has a competitive score in the
05059 5 A Oak Hillders- Grand Halle	1920 Robitson Ru.	Grand Traine	Dallas				437,741	φ ±23, 300	04	Mitchell	102	Elderly Set-Aside.
03081 3 A The Senior Apartments at Curtis Wright Field	1000 South Carrier Parkway	Grand Prairie	Dallas	75051	New Constructio	n 🗌 \$	5761,162	\$756,655	123	154 Hal Thorne	102	This Development has a competitive score in the Elderly Set-Aside.
03159 3 A Summit Senior Village	Lawrence @ O'Neal Street	Gainesville	Cooke	76240	New Constructio	n 🗌 \$	6490,662	\$476,268	68	76 Monique Allen	93	This Development has a competitive score in the Rural Set-Aside.
03163 3 A Cedar View Apartments	1617 West Highway 180 at Barker St.	Mineral Wells	Palo Pinto	76067	New Constructio	n 🗌 \$	560,000	\$560,000	72	72 Leslie Donaldson	ı 89	This Development has a competitive score in the Rural Set-Aside.
03212 3 A Village of Kaufman	421 East 7th Street	Kaufman	Kaufman	75142	Acquisition/Reha	ıb 🗌 \$	5203,150	\$193,806	68	68 Daniel O'Dea	64	This Development is needed to meet the At-Risk Set-Aside.
03250 3 A Pine Run Apartments	700 Piner	Honey Grove	Fannin	75446	Acquisition/Reha	ıb 🔽	\$62,925	\$62,784	32	32 Dennis Hoover	59	This Development is needed to meet the USDA and At-Risk Set-Asides.
03004 3 A Arbor Woods	3000 Block of N. Hampton	Dallas	Dallas	75212	New Constructio	n 🗌 \$1,	,078,956	\$1,078,956	120	151 Cheryl Geiser		This Development is a 2003 Forward Commitment.
8 Projects in Region Targeted Re	egional Allocation:	\$4,895,385				\$4,7	750,768	\$4,707,588	671	789		
Projects Located in Region 4												
03100 4 A Churchill at Longview	1500 Block E. Whaley	Longview	Gregg	75601 🗌 🗌 🔲 🗹	New Constructio	n 🗌 \$1,	,150,000	\$1,150,000	160	160 Betts Hoover/Brad Forslund	99	This Development has a competitive score in its region.
03028 4 A Green Street Apartments	2440 Green Street	Longview	Gregg	75602	New Constructio	n 🗌 \$	597,838	\$592,722	79	80 Justin Zimmerman		This Development scored competitively in its region. To prevent Justin Zimmerman from exceeding the \$1.6 credit cap only 03025 or 03028 could be recommended because together they exceed \$1.6 million. Because this development is smaller and therefore more absorbable in Longview (in light of the other recommended award in Longview) and to better meet regional allocation goals, this development was selected instead of 03028.
03053 4 A Millpoint Townhomes	751 Kilgore Drive	Henderson	Rusk	75652	New Constructio	n 🗌 \$	527,733	\$515,338	76	76 James Washburn	91	This Development has a competitive score in the Rural Set-Aside.
3 Projects in Region Targeted Re	egional Allocation:	\$2,173,705				\$2,2	275,571	\$2,258,060	315	316		

Dev # Region A ⁽¹⁾ Development Name	Development Address	City	County	Set-Asides ⁽²⁾ Zip NP AR R E G	Activity	TxRD Dev.	Credit Request	Credit Recommen- dation	Total LI Units	Total Applicant Units Contact	Score	Description
<u>Projects Located in Region 5</u> 03196 5 A Arcadia Village	673 Arcadia Road	Center	Shelby	75935	New Constructio	on 🗌	\$268,802	\$227,836	26	26 Doug Dowler		This Development has a competitive score in the Rural Set-Aside.
03069 5 A Cole Creek Apartments	Near 1400 Block of East Loop 304	Crocket	Houston	75835 🖌 🗌 🖌 🗌 🖌	New Constructio	on 🗌	\$477,317	\$437,327	60	64 Michael Lankford		This Development has a competitive score in the Rural Set-Aside.
03263 5 A Cedar Ridge Apartments	7601 9th Avenue	Port Arthur	Jefferson	77642	Acquisition/Reh	ab 🗌	\$396,303	\$387,461	160	200 KT (Ike) Akbari		This Development is needed to meet the At-Risk Set- Aside.
03261 5 A Pebble Creek Apartments	4251 Jimmy Johnson Blvd.	Port Arthur	Jefferson	77642	Rehab Only		\$418,100	\$387,920	166	208 K. T. (Ike) Akbari		This Development is needed to meet the At-Risk Set- Aside.
03262 5 A Crystal Creek Park Apartments	8101 Honeywood Trail	Port Arthur	Jefferson	77642	Acquisition/Reh	ab 🗌	\$390,348	\$377,548	162	202 K.T. (Ike) Akbari		This Development is needed to meet the At-Risk Set- Aside.
03213 5 A Fox Run Apartments	2600 Allie Payne Road	Orange	Orange	77632	Acquisition/Reh	ab 🗌	\$216,440	\$213,473	68	70 Daniel O'Dea		This Development is needed to meet the At-Risk Set- Aside.
6 Projects in Region Targeted Re	egional Allocation:	\$1,765,010				\$2	2,167,310	\$2,031,565	642	770		

Dev # Region A ⁽¹⁾ Development Name	Development Address	City	County	Set-Asides ⁽²⁾ Zip NP AR R E G	Activity	TxRD Dev.	Credit Request	Recommen-	Total LI Units	Total Applicant Units Contact	Score	e Description
Projects Located in Region 6				77007	D 1 1 0 1		43 00 530				105	N
03011 6 A Jefferson Davis Artist Lofts	1101 Elder Street	Houston	Harris	77007 🗆 🗆 🗀 💌	Rehab Only		\$280,733	\$280,733	27	34 Brian Gorecki	105	Region 11 is undersubscribed, therefore all eligible developments in the region are recommended.
03178 6 A Jacinto Manor	9701 Market St.	Jacinto City	Harris	77029	New Constructio	n 🗌	\$782,354	\$782,354	160	200 Elizabeth Young	100	This Development has a competitive score in the Elderly Set-Aside.
03182 6 A The Manor at Jersey Village	12400 Castlebridge Drive	Jersey Village	Harris	77065	New Constructio	n 🗌	\$782,354	\$782,354	160	200 Elizabeth Young	100	This Development has a competitive score in the Elderly Set-Aside and in its region.
03236 6 A Little York Villas	6900 Block of Nuben & W. Little York	Houston	Harris	77091	New Constructio	n 🗌	\$816,242	\$816,242	103	128 Cherno Njie	100	This Development has a competitive score in its region.
03245 6 A Meadows Place Senior Village	12221 South Kirkwood	Meadows Place	Fort Bend	77477	New Constructio	n 🗌	\$681,630	\$675,605	145	182 Rae Fairfield	99	This Development has a competitive score in the Elderly Set-Aside.
03070 6 A Bay Ranch Apartments	1400 Thompson Road	Bay City	Matagorda	77414			\$477,317	\$451,094	60	64 Michael Lankford	d 96	This Development has a competitive score in the Rural Set-Aside.
03153 6 A Northline Point Apartments	7313 Northline	Houston	Harris	77076	New and Acq/Reł	nab 🗌	\$364,741	\$347,203	160	200 Kimberly Herzog	g 85	This Development is needed to meet the At-Risk Set-Aside.
03231 6 A Montgomery Meadows	Old Montgomery Rd. @ Cline St.	Huntsville	Walker	77340	New Constructio	n 🗌	\$411,107	\$382,286	50	56 Emanuel Glockzin	81	This Development has an acceptable score in the Rural Set-Aside.
03252 6 A Pine Meadows Apartments	20968 Pine Island Rd	Prairie View	Waller	77446	Acquisition/Reha	ab 🗸	\$94,120	\$94,120	60	60 James Fieser	58	This Development is needed to meet the USDA and At-Risk Set-Asides.
03254 6 A Bayou Bend Apartments	3025 Waller Street	Waller	Waller	77484	-		\$120,931	\$119,812	56	56 James Fieser	44	This Development is needed to meet the USDA and At-Risk Set-Asides.
03256 6 A Willowchase Apartments	1845 5th Street	Hempstead	Waller	77445	-		\$122,882	\$121,654	57	57 James Fieser	44	This Development is needed to meet the USDA and At-Risk Set-Asides.
03255 6 A Cedar Cove Apartments	1400 Eagle Lake Drive	Sealy	Austin	77474	Acquisition/Reha	ab 🖌	\$122,045	\$120,931	54	54 James Fieser	43	This Development is needed to meet the USDA and At-Risk Set-Asides.
03253 6 A Green Manor Apartments	2000 4th Street	Hempstead	Waller		Acquisition/Reha		\$85,495	\$84,481	40	40 James Fieser	42	This Development is needed to meet the USDA and At-Risk Set-Asides.
03006 6 A Villas at Park Grove	600 Park Grove Dr.	Katy	Harris	77450	New Constructio	n 🗌	\$627,566	\$627,566	120	150 Ignacio Grillo		This Development is a 2003 Forward Commitment.
14 Projects in Region Targeted Re	gional Allocation:	\$5,153,124				\$5	5,769,517	\$5,686,435 1	,252	1,481		
Projects Located in Region 7												
03001 7 A Eagle's Point	1855 Webberville Road	Austin	Travis		New Constructio	n 🗌 \$	1,200,000	\$1,200,000	192	240 Robert Voelker		This Development is a 2003 Forward Commitment.
03005 7 A Grove Place Apartments	Not Available for Release	Austin	Travis	78741 🗹 🗌 🗌 🗌	New Constructio		\$789,509	\$789,509		184 Kelly White		This Development is a 2003 Forward Commitment.
2 Projects in Region Targeted Re	gional Allocation:	\$1,989,509				\$1	,989,509	\$1,989,509	338	424		

1. 'A' = recommended for an allocation, 'N' = not recommended for an allocation. 2. Set-Aside Abbreviations: NP=Nonprofit, AR-At-Risk, R=Rural, E=Elderly, G=General

Dev # Region A ⁽¹⁾ Development Name	Development Address	City	County	Set-Asides ⁽²⁾ Zip NP AR R E G	Txl Activity De		Credit Recommen- dation	Total LI Units	Total Applicant Units Contact	Score D	escription
Projects Located in Region 8 03068 8 A Stone Ranch Apartments Homes	4400 Block East Rancier Avenue	Killeen	Bell	76543 🗹 🗌 💭 🗸	New Construction	\$622,580	\$568,718	129 1	152 Michael Lankford		Development has a competitive score in the ly and Nonprofit Set-Asides and in the region.
03065 8 A Red Oak	4500 Block of South 3rd Street	Waco	McLennan	76706	New Construction	\$559,937	\$559,937	64	80 R.J. Collins	100 This I region	Development has a competitive score in its n.
03009 8 A Forest Park Apartments	Sandy Point Rd. @ Hwy 21	Bryan	Brazos	77803	New Construction	\$981,432	\$746,176	119 1	40 Kenneth Mitchel	100 This I region	Development has a competitive score in its n.
03161 8 A Dripping Springs Senior Village	J.J. Frewellen @ Eastern Little League Complex Rd.	Waco	McLennan	76704	New Construction	\$576,585	\$571,593	85 1	100 Leslie Donaldsor		Development has a competitive score in its n and in the Elderly Set-Aside.
03259 8 A Pecan Creek Apartments	1815 Old Brandon Rd.	Hillsboro	Hill	76645	Acquisition/Rehab	\$145,850	\$145,850	48	48 Patrick Barbolla		Development is needed to meet the USDA and sk Set-Asides.
5 Projects in Region Targeted R	egional Allocation:	\$2,451,783				\$2,886,384	\$2,592,274	445	520		
Projects Located in Region 9											
03176 9 A Binz Ranch (San Miguel Apartments)	3600 Block Binz Engleman Road	San Antonio	Bexar	78219	New Construction	\$1,200,000	\$1,200,000	160 2	200 Ryan Wilson	106 This I region	Development has a competitive score in its n.
03136 9 A Tigoni Villas	4601 Rimrock Street	San Antonio	Bexar	78228	New Construction	\$1,071,629	\$851,994	112 1	40 Melanie Bunstine	e 103 This I region	Development has a competitive score in its n.
03155 9 A Villas of Leon Valley	7000 Block of Huebner Rd.	Leon Valley	Bexar	78240	New Construction	\$492,672	\$487,601	100 1	126 Deborah Griffin		Development has a competitive score in the ly Set-Aside.
03191 9 A Bentley Place Apartments	8004 Bentley Drive	San Antonio	Bexar	78218 🗹 🗌 🗌 🔽 🗸	New Construction	\$1 006 759	\$981,468	166 2	208 Sandra Williams		Development has a competitive score in its
	5					\$1,000, <i>0</i> ,00	, , ,			101 This I regioi	
03067 9 A Tuscany Court	2208 14th Street	Hondo	Medina	78861	Rehab Only	\$467,182	\$465,802		76 Ronette Hodges	regioi 99 This I	
03067 9 A Tuscany Court 03190 9 A Westview Ranch (prev. Comal Ranch)	5	Hondo Pearsall	Medina Frio	78861 🗌 🗹 💭 🔲 🗍 78061 🔲 🗹 🖉 🔲	-	_		72		region 99 This I Rural 92 This I	n. Development has a competitive score in the
03190 9 A Westview Ranch (prev.	2208 14th Street 1700 Block of West	Pearsall			Rehab Only [\$467,182	\$465,802	72 68	76 Ronette Hodges	region 99 This I Rural 92 This I Rural	n. Development has a competitive score in the Set-Aside. Development has a competitive score in the

Dev # Region A ⁽¹⁾ Development Name	Development Address	City	County	Set-Asides ⁽²⁾ Zip NP AR R E G		TxRD Dev.	Credit Request	Recommen-	Total LI Units	Total Applicant Units Contact	Score Description
Projects Located in Region 10 03265 10 A Riversquare Apartments	McKinzie Rd. @ McKinzie Ln.	Corpus Christi	i Nueces	78410	New Construction	n 🗌 \$1,	092,376	\$1,092,376	163	204 Manish Verma	96 This Development has a competitive score in its region.
03257 10 A Caney Run Estates	Ben Jordon @ US Highway 87	Victoria	Victoria	77901	New Construction	n 🗌 \$	704,758	\$704,038	116	116 Don Pace	85 This Development has a competitive score in its region.
03162 10 A Pinnacle Pointe Apartments	600 Block of Salem Road	Victoria	Victoria	77902	New Construction	n 🗌 \$	872,505	\$871,732	143	144 David Saling	80 This Development has a competitive score in its region.
03249 10 A The Palmas Apartments	200 Avenue A	Aransas Pass	San Patricio	78336	Acquisition/Rehab	b 🔽	\$41,192	\$41,006	24	24 Dennis Hoover	32 This Development is needed to meet the USDA and At-Risk Set-Asides.
4 Projects in Region Targeted Reg	gional Allocation:	\$2,155,567				\$2,7	710,831	\$2,709,152	446	488	
Projects Located in Region 11 03013 11 A Casa Aguila Apartments	Southeast Corner of Las Milpas and Jackson	Pharr ETJ	Hidalgo	78577 🗌 🗌 🗌 🗹	New Construction	n 🗌 \$1,	199,966	\$1,171,547	160	200 Robert Joy	104 The application was terminated on June 16, 2003.
03036 11 A The Galilean Apartments	Trenton @ "I" Rd.	Edinburg	Hidalgo	78539	New Construction	n 🗌 \$1,	200,000	\$1,200,000	208	208 Rowan Smith	95 Region 11 is undersubscribed, therefore all eligible developments in the region are recommended.
03035 11 A Rio De Vida Apartments	Inspiration Road near 1 Road	Mission	Hidalgo	78572	New Construction	n 🗌 \$1,	044,231	\$1,004,228	176	208 Kim Hatfield	91 Region 11 is undersubscribed, therefore all eligible developments in the region are recommended.
03029 11 A La Villita Apartments	600 block Old Port Isabel Rd.	Brownsville	Cameron	78521	New Construction	n 🗌 \$	856,933	\$851,428	128	128 Mark Musemeche	e 87 Region 11 is undersubscribed, therefore all eligible developments in the region are recommended.
03248 11 A La Casita del Valle	FM 1430 and Old Casita Rd.	La Casita	Starr	78582	New Construction	n 🖌	\$66,499	\$66,499	28	28 Dennis Hoover	57 Region 11 is undersubscribed, therefore all eligible developments in the region are recommended. This Development is also needed to meet the USDA Set-Aside.
03247 11 A Las Brisas Apartments	South Tower Rd. and Moore Rd.	Alamo	Hidalgo	78516	New Construction	n 🔽	\$45,890	\$45,890	26	26 Dennis Hoover	53 Region 11 is undersubscribed, therefore all eligible developments in the region are recommended. This Development is also needed to meet the USDA Set-Aside.
03002 11 A Padre de Vida	Ware Road South of Municipal Golf Course	McAllen	Hidalgo	78503	New Construction	n 🗌 \$1,	025,408	\$1,025,408	144	180 P. Rowan Smith, Jr.	This Development is a 2003 Forward Commitment.
7 Projects in Region Targeted Reg	gional Allocation:	\$5,662,899				\$5,4	38,927	\$5,365,000	870	978	

Dev # Region A ⁽¹⁾ Development Name	Development Address	City	County	Set-Asides ⁽²⁾ Zip NP AR R E G Acti	TxRD tivity Dev.	Credit Request	Credit Recommen- dation	Total LI Total Applicant Units Contact	Score Description
Projects Located in Region 12 03145 12 A Sterling Springs Villas	South side of E. Golf Course & Fairgrounds Rd.	Midland	Midland	79701 🗌 🗌 🗌 🗹 New C	Construction	\$850,643	\$845,579	114 120 Ron Hance	81 Region 12 is undersubscribed, therefore all eligible developments in the region are recommended.
1 Projects in Region Targeted Re	gional Allocation:	\$1,302,931			\$	850,643	\$845,579	114 120	
Projects Located in Region 13									
03223 13 A Suncrest Townhomes, Ltd.	415 Mesa Hills Dr.	El Paso	El Paso	79912 🗹 🗌 🗌 🔽 New C	Construction 🗌 \$1	,152,843	\$1,147,376	144 160 Ike Monty	104 This Development has a competitive score in the Nonprofit Set-Aside.
03220 13 A Desert Breeze, Ltd.	14600-14626 Desert Breeze Dr.	Horizon City / El Paso	El Paso	79928 🗌 🗖 🔽 📄 New C	Construction	\$360,434	\$359,018	36 36 James Millener	88 This Development has a competitive score in the Rural Set-Aside.
03222 13 A Whispering Sands Townhomes, Ltd.	Washington Rd. @ Omar St.	Anthony	El Paso	79821 🗌 🗖 🔽 🚺 New C	Construction	\$287,970	\$286,440	34 36 Ike Monty	83 This Development has an acceptable score in the Rural Set-Aside.
03134 13 A Lilac Garden Apartments	7845 Lilac Way	El Paso	El Paso	79915 🗌 🗹 📄 📄 🗌 Acquisi	sition/Rehab	\$686,800	\$685,609	150 152 Doug Gurkin	82 This Development is needed to meet the At-Risk Set- Aside.
03003 13 A Mission del Valle	621 Dindinger	Socorro	El Paso	79927 🗹 🗌 🗌 🗌 New C	Construction	\$160,782	\$160,782	16 16 Ike Monty	This Development is a 2003 Forward Commitment.
5 Projects in Region Targeted Re	gional Allocation:	\$2,702,046			\$2,	648,829	\$2,639,225	380 400	
66 Total Submissions Tot	al Credit Ceiling Available: 9	28 127 024			¢28	561 188	\$37 492 505	6 102 7 176	

Total Credit Ceiling Available: \$38,137,924

\$38,561,188 **\$37,492,505 6,493 7,476**

2003 Initial LIHTC Recommendations - At-Risk Set-Aside

Sorted by Recommendation Status and Score

June 25, 2003

-				(2)		a 11	Credit Recommen-	Total LI		
Dev # Region A ⁽¹⁾ Development Name	Development Address	City	County	Set-Asides ⁽²⁾ Zip NP AR R E G Acti	TxRD ivity Dev.	Credit Request		Units	Total Applicant Units Contact	Score Description
03262 5 A Crystal Creek Park Apartments	8101 Honeywood Trail	Port Arthur	Jefferson	77642 🗌 🗹 📄 🗹 🖌 Acquisi	ition/Rehab	\$390,348	\$377,548	162 2	202 K.T. (Ike) Akbari	88 This Development is needed to meet the At-Risk Set- Aside.
03261 5 A Pebble Creek Apartments	4251 Jimmy Johnson Blvd.	Port Arthur	Jefferson	77642 🗌 🗹 🗌 🔽 Reha	ab Only	\$418,100	\$387,920	166 2	208 K. T. (Ike) Akbari	88 This Development is needed to meet the At-Risk Set- Aside.
03263 5 A Cedar Ridge Apartments	7601 9th Avenue	Port Arthur	Jefferson	77642 🗌 🗹 📄 🔽 Acquisi	ition/Rehab	\$396,303	\$387,461	160 2	200 KT (Ike) Akbari	88 This Development is needed to meet the At-Risk Set- Aside.
03153 6 A Northline Point Apartments	7313 Northline	Houston	Harris	77076 🗌 🗹 🗌 💭 New and	d Acq/Rehab 🗌	\$364,741	\$347,203	160 2	200 Kimberly Herzog	85 This Development is needed to meet the At-Risk Set- Aside.
03134 13 A Lilac Garden Apartments	7845 Lilac Way	El Paso	El Paso	79915 🗌 🗹 📄 📄 🗌 Acquisi	ition/Rehab	\$686,800	\$685,609	150	152 Doug Gurkin	82 This Development is needed to meet the At-Risk Set- Aside.
03213 5 A Fox Run Apartments	2600 Allie Payne Road	Orange	Orange	77632 🗌 🗹 📄 🔽 Acquisi	ition/Rehab	\$216,440	\$213,473	68	70 Daniel O'Dea	77 This Development is needed to meet the At-Risk Set- Aside.
03016 1 A Amarillo Garden Apartments	1223 S. Roberts	Amarillo	Potter	79102 🗌 🗹 📄 📄 🔲 Acquisi	ition/Rehab	\$404,377	\$265,490	100	100 Gene Morrison	76 Region 1 is undersubscribed, therefore all financially feasible developments in the region are recommended. This development is also needed to meet the At-Risk Set-Aside.
03212 3 A Village of Kaufman	421 East 7th Street	Kaufman	Kaufman	75142 🗌 🗹 📄 🔽 Acquisi	ition/Rehab	\$203,150	\$193,806	68	68 Daniel O'Dea	64 This Development is needed to meet the At-Risk Set- Aside.
03250 3 A Pine Run Apartments	700 Piner	Honey Grove	Fannin	75446 🗌 🗹 🔽 📄 Acquisi	ition/Rehab 🔽	\$62,925	\$62,784	32	32 Dennis Hoover	59 This Development is needed to meet the USDA and At-Risk Set-Asides.
03252 6 A Pine Meadows Apartments	20968 Pine Island Rd	Prairie View	Waller	77446 🗌 🗹 🔽 📄 🗹 Acquisi	ition/Rehab 🔽	\$94,120	\$94,120	60	60 James Fieser	58 This Development is needed to meet the USDA and At-Risk Set-Asides.
03258 2 A Mira Vista Apartments	Lee & Jefferson Streets	Santa Anna	Coleman	76878 🗌 🗹 🔽 🗌 Reha	ab Only 🗹	\$70,346	\$70,346	24	24 Patrick Barbolla	54 Region 2 is undersubscribed, therefore all eligible developments in the region are recommended. This Development is also needed to meet the USDA and At-Risk Set-Asides.
03254 6 A Bayou Bend Apartments	3025 Waller Street	Waller	Waller	77484 🗌 🗹 🔽 🗌 🗹 Acquisi	ition/Rehab 🔽	\$120,931	\$119,812	56	56 James Fieser	44 This Development is needed to meet the USDA and At-Risk Set-Asides.
03256 6 A Willowchase Apartments	1845 5th Street	Hempstead	Waller	77445 🗌 🗹 🔽 🗌 🗹 Acquisi	ition/Rehab 🔽	\$122,882	\$121,654	57	57 James Fieser	44 This Development is needed to meet the USDA and At-Risk Set-Asides.
03255 6 A Cedar Cove Apartments	1400 Eagle Lake Drive	Sealy	Austin	77474 🗌 🗹 🔽 🚺 🖌 Acquisi	ition/Rehab 🔽	\$122,045	\$120,931	54	54 James Fieser	43 This Development is needed to meet the USDA and At-Risk Set-Asides.
03253 6 A Green Manor Apartments	2000 4th Street	Hempstead	Waller	77445 🗌 🗹 🗹 🗌 🗹 Acquisi	ition/Rehab 🔽	\$85,495	\$84,481	40	40 James Fieser	42 This Development is needed to meet the USDA and At-Risk Set-Asides.
03249 10 A The Palmas Apartments	200 Avenue A	Aransas Pass	San Patricio	78336 🗌 🗹 🔽 🗌 Acquisi	ition/Rehab 🔽	\$41,192	\$41,006	24	24 Dennis Hoover	32 This Development is needed to meet the USDA and At-Risk Set-Asides.
03259 8 A Pecan Creek Apartments	1815 Old Brandon Rd.	Hillsboro	Hill	76645 🗌 🗹 🔽 🗌 Acquisi	ition/Rehab 🔽	\$145,850	\$145,850	48	48 Patrick Barbolla	25 This Development is needed to meet the USDA and At-Risk Set-Asides.

'A' = recommended for an allocation, 'N' = not recommended for an allocation.
 Set-Aside Abbreviations: NP=Nonprofit, AR-At-Risk, R=Rural, E=Elderly, G=General

Dev # Region A ⁽¹⁾ Development Name	Development Address	City	County	Set-Asides ⁽²⁾ Zip NP AR R E G	Activity	Credit Request		Total LI Total Applicant Units Units Contact	Score	Description
						\$ 3,946,045	\$3,719,494	1,429 1,595		
17 Total Submissions	Minimum Allocation Required	d to Meet At-R	isk Set-Aside:	\$5,720,688		\$ 3,946,045	\$3,719,494	1,429 1,595		

2003 Initial LIHTC Recommendations - USDA Set-Aside

Sorted by Recommendation Status and Score

Dev # Region A ⁽¹⁾ Development Name	Development Address	City	County	Set-Asides ⁽²⁾ TxRI Zip NP AR R E G Activity Dev.		Credit Recommen- dation	Total LI Τ Units τ	Fotal Applicant Jnits Contact	Score Description
3250 3 A Pine Run Apartments	700 Piner	Honey Grove	Fannin	75446 🗌 🗹 🔽 🗌 Acquisition/Rehab 🗹	\$62,925	\$62,784	32 3	32 Dennis Hoover	59 This Development is needed to meet the USDA and At-Risk Set-Asides.
3252 6 A Pine Meadows Apartments	20968 Pine Island Rd	Prairie View	Waller	77446 🗌 🗹 🗹 🔽 Acquisition/Rehab 🗸	\$94,120	\$94,120	60 6	60 James Fieser	58 This Development is needed to meet the USDA and At-Risk Set-Asides.
3248 11 A La Casita del Valle	FM 1430 and Old Casita Rd.	La Casita	Starr	78582 🗌 🔽 🗹 Vew Construction 🗸	\$66,499	\$66,499	28 2	28 Dennis Hoover	57 Region 11 is undersubscribed, therefore all eligible developments in the region are recommended. This Development is also needed to meet the USDA Set- Aside.
3258 2 A Mira Vista Apartments	Lee & Jefferson Streets	Santa Anna	Coleman	76878 🗌 🗹 🔽 🔲 Rehab Only 🗸	\$70,346	\$70,346	24 2	24 Patrick Barbolla	54 Region 2 is undersubscribed, therefore all eligible developments in the region are recommended. This Development is also needed to meet the USDA and At-Risk Set-Asides.
3247 11 A Las Brisas Apartments	South Tower Rd. and Moore Rd.	Alamo	Hidalgo	78516 🗌 🔽 🗹 Vew Construction 🗸	\$45,890	\$45,890	26 2	26 Dennis Hoover	53 Region 11 is undersubscribed, therefore all eligible developments in the region are recommended. This Development is also needed to meet the USDA Set-Aside.
3256 6 A Willowchase Apartments	1845 5th Street	Hempstead	Waller	77445 🗌 🗹 🔽 🚺 🖌 Acquisition/Rehab 🗸	\$122,882	\$121,654	57 5	57 James Fieser	44 This Development is needed to meet the USDA and At-Risk Set-Asides.
3254 6 A Bayou Bend Apartments	3025 Waller Street	Waller	Waller	77484 🗌 🗹 🔽 🚺 🖌 Acquisition/Rehab 🗸	\$120,931	\$119,812	56 5	56 James Fieser	44 This Development is needed to meet the USDA and At-Risk Set-Asides.
3255 6 A Cedar Cove Apartments	1400 Eagle Lake Drive	Sealy	Austin	77474 🗌 🗹 🔽 🔽 Acquisition/Rehab 🔽	\$122,045	\$120,931	54 5	54 James Fieser	43 This Development is needed to meet the USDA and At-Risk Set-Asides.
3253 6 A Green Manor Apartments	2000 4th Street	Hempstead	Waller	77445 🗌 🗹 🔽 🔽 Acquisition/Rehab 🔽	\$85,495	\$84,481	40 4	40 James Fieser	42 This Development is needed to meet the USDA and At-Risk Set-Asides.
3249 10 A The Palmas Apartments	200 Avenue A	Aransas Pass	San Patricio	78336 🗌 🗹 🔽 🗌 Acquisition/Rehab 🗸	\$41,192	\$41,006	24 2	24 Dennis Hoover	32 This Development is needed to meet the USDA and At-Risk Set-Asides.
3259 8 A Pecan Creek Apartments	1815 Old Brandon Rd.	Hillsboro	Hill	76645 🗌 🗹 🔽 🗌 Acquisition/Rehab 🗸	\$145,850	\$145,850	48 4	48 Patrick Barbolla	25 This Development is needed to meet the USDA and At-Risk Set-Asides.
11					\$978,175	\$973,373	449 44	49	
11 Total Submissions	Minimum Allocation Require	ed to Meet USDA	Set-Aside: \$	 1,430,172	\$978,175	\$973,373	449 4	 149	

2003 Initial LIHTC Recommendations - Rural Set-Aside

Sorted by Recommendation Status and Score

						June 23, 2	.005						
Dev # I	Region A	A ⁽¹⁾ Development Name	Development Address	City	County	Set-Asides ⁽²⁾ Zip NP AR R E G	Activity	TxRD Dev.	Credit Request	Credit Recommen- dation	Total LI Units	Total Applicant Units Contact	Score Description
03067	9 A	Tuscany Court	2208 14th Street	Hondo	Medina	78861	Rehab Only		\$467,182	\$465,802	72	76 Ronette Hodges	99 This Development has a competitive score in the Rural Set-Aside.
03196	5 A	Arcadia Village	673 Arcadia Road	Center	Shelby	75935	New Constructior	1 🗌	\$268,802	\$227,836	26	26 Doug Dowler	98 This Development has a competitive score in the Rural Set-Aside.
03069	5 A	Cole Creek Apartments	Near 1400 Block of East Loop 304	Crocket	Houston	75835 🖌 🗌 🖌 🗌 🖌	New Constructior	1 🗌	\$477,317	\$437,327	60	64 Michael Lankford	d 96 This Development has a competitive score in the Rural Set-Aside.
03070	6 A	Bay Ranch Apartments	1400 Thompson Road	Bay City	Matagorda	77414 🗹 🗌 🗹 🗌 🗹	New Construction	1 🗌	\$477,317	\$451,094	60	64 Michael Lankford	d 96 This Development has a competitive score in the Rural Set-Aside.
03159	3 A	Summit Senior Village	Lawrence @ O'Neal Street	Gainesville	Cooke	76240	New Construction	n 🗌	\$490,662	\$476,268	68	76 Monique Allen	93 This Development has a competitive score in the Rural Set-Aside.
03190	9 A	Westview Ranch (prev. Comal Ranch)	1700 Block of West Comal Street	Pearsall	Frio	78061	New Construction	1 🗌	\$595,000	\$591,010	68	72 Diana McIver	92 This Development has a competitive score in the Rural Set-Aside.
03053	4 A	Millpoint Townhomes	751 Kilgore Drive	Henderson	Rusk	75652	New Constructior	1 🗌	\$527,733	\$515,338	76	76 James Washburn	91 This Development has a competitive score in the Rural Set-Aside.
03163	3 A	Cedar View Apartments	1617 West Highway 180 at Barker St.	Mineral Wells	Palo Pinto	76067	New Construction	1 🗌	\$560,000	\$560,000	72	72 Leslie Donaldson	89 This Development has a competitive score in the Rural Set-Aside.
03158	2 A	Red River Senior Village	Ross Street at US Highway 287	Vernon	Wilbarger	76384	New Construction	1 🗌	\$404,729	\$402,507	57	60 Beverly Funderburgh	88 Region 2 is undersubscribed, therefore all eligible developments in the region are recommended.
03220	13 A	Desert Breeze, Ltd.	14600-14626 Desert Breeze Dr.	Horizon City / El Paso	El Paso	79928	New Constructior	1 🗌	\$360,434	\$359,018	36	36 James Millener	88 This Development has a competitive score in the Rural Set-Aside.
03222	13 A	Whispering Sands Townhomes, Ltd.	Washington Rd. @ Omar St.	Anthony	El Paso	79821	New Construction	1 🗌	\$287,970	\$286,440	34	36 Ike Monty	83 This Development has an acceptable score in the Rural Set-Aside.
03231	6 A	Montgomery Meadows	Old Montgomery Rd. @ Cline St.	Huntsville	Walker	77340	New Construction	1 🗌	\$411,107	\$382,286	50	56 Emanuel Glockzin	81 This Development has an acceptable score in the Rural Set-Aside.
03250	3 A	Pine Run Apartments	700 Piner	Honey Grove	Fannin	75446	Acquisition/Reha	b 🖌	\$62,925	\$62,784	32	32 Dennis Hoover	59 This Development is needed to meet the USDA and At-Risk Set-Asides.
03252	6 A	Pine Meadows Apartments	20968 Pine Island Rd	Prairie View	Waller	77446	Acquisition/Reha	b 🔽	\$94,120	\$94,120	60	60 James Fieser	58 This Development is needed to meet the USDA and At-Risk Set-Asides.
03248	11 A	La Casita del Valle	FM 1430 and Old Casita Rd.	La Casita	Starr	78582	New Construction	1 🔽	\$66,499	\$66,499	28	28 Dennis Hoover	57 Region 11 is undersubscribed, therefore all eligible developments in the region are recommended. This Development is also needed to meet the USDA Set-Aside.
03258	2 A	Mira Vista Apartments	Lee & Jefferson Streets	Santa Anna	Coleman	76878	Rehab Only		\$70,346	\$70,346	24	24 Patrick Barbolla	54 Region 2 is undersubscribed, therefore all eligible developments in the region are recommended. This Development is also needed to meet the USDA and At-Risk Set-Asides.

Dev # Region A	⁽¹⁾ Development Name	Development Address	City	County	Set-Asides ⁽²⁾ Zip NP AR R E G	Activity	TxRD Dev.	Credit Request	Credit Recommen- dation	Total LI Units	Total Applicant Units Contact	Score Description
03247 11 A	Las Brisas Apartments	South Tower Rd. and Moore Rd.	Alamo	Hidalgo	78516 🗌 🗌 🗹 🗹	New Construction	n 🗸	\$45,890	\$45,890	26	26 Dennis Hoover	53 Region 11 is undersubscribed, therefore all eligible developments in the region are recommended. This Development is also needed to meet the USDA Set- Aside.
03254 6 A	Bayou Bend Apartments	3025 Waller Street	Waller	Waller	77484	Acquisition/Reha	b 🗸	\$120,931	\$119,812	56	56 James Fieser	44 This Development is needed to meet the USDA and At-Risk Set-Asides.
03256 6 A	Willowchase Apartments	1845 5th Street	Hempstead	Waller	77445	Acquisition/Reha	b 🗸	\$122,882	\$121,654	57	57 James Fieser	44 This Development is needed to meet the USDA and At-Risk Set-Asides.
03255 6 A	Cedar Cove Apartments	1400 Eagle Lake Drive	Sealy	Austin	77474 🗌 🗹 🗹 🗌 🗹	Acquisition/Reha	b 🗸	\$122,045	\$120,931	54	54 James Fieser	43 This Development is needed to meet the USDA and At-Risk Set-Asides.
03253 6 A	Green Manor Apartments	2000 4th Street	Hempstead	Waller	77445	Acquisition/Reha	b 🗸	\$85,495	\$84,481	40	40 James Fieser	42 This Development is needed to meet the USDA and At-Risk Set-Asides.
03249 10 A	The Palmas Apartments	200 Avenue A	Aransas Pass	San Patricio	78336	Acquisition/Reha	b 🗸	\$41,192	\$41,006	24	24 Dennis Hoover	32 This Development is needed to meet the USDA and At-Risk Set-Asides.
03259 8 A	Pecan Creek Apartments	1815 Old Brandon Rd.	Hillsboro	Hill	76645	Acquisition/Reha	b 🗸	\$145,850	\$145,850	48	48 Patrick Barbolla	25 This Development is needed to meet the USDA and At-Risk Set-Asides.
23							\$0	6,306,428	\$6,128,299	1,12 8 1	1,163	
03168 7 N	Kingsland Trails Apartments	4800 Block of 2900	Kingsland	Llano	78639	New Construction	n 🗌	\$446,148	\$0	60	76 Mark Mayfield	95 All credits from Region 7 have already been allocated to 2003 Forward Commitments made in 2002.
03051 3 N	Churchill At Commerce	Culver @ Magnum	Commerce	Hunt	75428	New Construction	n 🗌	\$597,061	\$0	72	76 Lewis Foley/Anthony Sisk	94 Development 03100 (Region 4) is recommended for an allocation. That development maximizes the \$1.6 million credit limit for Anthony Sisk, therefore this development is ineligible.
03117 5 N	Timber Village	Bulldog Drive @ South Bowie Street	Jasper	Jasper	75951	New Construction	n 🗌	\$578,303	\$0	72	76 Rick Deyoe	87 Although the Development has a competitive score in the Rural Set-Aside it is not a high enough scoring Rural development within Region 5.
03235 4 N	Victoria Place Phase II	1000 Barbara Street	Athens	Henderson	75751	New Construction	n 🗌	\$362,988	\$0	40	48 Emanuel Glockzin	80 This Development did not score high enough in its set- aside or region to be recommended.
03164 8 N	Bluffview Villas	2800 Hwy 36 South	Brenham	Washingto n	77833	New Construction	n 🗌	\$448,245	\$0	76	76 Samuel Tijerina	55 This Development did not score high enough in its set- aside or region to be recommended.
5							\$2	2,432,745	\$0	320	352	-
28 Total Su	bmissions	/inimum Allocation Require	d to Meet Rural	Set-Aside: \$5	,720,688		\$8	,739,173	\$6,128,299 1	.,448 1		

2003 Initial LIHTC Recommendations - Elderly Set-Aside Sorted by Recommendation Status and Score

	Dev						Set-Asides ⁽²⁾		TxRD	Credit	Credit Recommen-	Total LI	Total Applicant		
Harms Average Harms Harms <th></th> <th>on A</th> <th>(1) Development Name</th> <th>Development Address</th> <th>City</th> <th>County</th> <th></th> <th>Activity</th> <th></th> <th></th> <th></th> <th></th> <th>Units Contact</th> <th>Score</th> <th>e Description</th>		on A	(1) Development Name	Development Address	City	County		Activity					Units Contact	Score	e Description
Fey. Entry Entry <th< td=""><td>03068 8</td><td>А</td><td>1</td><td></td><td>Killeen</td><td>Bell</td><td>76543 🗹 🗌 🗌 🗸 🗸</td><td>New Constructior</td><td>ı 🗌</td><td>\$622,580</td><td>\$568,718</td><td>129</td><td>152 Michael Lankfor</td><td>d 106</td><td>This Development has a competitive score in the Elderly and Nonprofit Set-Asides and in the region.</td></th<>	03068 8	А	1		Killeen	Bell	76543 🗹 🗌 🗌 🗸 🗸	New Constructior	ı 🗌	\$622,580	\$568,718	129	152 Michael Lankfor	d 106	This Development has a competitive score in the Elderly and Nonprofit Set-Asides and in the region.
Rd. Index Hards	03184 3	А	The Pegasus		Dallas	Dallas	75247 🖌 🗌 💭 🖌	Acquisition/Reha	b 🗌 9	\$1,156,172	\$1,153,613	124	156 Glenn Lynch	104	
Curris Wright Field Parkway Elderly Set-Aside Elderly Set-Aside 03099 3 A Oak Iimbers-Grand Prairi 1920 Robinson Rd. Grand Prairie Dallas 7301 \square \square New Construction 5437,741 5425,606 64 80 Yaughan 102 This Development has a competitive score in the Elderly Set-Aside. 03129 6 A Jacinto Manor 9701 Market St. Jacinto City Haris 77029 \square \square New Construction 5782,354 66 200 Elderly Set-Aside. 03129 6 A Jacinto Manor 9701 Market St. Jacinto City Haris 77029 \square \square New Construction 5782,354 160 200 Elderly Set-Aside. 03124 6 A Maadows Place Senior J221 South Kirkwood Madows Fort Bend 77477 \square \square New Construction 5576,555 5571,593 85 100 Lesie Donaldoon 87 This Development has a competitive score in the Elderly Set-Aside. 03126 8 A Summit Senior Wilage Law rence \oplus ONell Serie Macket St. New Construction 5576,585 5571,593 85 100 Lesile Donal	03155 9	А	Villas of Leon Valley		Leon Valley	Bexar	78240	New Constructior	1 🗌	\$492,672	\$487,601	100	126 Deborah Griffin	103	
03182 6 A The Manor at Jersey Village 12400 Castlebridge Div Jersey Village Harris 7706 7702 7706 7706 7706 7702 7706 7702 7706 7702 7706 7702 7706 7702	03081 3	А	-		Grand Prairie	Dallas	75051	New Constructior	1 🗌	\$761,162	\$756,655	123	154 Hal Thorne	102	1 1
How one way of the problem of the pro	03039 3	А	Oak Timbers- Grand Prairie	1920 Robinson Rd.	Grand Prairie	Dallas	75051 🗹 🗌 🗹 🗌	New Constructior	1 🗌	\$437,741	\$425,506	64	0	102	
03245 6 A Meadows Place Senior 12221 South Kirkwood Meadows Fort Bend 77477 \square Mew Construction \$681.630 \$675,605 145 182 Rac Fairfield 99 This Development has a competitive score in the Elderly Set-Aside. 03161 8 A Dripping Springs Senior JJ. Frewellen @ Eastern Liftle Lacque Complex Rd. Waco McLennan 76704 \square Village \$576,585 \$571,593 85 100 Lesle Donaldson 98 This Development has a competitive score in its region and in the Elderly Set-Aside. 03161 8 A Dripping Springs Senior JJ. Frewellen @ Eastern Liftle Lacque Complex Rd. Waco McLennan 76704 \square Will Qe \$400,662 \$476,268 68 76 Monique Allen 93 This Development has a competitive score in the Elderly Set-Aside. 03262 5 A Crystal Creek Park Apartments 8101 Honeywood Trail Port Arthur Jefferson 77642 \checkmark Acquisition/Rehab \$390,348 \$377,548 162 202 K.T. (Ike) Akbari 88 This Development has a competitive score in the Reiderly Set-Aside. 03262 5 A Crystal Creek Park Apartments 8101 Honeywood Trail Port Arth	03182 6	А	The Manor at Jersey Village	12400 Castlebridge Drive	Jersey Village	Harris	77065	New Constructior	1 🗌	\$782,354	\$782,354	160	200 Elizabeth Young	100	This Development has a competitive score in the Elderly Set-Aside and in its region.
Place Eldery Set-Aside. O3161 8 A Dripping Springs Senior I.Terwellen @ Eastern Little League Complex Rd. Wao McLennan 76704 \square New Construction $576,588$ $571,593$ 8^5 10^5 Leslie Donaldson 98 This Development has a competitive score in its region and in the Eldery Set-Aside. 03159 3 A Summit Senior Village Lawrence @ ONeal Street Gainesville Cooke 76240 \blacksquare New Construction $$490,662$ $$476,268$ 68 76 Monique Allen 93 This Development has a competitive score in its region and in the Eldery Set-Aside. 03126 5 A Correck Park Apartments 8101 Honeywood Trail Port Arthur Jefferson 7642 \blacksquare $Acquisition/Rehab $390,348 $377,548 162 202 K.T. (lke) Alkbari 88 This Development is needed to meet the At-RiskAride. 03138 2 A Red River Senior Village Ross Street at US Vernon Wilbarger 77340 \blacksquare New Construction $411,107 $382,286 50 56 58 586,499 566,499 566,499 566,499 $	03178 6	А	Jacinto Manor	9701 Market St.	Jacinto City	Harris	77029	New Constructior	1 🗌	\$782,354	\$782,354	160	200 Elizabeth Young	100	1 1
Village Little League Complex Rd. 03159 3 A Summit Senior Village Lawrence @ O'Neal Street Gainesville Cooke 76240 Image: Cooke New Construction \$490,662 \$476,268 68 76 Monique Allen 93 This Development has a competitive score in the Rural Set-Aside. 03262 5 A Crystal Creek Park Apartments S101 Honeywood Trail Port Arthur Jefferson 77642 Image: Cooke 76384 Image: Cooke 76384 Image: Cooke 76384 Image: Cooke 76384 Image: Cooke New Construction \$404,729 \$402,507 57 60 Beverly Funderburgh 88 Region 2 is undersubscribed, therefore all eligible development has an acceptable score in the Cline St. 03248 11 A La Casita del Valle Ful 1400 and Old Casita Rd. Starr 78582 Image: Construction \$46,499 \$66,499 \$28 28 Dennis Hoover 53 Region 11 is undersubscribed, therefore all eligible developments in the region are recommended. The Cline St. Starr 78582 Image: Construction \$46,499 \$28 28 Dennis Hoover 53 Region 11 is undersubscribed, therefore all eligible developments in the region	03245 6	А		12221 South Kirkwood		Fort Bend	77477	New Construction	1 🗌	\$681,630	\$675,605	145	182 Rae Fairfield	99	
Outcome of the construction of the	03161 8	А		Little League Complex	Waco	McLennan	76704	New Construction	ı 🗌	\$576,585	\$571,593	85	100 Leslie Donaldsor	n 98	
Apartments Aside. 03158 2 A Red River Senior Village Ross Street at US Highway 287 Vernon Wilbarger 76384 Image: Construction \$404,729 \$402,507 57 60 Beverly Funderburgh 88 Region 2 is undersubscribed, therefore all eligible developments in the region are recommended. 03231 6 A Montgomery Meadows Old Montgomery Rd. @ Huntsville Walker 77340 Image: Construction \$411,107 \$382,286 50 56 Emanuel Glockzin 81 This Development has an acceptable score in the Rural Set-Aside. 03248 11 A La Casita del Valle FM 1430 and Old Casita Rd. Starr 78582 Image: Construction \$66,499 28 28 Dennis Hoover 57 Region 11 is undersubscribed, therefore all eligible developments in the region are recommended. The Development is also needed to meet the USDA Sc Aside. 03247 11 A Las Brisas Apartments South Tower Rd. and Moore Rd. Alamo Hidalgo 78516 Image: Construction \$45,890 \$45,890 \$45,890 26 Dennis Hoover 53 Region 11 is undersubscribed, therefore all eligible developments is also needed to meet the USDA S	03159 3	А	Summit Senior Village	Lawrence @ O'Neal Street	Gainesville	Cooke	76240	New Constructior	1 🗌	\$490,662	\$476,268	68	76 Monique Allen	93	
Highway 287 Funderburgh developments in the region are recommended. 03231 6 A Montgomery Meadows Old Montgomery Rd. @ Huntsville Walker 77340 V New Construction \$411,107 \$382,286 50 56 Emanuel Glockzin 81 This Development has an acceptable score in the Rural Set-Aside. 03248 11 A La Casita del Valle FM 1430 and Old Casita Rd. La Casita Starr 78582 V New Construction \$66,499 28 28 Dennis Hoover 57 Region 11 is undersubscribed, therefore all eligib developments in the region are recommended. Th Development is also needed to meet the USDA St Aside. 03247 11 A Las Brisas Apartments South Tower Rd. and Moore Rd. Alamo Hidalgo 78516 V New Construction \$45,890 \$45,890 26 26 Dennis Hoover 53 Region 11 is undersubscribed, therefore all eligib developments in the region are recommended. Th Development is also needed to meet the USDA St Aside.	03262 5	А	5	8101 Honeywood Trail	Port Arthur	Jefferson	77642	Acquisition/Reha	b 🗌	\$390,348	\$377,548	162	202 K.T. (Ike) Akbari	88	This Development is needed to meet the At-Risk Set-Aside.
Cline St. Cline	03158 2	А	Red River Senior Village		Vernon	Wilbarger	76384	New Constructior	1 🗌	\$404,729	\$402,507	57	2	88	
Rd. 03247 11 A Las Brisas Apartments South Tower Rd. and Alamo Hidalgo 78516 78516 New Construction State, South Tower Rd. and Alamo Hidalgo 78516 New Construction State, Ne	03231 6	А	Montgomery Meadows		Huntsville	Walker	77340	New Constructior	1 🗌	\$411,107	\$382,286	50		81	
Moore Rd. Development is also needed to meet the USDA Search Aside.	03248 11	А	La Casita del Valle		La Casita	Starr	78582	New Constructior	1 🔽	\$66,499	\$66,499	28	28 Dennis Hoover	57	developments in the region are recommended. This Development is also needed to meet the USDA Set-
15 \$8,102,485 \$7,954,997 1,481 1,798	03247 11	A	Las Brisas Apartments		Alamo	Hidalgo	78516 🗌 🗌 🗹 🗹	New Constructior	n 🗸	\$45,890	\$45,890	26	26 Dennis Hoover	53	developments in the region are recommended. This Development is also needed to meet the USDA Set-
	15								\$	8,102,485	\$7,954,997	1,481	1,798		

Dev # Regi	on A	(1) Development Name	Development Address	City	County	Set-Asides ⁽²⁾ Zip NP AR R E G		TxRD Dev.	Credit Request	Credit Recommen- dation	Total LI Total Applicant Units Units Contact	Score Description
03060 6	N	Calhoun Place	6001 Calhoun	Houston	Harris	77021	New Construction	□ \$	51,017,060	\$0	160 200 Elizabeth Young	99 Developments 03178 and 03132 (both in Region 6) are recommended for allocations. Those developments together maximize the \$1.6 million credit limit for Elizabeth Young, therefore this development is ineligible.
03046 3	N	Churchill at Brookhaven	6839 Harry Hines	Dallas	Dallas	75235	New Construction		\$769,000	\$0	120 150 Betts Hoover/Anthony Sisk	99 Development 03100 (Region 4) is recommended for an allocation. That development maximizes the \$1.6 million credit limit for Anthony Sisk, therefore this development is ineligible.
03189 6	N	The Village at Morningstar	3401 Magnolia Avenue	Texas City	Galveston	77590	New Construction		\$418,179	\$415,954	70 78 Diana McIver	98 This Development did not score high enough in its set-asides or region to be recommended.
03092 6	N	Foster Place Manor	7210 Scott Street	Houston	Harris	77021	New Construction		\$800,000	\$0	128 160 John Barineau	97 This Development did not score high enough in its set-asides or region to be recommended.
03084 3	N	Coughtrey Estates	Timber Oaks @ Osler	Grand Prairie	Tarrant	76010	New Construction		\$888,026	\$0	160 200 Robert Voelker	97 This Development did not score high enough in its set-asides or region to be recommended.
03207 9	N	Palacio Del Sol	400 North Frio	San Antonio	Bexar	78207 🗸 🗌 💭 🗸	New and Acq/Reha	ь 🗌 \$	51,173,902	\$0	160 200 Fernando Godinez	96 This Development did not score high enough in its set-asides or region to be recommended.
03180 6	N	The Gardens Senior Living Apartments	1300 Block of W. Tidwell	Houston	Harris	77091	New Construction		\$416,822	\$0	60 76 Isaac Matthews	95 This Development did not score high enough in its set-asides or region to be recommended.
03073 3	N	The Residences of Pemberton Hill	250 Pemberton Hill Road	Dallas	Dallas	75217	New Construction		\$944,277	\$0	134 168 Robert Voelker	93 This Development did not score high enough in its set-asides or region to be recommended.
03057 9	N	Landa Place	Landa Street @ Mission Drive	New Braunfels	Comal	78130	New Construction		\$448,245	\$0	76 76 Lucille Jones	73 This Development did not score high enough in its set-aside or region to be recommended.
03164 8	N	Bluffview Villas	2800 Hwy 36 South	Brenham	Washington	77833	New Construction		\$448,245	\$0	76 76 Samuel Tijerina	55 This Development did not score high enough in its set-aside or region to be recommended.
10								\$7	7,323,756	\$415,954	1,144 1,384	
25 Tot	tal S		Minimum Allocation Requi	red to Meet El	derly Set-Asi			\$15	5,426,241	\$8,370,951	2,625 3,182	

2003 Initial LIHTC Recommendations - Nonprofit Set-Aside

Sorted by Recommendation Status and Score

June 25, 2003

Dev					Set-Asides ⁽²⁾		TxRD	Credit	Credit Recommen-	Total LI	Total Applicant	
# Region	A ⁽¹⁾ Development Name	Development Address	City	County	Zip NP AR R E G	Activity	Dev.	Request	dation	Units	Units Contact	Score Description
3068 8 A	Stone Ranch Apartments Homes	4400 Block East Rancier Avenue	Killeen	Bell	76543 🗹 🗌 🗌 🗸 🗸	New Construction	on 🗌	\$622,580	\$568,718	129	152 Michael Lankford	d 106 This Development has a competitive score in the Elderly and Nonprofit Set-Asides and in the reg
3223 13 A	Suncrest Townhomes, Ltd.	415 Mesa Hills Dr.	El Paso	El Paso	79912 🗹 🗌 🗌 🔽	New Construction	on 🗌 \$	1,152,843	\$1,147,376	144	160 Ike Monty	104 This Development has a competitive score in the Nonprofit Set-Aside.
5184 3 A	The Pegasus	7200 North Stemmon Fwy.	Dallas	Dallas	75247 🗹 🗌 🗹 🗹	Acquisition/Reh	ab 🗌 \$	1,156,172	\$1,153,613	124	156 Glenn Lynch	104 This Development has a competitive score in the Elderly and Nonprofit Set-Asides.
3039 3 A	Oak Timbers- Grand Prairie	1920 Robinson Rd.	Grand Prairie	Dallas	75051	New Construction	on 🗌	\$437,741	\$425,506	64	80 Vaughan Mitchell	102 This Development has a competitive score in the Elderly Set-Aside.
3191 9 A	Bentley Place Apartments	8004 Bentley Drive	San Antonio	Bexar	78218 🗹 🗌 🗌 🔽	New Construction	on 🗌 \$	1,006,759	\$981,468	166	208 Sandra Williams	101 This Development has a competitive score in its region.
070 6 A	Bay Ranch Apartments	1400 Thompson Road	Bay City	Matagorda	77414 🗹 🗌 🗹 🗌 🗸	New Construction	on 🗌	\$477,317	\$451,094	60	64 Michael Lankford	d 96 This Development has a competitive score in the Rural Set-Aside.
069 5 A	Cole Creek Apartments	Near 1400 Block of East Loop 304	Crocket	Houston	75835 🗹 🗌 🗹 🗌 🗹	New Construction	on 🗌	\$477,317	\$437,327	60	64 Michael Lankford	d 96 This Development has a competitive score in the Rural Set-Aside.
140 1 A	Park Meadows Villas	Oak Avenue and Weber Avenue	Lubbock	Lubbock	79404 🗹 🗌 🗌 🔽	New Construction	on 🗌	\$745,677	\$737,372	100	112 Aubrea Hance	93 Region 1 is undersubscribed, therefore all finance feasible developments in the region are recommended.
005 7 A	Grove Place Apartments	Not Available for Release	Austin	Travis	78741 🗹 🗌 🗌 🗌	New Construction	on 🗌	\$789,509	\$789,509	146	184 Kelly White	This Development is a 2003 Forward Commitm
003 13 A	Mission del Valle	621 Dindinger	Socorro	El Paso	79927 🗹 🗌 🗌 🗌	New Construction	on 🗌	\$160,782	\$160,782	16	16 Ike Monty	This Development is a 2003 Forward Commitm
10							\$7	7,026,697	\$6,852,765	1,009	1,196	
130 6 N	Sunset Plaza Apartments	6053 Bellfort	Houston	Harris	77033	New Construction	n	\$575,723	\$0	90	120 Thomas Scott	99 This Development did not score high enough in set-asides or region to be recommended.
129 6 N	Samaritan Village Apartments	5100 Block of Scott Street	Houston	Harris	77004 🗹 🗌 🗌 🗹	New Construction	on 🗌	\$422,499	\$0	56	72 Thomas Scott	99 This Development did not score high enough in set-asides or region to be recommended.
092 6 N	Foster Place Manor	7210 Scott Street	Houston	Harris	77021	New Construction	on 🗌	\$800,000	\$0	128	160 John Barineau	97 This Development did not score high enough in set-asides or region to be recommended.
207 9 N	Palacio Del Sol	400 North Frio	San Antonio	Bexar	78207	New and Acq/Rel	nab 🗌 \$	1,173,902	\$0	160	200 Fernando Godinez	96 This Development did not score high enough in set-asides or region to be recommended.
168 7 N	Kingsland Trails Apartments	4800 Block of 2900	Kingsland	Llano	78639 🗹 🗌 🗹 🗌 🗸	New Construction	on 🗌	\$446,148	\$0	60	76 Mark Mayfield	95 All credits from Region 7 have already been allocated to 2003 Forward Commitments made 2002.
5							\$3	3,418,272	\$0	494	628	

1. 'A' = recommended for an allocation, 'N' = not recommended for an allocation. 2. Set-Aside Abbreviations: NP=Nonprofit, AR-At-Risk, R=Rural, E=Elderly, G=General

2003 Initial LIHTC Recommendations

Sorted by Region, Recommendation Status and Score

Dev # Region A ⁽¹⁾ Development Name	Development Address	City	County	Set-Asides ⁽²⁾ Zip NP AR R E G	Activity	TxRD Dev.	Credit Request	Credit Recommen- dation	Total LI Total Applicant Units Units Contact	Score Description
Projects Located in Region 1										
03140 1 A Park Meadows Villas	Oak Avenue and Weber Avenue	Lubbock	Lubbock	79404 🗹 🗌 🗌 💟	New Constructio	n	\$745,677	\$737,372	100 112 Aubrea Hance	93 Region 1 is undersubscribed, therefore all financially feasible developments in the region are recommended.
03016 1 A Amarillo Garden Apartn	nents 1223 S. Roberts	Amarillo	Potter	79102	Acquisition/Reha	ab 🗌	\$404,377	\$265,490	100 100 Gene Morrison	76 Region 1 is undersubscribed, therefore all financially feasible developments in the region are recommended. This development is also needed to meet the At-Risk Set-Aside.
2						\$1	,150,054	\$1,002,862	200 212	
03132 1 N The Pioneer	1204 Broadway St.	Lubbock	Lubbock	79401	Rehab Only		\$550,253	 \$0	80 100 Robert DeLuca	103 This development is not recommended by the Real Estate Analysis Division based on poor financial feasibility.
1						9	550,253	\$0	80 100	
3 Projects in Region Target	ted Regional Allocation:	\$1,952,538				\$1,	,700,307	\$1,002,862	280 312	

Dev # Region A ⁽¹⁾ Development Name	Development Address	City	County	Set-Asides ⁽²⁾ Zip NP AR R E G	Activity	TxRD Dev.	Credit Request	Credit Recommen- dation	Total LI Units	Total Applicant Units Contact	Score	Description
<u>Projects Located in Region 2</u> 03158 2 A Red River Senior Village	Ross Street at US Highway 287	Vernon	Wilbarger	76384	New Construction	on 🗌	\$404,729	\$402,507	57	60 Beverly Funderburgh		Region 2 is undersubscribed, therefore all eligible developments in the region are recommended.
03258 2 A Mira Vista Apartments	Lee & Jefferson Streets	Santa Anna	Coleman	76878	Rehab Only		\$70,346	\$70,346	24	24 Patrick Barbolla	c I	Region 2 is undersubscribed, therefore all eligible developments in the region are recommended. This Development is also needed to meet the USDA and At-Risk Set-Asides.
2							\$475,075	\$472,853	81	84		
03066 2 N Anson Park	2800 Blk Old Anson Rd.	Abilene	Taylor	79603	New Construction		\$561,000	 \$0	60	64 R.J. Collins	a t V	Developments 03065 (Region 8) and 03067 (Region 9) are both recommended for an allocation. Together hey maximize the \$1.6 million credit limit for Valentine Realtors; therefore this development is neligible.
03104 2 N Green Briar Village	601 Airport Drive	Wichita Falls	Wichita Falls	75306	New Construction	on 🗌	\$877,490	\$0	114	120 Randy Stevenson	H	This development is not recommended by the Real Estate Analysis Division based on poor financial feasibility.
2						\$1	1,438,490	\$0	174	184		
4 Projects in Region Targeted	Regional Allocation:	\$1,161,412				\$1	1,913,565	\$472,853	255	268		

Dev # Region A ⁽¹⁾ Development Name	Development Address	City	County	Set-Asides ⁽²⁾ Zip NP AR R E G	Activity	TxRD Dev.	Credit Request	Credit Recommen- dation	Total LI Units	Total Applicant Units Contact	Score	Description
Projects Located in Region 3												
03184 3 A The Pegasus	7200 North Stemmon Fwy.	Dallas	Dallas	75247 🗹 🗌 💭 🗸	Acquisition/Reha	ıb 🗌 \$	1,156,172	\$1,153,613	124	156 Glenn Lynch		his Development has a competitive score in the Iderly and Nonprofit Set-Asides.
03081 3 A The Senior Apartments at Curtis Wright Field	1000 South Carrier Parkway	Grand Prairie	Dallas	75051	New Constructio	n 🗌	\$761,162	\$756,655	123	154 Hal Thorne		his Development has a competitive score in the Iderly Set-Aside.
03039 3 A Oak Timbers- Grand Prairi	e 1920 Robinson Rd.	Grand Prairie	Dallas	75051 🗹 🗌 🔽 🗌	New Constructio	n 🗌	\$437,741	\$425,506	64	80 Vaughan Mitchell		his Development has a competitive score in the Iderly Set-Aside.
03159 3 A Summit Senior Village	Lawrence @ O'Neal Street	Gainesville	Cooke	76240	New Constructio	n 🗌	\$490,662	\$476,268	68	76 Monique Allen		his Development has a competitive score in the Cural Set-Aside.
03163 3 A Cedar View Apartments	1617 West Highway 180 at Barker St.	Mineral Wells	Palo Pinto	76067	New Constructio	n 🗌	\$560,000	\$560,000	72	72 Leslie Donaldsor		his Development has a competitive score in the Rural Set-Aside.
03212 3 A Village of Kaufman	421 East 7th Street	Kaufman	Kaufman	75142	Acquisition/Reha	ıb 🗌	\$203,150	\$193,806	68	68 Daniel O'Dea		his Development is needed to meet the At-Risk Set- Aside.
03250 3 A Pine Run Apartments	700 Piner	Honey Grove	Fannin	75446	Acquisition/Reha	ib 🗸	\$62,925	\$62,784	32	32 Dennis Hoover		his Development is needed to meet the USDA and At-Risk Set-Asides.
03004 3 A Arbor Woods	3000 Block of N. Hampton	Dallas	Dallas	75212	New Constructio	n 🗌 \$	1,078,956	\$1,078,956	120	151 Cheryl Geiser	Т	his Development is a 2003 Forward Commitment.
8						\$4	4,750,768	\$4,707,588	671			

Dev # Region A	A ⁽¹⁾ Development Name	Development Address	City	County	Set-Asides ⁽²⁾ Zip NP AR R E G	Activity	TxRD Dev.	Credit Request	Credit Recommen- dation	Total LI Units	Total Applicant Units Contact	Score	Description
03094 3 N	Reserve II at Las Brisas	4237 Club House Place	Irving	Dallas	75038	New Construction	n	\$919,776	\$822,062	144	180 Garry Woomer	102	This Development did not score high enough in the General Set-Aside in its region to be recommended.
03097 3 N	Frazier Fellowship	4700-4900 Hatcher Street	Dallas	Dallas	75210	New Construction	n 🗌	\$452,374	\$0	60	76 Debbie Quintugua	100	This Development did not score high enough in the General Set-Aside in its region to be recommended.
03052 3 N	Churchill Pinnacle Park	1400 Block of N. Cockrell Hill Road	Dallas	Dallas	75211	New Construction	n 🗌 \$	1,128,000	\$0	160	200 Betts Hoover/Bradley Forslund		Development 03100 (Region 4) is recommended for an allocation. That development maximizes the \$1.6 million credit limit for Anthony Sisk, therefore this development is ineligible.
03046 3 N	Churchill at Brookhaven	6839 Harry Hines	Dallas	Dallas	75235	New Constructio	n 🗌	\$769,000	\$0	120	150 Betts Hoover/Anthon Sisk	у	Development 03100 (Region 4) is recommended for an allocation. That development maximizes the \$1.6 million credit limit for Anthony Sisk, therefore this development is ineligible.
03084 3 N	Coughtrey Estates	Timber Oaks @ Osler	Grand Prairie	Tarrant	76010	New Construction	n	\$888,026	\$0	160	200 Robert Voelker	97	This Development did not score high enough in its set-asides or region to be recommended.
03192 3 N	Emmanuel Village	4701 Meadow	Dallas	Dallas	75215	New Construction	n	\$798,748	\$0	100	128 Victoria Spicer	95	This Development did not score high enough in the General Set-Aside in its region to be recommended.
03054 3 N	The Village @ Prairie Creek	1216 Dowdy Ferry Road	Dallas	Dallas	75217	New Construction	n	\$996,013	\$0	160	200 James Washburr	95	This Development did not score high enough in the General Set-Aside in its region to be recommended.
03051 3 N	Churchill At Commerce	Culver @ Magnum	Commerce	Hunt	75428	New Construction	n 🗌	\$597,061	\$0	72	76 Lewis Foley/Anthony Sisk	94	Development 03100 (Region 4) is recommended for an allocation. That development maximizes the \$1.6 million credit limit for Anthony Sisk, therefore this development is ineligible.
03073 3 N	The Residences of Pemberton Hill	250 Pemberton Hill Road	Dallas	Dallas	75217	New Construction	n	\$944,277	\$0	134	168 Robert Voelker	93	This Development did not score high enough in its set-asides or region to be recommended.
9							\$7	,493,275	\$822,062	1,110	1,378		
17 Projects	in Region Targeted R	egional Allocation:	\$4,895,385				\$12	,244,043	\$5,529,650	1,781	2,167		

Dev # Region A ⁽¹⁾ Development Name	Development Address	City	County	Set-Asides ⁽²⁾ Zip NP AR R E G	Activity	TxRD Credit Dev. Request	Credit Recommen- dation	Total LI Units	Total Applicant Units Contact	Score Description
Projects Located in Region 4 03100 4 A Churchill at Longview	1500 Block E. Whaley	Longview	Gregg	75601 🗌 🗌 🗌 🔽	New Construction	on 🗌 \$1,150,000	\$1,150,000	160	160 Betts Hoover/Brad Forslund	99 This Development has a competitive score in its region.
03028 4 A Green Street Apartments	2440 Green Street	Longview	Gregg	75602	New Construction	on 🗌 \$597,838	\$592,722	79	80 Justin Zimmerman	97 This Development scored competitively in its region. To prevent Justin Zimmerman from exceeding the \$1.6 credit cap only 03025 or 03028 could be recommended because together they exceed \$1.6 million. Because this development is smaller and therefore more absorbable in Longview (in light of the other recommended award in Longview) and to better meet regional allocation goals, this development was selected instead of 03028.
03053 4 A Millpoint Townhomes	751 Kilgore Drive	Henderson	Rusk	75652	New Construction		\$515,338		76 James Washburn	 91 This Development has a competitive score in the Rural Set-Aside.
3						\$2,275,571	\$2,258,060	315	316	
03025 4 N The Hills Apartments	2016 East Marshall Avenue	Longview	Gregg	75601	New Construction	on 🗌 \$1,181,994	\$1,154,662	159	160 Justin Zimmerman	97 To prevent Justin Zimmerman from exceeding the \$1.6 credit cap only 03025 or 03028 could be recommended because together they exceed \$1.6 million. Because of the other recommended award in Longview, and to better meet regional allocation goals, 03028 was selected, therefore this development is not recommended.
03195 4 N Waterford Place	1600 Eastman Road	Longview	Gregg	75606	New Construction	on 🗌 \$369,494	\$0	36	36 Doug Dowler	90 This Development did not score high enough in the General Set-Aside in its region to be recommended.
03235 4 N Victoria Place Phase II	1000 Barbara Street	Athens	Henderson	n 75751 🗌 🗹 🗌 🗌	New Construction	on 🗌 \$362,988	\$0	40	48 Emanuel Glockzin	80 This Development did not score high enough in its set-aside or region to be recommended.
3						\$1,914,476	\$1,154,662	235	244	
6 Projects in Region Targeted	l Regional Allocation:	\$2,173,705				\$4,190,047	\$3,412,722	550	 560	

Dev # Region A ⁽¹⁾ Development Name	Development Address	City	County	Set-Asides ⁽²⁾ Zip NP AR R E G	Activity		Credit Request	Credit Recommen- dation	Total LI Units	Total Applicant Units Contact	Score	Description
Projects Located in Region 5												
03196 5 A Arcadia Village	673 Arcadia Road	Center	Shelby	75935	New Construction	n 🗌 \$2	268,802	\$227,836	26	26 Doug Dowler		nis Development has a competitive score in the ural Set-Aside.
03069 5 A Cole Creek Apartments	Near 1400 Block of East Loop 304	Crocket	Houston	75835 🗹 🗌 🗹 🗌 🗸	New Construction	n 🗌 \$4	477,317	\$437,327	60	64 Michael Lankford		nis Development has a competitive score in the ural Set-Aside.
03263 5 A Cedar Ridge Apartments	7601 9th Avenue	Port Arthur	Jefferson	77642	Acquisition/Reha	b 🗌 \$3	396,303	\$387,461	160	200 KT (Ike) Akbari		nis Development is needed to meet the At-Risk Set- side.
03261 5 A Pebble Creek Apartments	4251 Jimmy Johnson Blvd	. Port Arthur	Jefferson	77642	Rehab Only	\$	418,100	\$387,920	166	208 K. T. (Ike) Akbari		nis Development is needed to meet the At-Risk Set- side.
03262 5 A Crystal Creek Park Apartments	8101 Honeywood Trail	Port Arthur	Jefferson	77642	Acquisition/Reha	b 🗌 \$3	390,348	\$377,548	162	202 K.T. (Ike) Akbari		nis Development is needed to meet the At-Risk Set- side.
03213 5 A Fox Run Apartments	2600 Allie Payne Road	Orange	Orange	77632	Acquisition/Reha	b 🗌 \$2	216,440	\$213,473	68	70 Daniel O'Dea		nis Development is needed to meet the At-Risk Set- side.
6						\$2,1	67,310	\$2,031,565	642	770		
03064 5 N Stone Hearst	1650 East Lucas Drive	Beaumont	Jefferson	77703	New Construction	n 🗌 \$1,0	038,789	\$0	115	144 R.J. Collins		nis Development did not score high enough in the eneral Set-Aside in its region to be recommended.
03117 5 N Timber Village	Bulldog Drive @ South Bowie Street	Jasper	Jasper	75951	New Construction	n 🗌 \$	578,303	\$0	72	76 Rick Deyoe	in	lthough the Development has a competitive score the Rural Set-Aside it is not a high enough scoring ural development within Region 5.
2						\$1,6	617,092	\$0	187	220		
8 Projects in Region Targeted	Regional Allocation:	\$1,765,010				\$3,7	/84,402	\$2,031,565	829	990		

Dev # Region A	(¹⁾ Development Name	Development Address	City	County	Set-Asides ⁽²⁾ Zip NP AR R E G	Activity	TxRD Dev.	Credit Request	Credit Recommen- dation	Total LI Units	Total Applicant Units Contact	Score	e Description
	_	Development Huarcoo	eny	county		incurrey		•				Score	
<u>Projects Located</u> 03011 6 A	<u>1 in Region 6</u> Jefferson Davis Artist Lofts	1101 Elder Street	Houston	Harris	77007	Rehab Only		\$280,733	\$280,733	27	34 Brian Gorecki		Region 11 is undersubscribed, therefore all eligible developments in the region are recommended.
03182 6 A	The Manor at Jersey Village	12400 Castlebridge Drive	Jersey Village	Harris	77065	New Construction	n 🗌	\$782,354	\$782,354	160	200 Elizabeth Young	100	This Development has a competitive score in the Elderly Set-Aside and in its region.
03178 6 A	Jacinto Manor	9701 Market St.	Jacinto City	Harris	77029	New Construction	n 🗌	\$782,354	\$782,354	160	200 Elizabeth Young	100	This Development has a competitive score in the Elderly Set-Aside.
03236 6 A	Little York Villas	6900 Block of Nuben & W. Little York	Houston	Harris	77091	New Construction	n 🗌	\$816,242	\$816,242	103	128 Cherno Njie		This Development has a competitive score in its region.
03245 6 A	Meadows Place Senior Village	12221 South Kirkwood	Meadows Place	Fort Bend	77477	New Construction	n 🗌	\$681,630	\$675,605	145	182 Rae Fairfield	99	This Development has a competitive score in the Elderly Set-Aside.
03070 6 A	Bay Ranch Apartments	1400 Thompson Road	Bay City	Matagorda	77414 🗹 🗌 🗹 🗌 🗹	New Construction	n 🗌	\$477,317	\$451,094	60	64 Michael Lankfor	d 96	This Development has a competitive score in the Rural Set-Aside.
03153 6 A	Northline Point Apartments	7313 Northline	Houston	Harris	77076	New and Acq/Reh	ab 🗌	\$364,741	\$347,203	160	200 Kimberly Herzog	g 85	This Development is needed to meet the At-Risk Set- Aside.
03231 6 A	Montgomery Meadows	Old Montgomery Rd. @ Cline St.	Huntsville	Walker	77340	New Construction	n 🗌	\$411,107	\$382,286	50	56 Emanuel Glockzin	81	This Development has an acceptable score in the Rural Set-Aside.
03252 6 A	Pine Meadows Apartments	20968 Pine Island Rd	Prairie View	Waller	77446	Acquisition/Reha	b 🗸	\$94,120	\$94,120	60	60 James Fieser	58	This Development is needed to meet the USDA and At-Risk Set-Asides.
03254 6 A	Bayou Bend Apartments	3025 Waller Street	Waller	Waller	77484	Acquisition/Reha	b 🗸	\$120,931	\$119,812	56	56 James Fieser	44	This Development is needed to meet the USDA and At-Risk Set-Asides.
03256 6 A	Willowchase Apartments	1845 5th Street	Hempstead	Waller	77445	Acquisition/Reha	b 🗸	\$122,882	\$121,654	57	57 James Fieser	44	This Development is needed to meet the USDA and At-Risk Set-Asides.
03255 6 A	Cedar Cove Apartments	1400 Eagle Lake Drive	Sealy	Austin	77474	Acquisition/Reha	b 🗸	\$122,045	\$120,931	54	54 James Fieser	43	This Development is needed to meet the USDA and At-Risk Set-Asides.
03253 6 A	Green Manor Apartments	2000 4th Street	Hempstead	Waller	77445	Acquisition/Reha	b 🗸	\$85,495	\$84,481	40	40 James Fieser	42	This Development is needed to meet the USDA and At-Risk Set-Asides.
03006 6 A	Villas at Park Grove	600 Park Grove Dr.	Katy	Harris	77450	New Construction	n 🗌	\$627,566	\$627,566	120	150 Ignacio Grillo		This Development is a 2003 Forward Commitment.
14							\$5	5,769,517	\$5,686,435	1,252	1,481		

Dev # R	egion A	A ⁽¹⁾ Development Name	Development Address	City	County	Set-Asides ⁽²⁾ Zip NP AR R E G	Activity		Credit Request	Credit Recommen- dation	Total LI Units	Total Applicant Units Contact	Score	Description
03060	6 N	Calhoun Place	6001 Calhoun	Houston	Harris	77021	New Constructio	n 🗌 \$1,0	017,060	\$0	160	200 Elizabeth Young	, ((Developments 03178 and 03132 (both in Region 6) are recommended for allocations. Those developments together maximize the \$1.6 million credit limit for Elizabeth Young, therefore this development is ineligible.
03129	6 N	Samaritan Village Apartments	5100 Block of Scott Street	Houston	Harris	77004	New Constructio	n 🗌 \$4	122,499	\$0	56	72 Thomas Scott		This Development did not score high enough in its set-asides or region to be recommended.
03108	6 N	Alta Reed Apartments	Corner of Reed Rd. and S.H. 288	Houston	Harris	77051	New Constructio	n 🗌 \$1,2	200,000	\$0	200	250 Bernard Felder		This Development did not score high enough in the General Set-Aside in its region to be recommended.
03130	6 N	Sunset Plaza Apartments	6053 Bellfort	Houston	Harris	77033 🗹 🗌 🗌 🔽 🗸	New Constructio	n 🗌 \$5	575,723	\$0	90	120 Thomas Scott		This Development did not score high enough in its set-asides or region to be recommended.
03063	6 N	Cricket Hollow Apartments	9700 FM 1097	Willis	Montgome ry	77318	New Constructio	n 🗌 \$8	352,954	\$0	150	176 Brian Cogburn		This Development did not score high enough in the General Set-Aside in its region to be recommended.
03171	6 N	Uvalde Ranch Apartments	12615 Wallisville Road	Houston	Harris	77013	New Constructio	n 🗌 \$1,0)15,377	\$0	160	200 Barry Kahn		This Development did not score high enough in the General Set-Aside in its region to be recommended.
03189	6 N	The Village at Morningstar	3401 Magnolia Avenue	Texas City	Galveston	77590	New Constructio	n 🗌 \$4	418,179	\$415,954	70	78 Diana McIver		This Development did not score high enough in its set-asides or region to be recommended.
03092	6 N	Foster Place Manor	7210 Scott Street	Houston	Harris	77021	New Constructio	n 🗌 \$8	800,000	\$0	128	160 John Barineau		This Development did not score high enough in its set-asides or region to be recommended.
03095	6 N	Derby House	Garth Road and Eastchase Street	Baytown	Harris	77521	New Constructio	n 🗌 \$1,2	200,000	\$0	198	248 Todd Borck		This Development did not score high enough in the General Set-Aside in its region to be recommended.
03180	6 N	The Gardens Senior Living Apartments	1300 Block of W. Tidwell	Houston	Harris	77091	New Constructio	n 🗌 \$4	416,822	\$0	60	76 Isaac Matthews		This Development did not score high enough in its set-asides or region to be recommended.
03126	6 N	The Linden's Apartments	North Avenue J and Skinner Street	Freeport	Brazoria	77541	New Constructio	n 🗌 \$7	770,070	\$0	96	120 Lawrence Mazzotta		This Development did not score high enough in the General Set-Aside in its region to be recommended.
03174	6 N	Las Palomas	8525/8526 Pitner Road	Houston	Harris	77080	New Constructio	n 🗌 \$7	742,912	\$0	89	112 Chris Richardso		This Development did not score high enough in the General Set-Aside in its region to be recommended.
03032	6 N	Parkview Apartments	Jenson Drive @ Parker Rd.	Houston	Harris	77093	New Constructio	n 🗌 \$1,0)58,699	\$0	115	144 Janet Miller		This Development did not score high enough in the General Set-Aside in its region to be recommended.
03243	6 N	Central City Homes	6200 Bloc of Central City Blvd.	Galveston	Galveston	77551	New Constructio	n 🗌 \$8	875,624	\$0	135	168 Margie Binghan		This Development did not score high enough in its set-asides or region to be recommended.
03112	6 N	Horizon Ridge Apartments	21209 Northwest Highway 290	Houston	Harris	77429	New Constructio	n 🗌 \$9	918,055	\$0	160	200 Kurt Kehoe		This Development did not score high enough in the General Set-Aside in its region to be recommended.
15								\$12,28	83,974	\$415,954	1,867	2,324		
	Projects	in Region Targeted R	egional Allocation:	\$5,153,124				 \$18,05	53,491	\$6,102,389	3,119			
	-)		0											

1. 'A' = recommended for an allocation, 'N' = not recommended for an allocation. 2. Set-Aside Abbreviations: NP=Nonprofit, AR-At-Risk, R=Rural, E=Elderly, G=General

Dev # Reg	gion A	(1) Development Name	Development Address	City	County	Set-Asides ⁽²⁾ Zip NP AR R E G	Activity		Credit Request	Credit Recommen- dation	Total LI Units	Total Applicant Units Contact	Score Description
Projects L	located	l in Region 7											
03001	7 A	Eagle's Point	1855 Webberville Road	Austin	Travis	78721			200,000	\$1,200,000	192	240 Robert Voelker	This Development is a 2003 Forward Commitment.
03005	7 A	Grove Place Apartments	Not Available for Release	Austin	Travis	78741	New Constructio	n 🗌 \$7	789,509	\$789,509	146	184 Kelly White	This Development is a 2003 Forward Commitment.
2								\$1,98	89,509	\$1,989,509	338	424	
03168	7 N	Kingsland Trails Apartments	4800 Block of 2900	Kingsland	Llano	78639 🗹 🗌 🗸 🗌	New Constructio	n 🗌 \$4	446,148	\$0	60	76 Mark Mayfield	95 All credits from Region 7 have already been allocated to 2003 Forward Commitments made in 2002.
)3160	7 N	Villas on Sixth Street	1900 Block of East Sixth Street	Austin	Travis	78702	New Constructio	n 🗌 \$1,1	190,349	\$0	136	160 Martin Gonzalez	84 All credits from Region 7 have already been allocated to 2003 Forward Commitments made in 2002.
2								\$1,63	36,497	\$0	196	236	
4 Pr	rojects	in Region Targeted R	egional Allocation:	\$1,989,509				\$3,62	26,006	\$1,989,509	534	660	
,		<u>l in Region 8</u> Stone Ranch Apartments Homes	4400 Block East Rancier Avenue	Killeen	Bell	76543 🗹 🗌 🔽 🗸			622,580	\$568,718	129	152 Michael Lankford	d 106 This Development has a competitive score in the Elderly and Nonprofit Set-Asides and in the region.
03009	8 A	Forest Park Apartments	Sandy Point Rd. @ Hwy	Bryan	Brazos	77803	New Constructio	n 🗌 \$9	981,432	\$746,176	119	140 Kenneth Mitchel	1 100 This Development has a competitive score in its
)3065	8 A	Red Oak	21 4500 Block of South 3rd Street	Waco	McLennan	76706	New Constructio	n 🗌 \$5	559,937	\$559,937	64	80 R.J. Collins	region. 100 This Development has a competitive score in its region.
)3161 8	8 A	Dripping Springs Senior Village	J.J. Frewellen @ Eastern Little League Complex Rd.	Waco	McLennan	76704	New Constructio	n 🗌 \$5	576,585	\$571,593	85	100 Leslie Donaldsor	98 This Development has a competitive score in its region and in the Elderly Set-Aside.
)3259	8 A	Pecan Creek Apartments	1815 Old Brandon Rd.	Hillsboro	Hill	76645	Acquisition/Reha	ıb 🗹 \$1	145,850	\$145,850	48	48 Patrick Barbolla	25 This Development is needed to meet the USDA and At-Risk Set-Asides.
5								\$2,88	86,384	\$2,592,274	445	520	
)3019 8	8 N	Nolan Creek Trails	4702 West Stan Schlueter	Killeen	Bell	76542	New Constructio	n 🗌 \$6	634,816	\$0	120	120 Howard Siegel	81 This Development did not score high enough in the General Set-Aside in its region to be recommended.
03164 8	8 N	Bluffview Villas	2800 Hwy 36 South	Brenham	Washingto n	77833	New Constructio	n 🗌 \$4	448,245	\$0	76	76 Samuel Tijerina	55 This Development did not score high enough in its set-aside or region to be recommended.
2								\$1,08	83,061	\$0	196	196	
	rojecte	in Region Targeted R	egional Allocation:	\$2,451,783				<u> </u>	69,445	\$2,592,274	641		

1. 'A' = recommended for an allocation, 'N' = not recommended for an allocation. 2. Set-Aside Abbreviations: NP=Nonprofit, AR-At-Risk, R=Rural, E=Elderly, G=General

Dev # Region A	A ⁽¹⁾ Development Name	Development Address	City	County	Set-Asides ⁽²⁾ Zip NP AR R E G	Activity	TxRD Dev.	Credit Request	Credit Recommen- dation	Total LI Units	Total Applicant Units Contact	Score Description
Projects Located	d in Region 9											
03176 9 A	Binz Ranch (San Miguel Apartments)	3600 Block Binz Engleman Road	San Antonio	Bexar	78219	New Construction	n 🗌 §	51,200,000	\$1,200,000	160	200 Ryan Wilson	106 This Development has a competitive score in its region.
03136 9 A	Tigoni Villas	4601 Rimrock Street	San Antonio	Bexar	78228	New Construction	n 🗌 §	51,071,629	\$851,994	112	140 Melanie Bunstine	e 103 This Development has a competitive score in its region.
03155 9 A	Villas of Leon Valley	7000 Block of Huebner Rd.	Leon Valley	Bexar	78240	New Construction	n 🗌	\$492,672	\$487,601	100	126 Deborah Griffin	103 This Development has a competitive score in the Elderly Set-Aside.
03191 9 A	Bentley Place Apartments	8004 Bentley Drive	San Antonio	Bexar	78218	New Construction	n 🗌 §	51,006,759	\$981,468	166	208 Sandra Williams	101 This Development has a competitive score in its region.
03067 9 A	Tuscany Court	2208 14th Street	Hondo	Medina	78861	Rehab Only		\$467,182	\$465,802	72	76 Ronette Hodges	99 This Development has a competitive score in the Rural Set-Aside.
03190 9 A	Westview Ranch (prev. Comal Ranch)	1700 Block of West Comal Street	Pearsall	Frio	78061	New Construction	n 🗌	\$595,000	\$591,010	68	72 Diana McIver	92 This Development has a competitive score in the Rural Set-Aside.
03007 9 A	Bexar Creek	Appx. 411 North General McMullen	San Antonio	Bexar	78237	New Construction	n 🗌	\$614,528	\$614,528	61	72 Thomas J. McMullen	This Development is a 2003 Forward Commitmen
7							\$5	5,447,770	\$5,192,403	739	894	
03207 9 N	Palacio Del Sol	400 North Frio	San Antonio	Bexar	78207	New and Acq/Reh	ab □ §	51,173,902	\$0	160	200 Fernando Godinez	 96 This Development did not score high enough in its set-asides or region to be recommended.
03031 9 N	The Villas at Costa Verde	6000 Block of North Foster Rd.	San Antonio	Bexar	78244	New Construction	n 🗌 §	51,122,531	\$0	180	200 Daniel Markson	92 This Development did not score high enough in the General Set-Aside in its region to be recommended
03138 9 N	Ryan Crossing Villas	300 Block of Chelsea Square	Selma	Guadalupe	78154	New Construction	n 🗌	\$907,828	\$0	144	180 John Paul	80 This Development did not score high enough in the General Set-Aside in its region to be recommended
03057 9 N	Landa Place	Landa Street @ Mission Drive	New Braunfels	s Comal	78130	New Construction	n 🗌	\$448,245	\$0	76	76 Lucille Jones	73 This Development did not score high enough in its set-aside or region to be recommended.
4							\$3	3,652,506	\$0	560	656	
11 Projects	in Region Targeted I	Regional Allocation:	\$4,772,015				\$9	9,100,276	\$5,192,403	1,299	1,550	

Dev # Region A ⁽¹⁾ Development Name	Development Address	City	County	Set-Asides ⁽²⁾ Zip NP AR R E G	Activity	TxRD Credi Dev. Reque		Unite II is on it	Score Description
Projects Located in Region 10									
03265 10 A Riversquare Apartments	McKinzie Rd. @ McKinzie Ln.	Corpus Christ	i Nueces	78410	New Construction	n 🗌 \$1,092,37	5 \$1,092,376	163 204 Manish Verma	96 This Development has a competitive score in its region.
03257 10 A Caney Run Estates	Ben Jordon @ US Highway 87	Victoria	Victoria	77901	New Construction	n 🗌 \$704,75	8 \$704,038	116 116 Don Pace	85 This Development has a competitive score in its region.
03162 10 A Pinnacle Pointe Apartments	600 Block of Salem Road	Victoria	Victoria	77902	New Construction	n 🗌 \$872,50	5 \$871,732	143 144 David Saling	80 This Development has a competitive score in its region.
03249 10 A The Palmas Apartments	200 Avenue A	Aransas Pass	San Patricio	78336	Acquisition/Reha	b 🗹 \$41,19	2 \$41,006	24 24 Dennis Hoover	32 This Development is needed to meet the USDA and At-Risk Set-Asides.
4						\$2,710,831	\$2,709,152	446 488	
4 Projects in Region Targeted I	Regional Allocation:	\$2,155,567				\$2,710,831	\$2,709,152	 446 488	
Projects Located in Region 11									
03013 11 A Casa Aguila Apartments	Southeast Corner of Las Milpas and Jackson	Pharr ETJ	Hidalgo	78577	New Construction	n 🗌 \$1,199,96	5 \$1,171,547	160 200 Robert Joy	104 The application was terminated on June 16, 2003.
03036 11 A The Galilean Apartments	Trenton @ "I" Rd.	Edinburg	Hidalgo	78539	New Construction	n 🗌 \$1,200,00	\$ 1,200,000	208 208 Rowan Smith	95 Region 11 is undersubscribed, therefore all eligible developments in the region are recommended.
03035 11 A Rio De Vida Apartments	Inspiration Road near 1 Road	Mission	Hidalgo	78572	New Construction	n 🗌 \$1,044,23	1 \$1,004,228	176 208 Kim Hatfield	91 Region 11 is undersubscribed, therefore all eligible developments in the region are recommended.
03029 11 A La Villita Apartments	600 block Old Port Isabel Rd.	Brownsville	Cameron	78521	New Construction	n 🗌 \$856,93	\$851,428	128 128 Mark Musemeche	87 Region 11 is undersubscribed, therefore all eligible developments in the region are recommended.
03248 11 A La Casita del Valle	FM 1430 and Old Casita Rd.	La Casita	Starr	78582	New Construction	n 🗹 \$66,49	9 \$66,499	28 28 Dennis Hoover	57 Region 11 is undersubscribed, therefore all eligible developments in the region are recommended. This Development is also needed to meet the USDA Set-Aside.
03247 11 A Las Brisas Apartments	South Tower Rd. and Moore Rd.	Alamo	Hidalgo	78516	New Construction	n 🗹 \$45,89) \$45,890	26 26 Dennis Hoover	53 Region 11 is undersubscribed, therefore all eligible developments in the region are recommended. This Development is also needed to meet the USDA Set- Aside.
03002 11 A Padre de Vida	Ware Road South of Municipal Golf Course	McAllen	Hidalgo	78503	New Construction	n 🗌 \$1,025,40	8 \$1,025,408	144 180 P. Rowan Smith, Jr.	This Development is a 2003 Forward Commitment.
7						\$5,438,927	\$5,365,000	870 978	
7 Projects in Region Targeted I	Regional Allocation:	\$5,662,899				\$5,438,927	\$5,365,000	870 978	

Dev # Region A ⁽¹⁾ Development Name	Development Address	City	County	Set-Asides ⁽²⁾ Zip NP AR R E G	Activity		Credit Request	Credit Recommen- dation	Total LI Units	Total Applicant Units Contact	Score Description
Projects Located in Region 12											
03145 12 A Sterling Springs Villas	South side of E. Golf Course & Fairgrounds Rd.	Midland	Midland	79701	New Construction	n 🗋 \$8	850,643	\$845,579	114	120 Ron Hance	81 Region 12 is undersubscribed, therefore all eligible developments in the region are recommended.
1						\$85	50,643	\$845,579	114	120	
1 Projects in Region Targeted F	egional Allocation:	\$1,302,931				\$8!	50,643	\$845,579	114	120	
Projects Located in Region 13											
03223 13 A Suncrest Townhomes, Ltd.	415 Mesa Hills Dr.	El Paso	El Paso	79912 🗹 🗌 🗌 🔽	New Construction	n 🗌 \$1,1	152,843	\$1,147,376	144	160 Ike Monty	104 This Development has a competitive score in the Nonprofit Set-Aside.
03220 13 A Desert Breeze, Ltd.	14600-14626 Desert Breeze Dr.	Horizon City / El Paso	El Paso	79928	New Construction	n 🗌 \$3	360,434	\$359,018	36	36 James Millener	88 This Development has a competitive score in the Rural Set-Aside.
03222 13 A Whispering Sands Townhomes, Ltd.	Washington Rd. @ Omar St.	Anthony	El Paso	79821	New Construction	n 🗌 \$2	287,970	\$286,440	34	36 Ike Monty	83 This Development has an acceptable score in the Rural Set-Aside.
03134 13 A Lilac Garden Apartments	7845 Lilac Way	El Paso	El Paso	79915	Acquisition/Reha	ıb 🗌 \$6	686,800	\$685,609	150	152 Doug Gurkin	82 This Development is needed to meet the At-Risk Set- Aside.
03003 13 A Mission del Valle	621 Dindinger	Socorro	El Paso	79927 🗹 🗌 🗌 🗌	New Construction	n 🗌 \$1	160,782	\$160,782	16	16 Ike Monty	This Development is a 2003 Forward Commitment.
5						\$2,64	48,829	\$2,639,225	380	400	
03024 13 N Diana Palms	4700 Block of Diana Street	El Paso	El Paso	79924	New Construction	n 🗌 \$2	245,915	\$211,474	34	36 Bobby Bowling IV	107 This Development did not score high enough in the General Set-Aside in its region to be recommended.
03022 13 N Tropicana Palms	Lee Blvd. @ Montana Ave.	El Paso	El Paso	79936	New Construction	n 🗌 \$6	660,083	\$0	95	112 Bobby Bowling IV	106 This Development did not score high enough in the General Set-Aside in its region to be recommended.
03023 13 N Capistrano Palms	8600 Block of Buena Park	El Paso	El Paso	79907	New Construction	n 🗌 \$6	660,083	\$0	95	112 Bobby Bowling IV	106 This Development did not score high enough in the General Set-Aside in its region to be recommended.
03080 13 N Mission Trail Apartments	9730 Galilee Drive	El Paso	El Paso	79927	New Construction	n 🗌 \$3	375,202	\$874,306	49	62 Valerie Funk	103 This Development did not score high enough in the General Set-Aside in its region to be recommended.
03227 13 N Cedar Oak Townhomes, Ltd.	1541 Pendale Road	El Paso	El Paso	79936	New Construction	n 🗌 \$9	999,818	\$0	124	146 Ike Monty	100 This Development did not score high enough in the General Set-Aside in its region to be recommended.
03226 13 N Canyon Run Townhomes, Ltd.	771 N. Resler Dr.	El Paso	El Paso	79912	New Construction	n 🗌 \$1	146,781	\$0	16	16 Ike Monty	98 This Development did not score high enough in the General Set-Aside in its region to be recommended.
6						\$3,08	87,882	\$1,085,780	413	484	
11 Projects in Region Targeted F	Legional Allocation:	\$2,702,046				\$5,73	36,711	\$3,725,005	793	884	
112 Total Submissions Total	Credit Ceiling Available: \$38	8,137,924				\$73,31	18,694		1,511	,498	

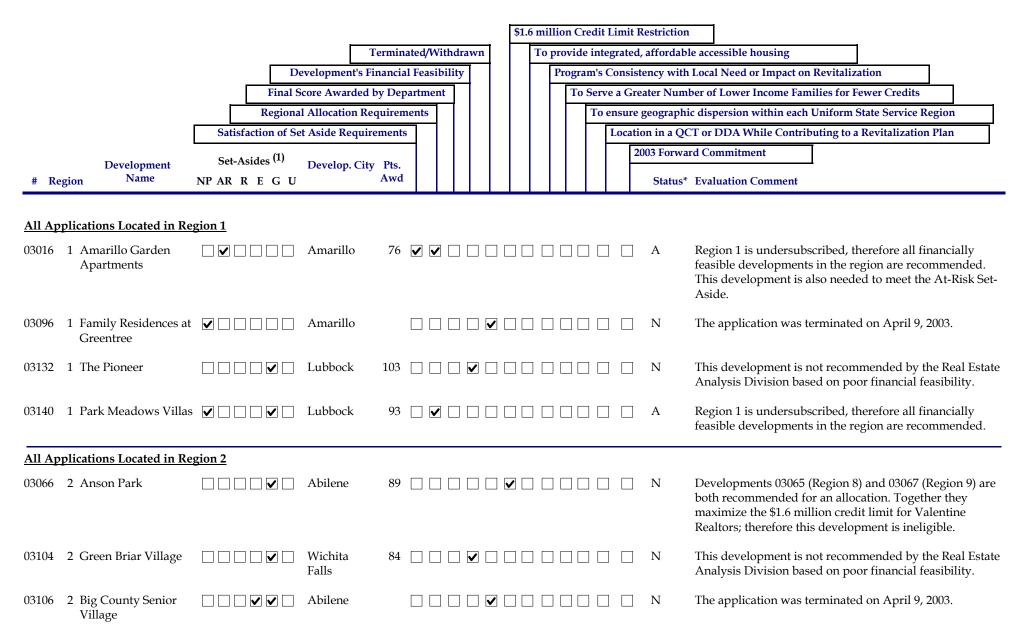
2003 Inactive Applications Sorted by Development Number

				5	1				
TDHC A # Region A	Development Name	Development Address	City	County	Zip	Set-Asides ⁽¹⁾ Credit TxRD Request NP AR R E G Dev. (\$)	Total LI Total Applicant Units Units Contact	Reason and I	Description
03021 6	Emmaus Senior Apartments	Cypresswood Drive at Candlecreek Dr.	Houston ETJ	Harris	77373	 ✓ □ □ ✓ □	80 100 Robbie Wittner Kitchen	- Terminated	On April 30, 2003 the Application was terminated because the development was an ineligible building type.
03037 3	Sphinx at Sandyland	9401 Sandyland	Dallas	Dallas	75217	□ □ □ □ ↓ \$1,038,767	100 125 Jay Oji	Terminated	On April 30, 2003 the Application was terminated because the required zoning documentation was not submitted to the Department on or before April 1, 2003.
03047 9	Western Trail Apartments	100 Callaghan Road	San Antonio	Bexar	78227	□ □ □ □ ∨ □ \$1,199,361	153 192 Bert Magill	Applicant Withdrew	On April 22, 2003 Albert E. Magill, III withdrew the application on behalf of the Applicant.
03058 3	Residences of Rockwall	Renfro & Hartman Street	Rockwall	Rockwall	75087	□ □ ∨ ∨ □ \$478,588	100 112 Daniel Allgeier	Terminated	On April 30, 2003 the Application was terminated because the required zoning documentation was not submitted to the Department on or before April 1, 2003.
03088 11	Palm Court Apartments	N. Minnesota Avenue @ Travis Road	Brownsville	Cameron	75821	□ □ □ □ ↓ \$1,200,000	156 156 Matt Harris/Bi Fisher	l Terminated	On June 16, the Application was terminated because it was ineligible.
03089 9 A	Merry Oaks Apartments	5300 Block of SW Military	San Antonio	Bexar	78242	✓ □ □ □ ✓ □ \$1,147,254	136 170 Matt Harris/Bi Fisher	l Terminated	On June 16, the Application was terminated because it was ineligible.
03096 1	Family Residences at Greentree	5301 Fritch Highway	Amarillo	Potter	79107	✓ □ □ □ □ \$369,869	50 56 Kelly Hunt	Terminated	On April 9, 2003 the Application was terminated because neither an appraisal nor a valuation report from the County Tax Appraisal District was submitted with the application.
03106 2	Big County Senior Village	700 East Stamford	Abilene	Taylor	79601	□ □ □ ∨ ∨ □ \$606,769	114 120 Randy Stevense	on Terminated	On April 9, 2003 the Application was terminated because the Environmental Site Assessment Report was not submitted by March 31, 2003.
03131 10	Las Villas De Corte Real	15 Bear Lane at Cliff Maus Rd.	Corpus Christi	Nueces	78405	9955,118	140 140 Melchor Martinez/Roge o Santos	Terminated li	On April 30, 2003 the Application was terminated because the required zoning documentation was not submitted to the Department on or before April 1, 2003.
03137 9	Park Place Villas	100 Minipark Lane	San Antonio	Bexar	78205	□ □ □ ∨ □ \$1,246,861	120 150 Fred Odanga	Terminated	On May 13, 2003, the Application was terminated because the Applicant failed to provide evidence to the Department that the National Previous Participation and Background Certification form was submitted by the 2/28/03 submission deadline.
03139 9	Loresho Villas	7100 New Laredo Highway	San Antonio	Bexar	78228	□ □ □ □ ∨ □ \$1,043,417	100 125 Saphia Mburu	Terminated	On April 30, 2003 the Application was terminated because the required zoning documentation was not submitted to the Department on or before April 1, 2003.

TDHC A # Region	A Development Name	Development Address	City	County	Zip	Set-Asides ⁽¹⁾ Credit TxRD Request NP AR R E G Dev. (\$)	Total LI Tot Units Un		Reason and D	escription
03170 6	North Main Park Apartments	6800-6900 Block of North Main St.	Baytown	Harris	77521	□ □ □ ∨ □ \$678,659	112 140	R.R. Kilday	Applicant Withdrew	Les Kilday withdrew the Application on behalf of the Applicant on June 13, 2003.
03197 5	Bowie Estates	1898 S. Bowie	Jasper	Jasper	75951	□□□□♥□\$895,493	100 112	Doug Dowler	Terminated	On May 13, 2003 the Application was terminated because the Applicant did not have the required Certificate of Experience as required by the QAP.
03199 10	Fairways Apartments	Bear Lane/Old Brownsville Road @ South Navigation	Corpus Christi	Nueces	78415	□ □ □ ∨ □ \$966,906	128 128	Victoria Spicer	Terminated	On April 30, 2003 the Application was terminated because the required zoning documentation was not submitted to the Department on or before April 1, 2003.
03251 7	Reflection Cove Apartments	Highway 304 @ Home Depot Rd.	Bastrop	Bastrop	78602	□ □ □ ∨ □ \$662,581	120 152	Kurt Kehoe	Terminated	On April 30, 2003 the Application was terminated because the applicant did not provide the proper public notice in the local newspaper.
03264 11	Rose Court Apartments	Boca Chica Blvd. @ McDavit	Brownsville	Cameron	75821	 ✓ □ □ ✓ □ \$1,200,000 	158 158	Matt Harris/Bill Fisher	Applicant Withdrew	On May 30, 2003 Bill Fisher withdrew the application on behalf of the applicant.

16 Total Submissions

2003 Initial LIHTC Recommendation Factors Sorted by Service Region (in Order by Development Number) June 25, 2003



							\$1.6	mill	ion Cr	edit L	imit I	Restrictior	1		
			Т	ermina	ated/V	Vithd	lrawn			To p	rovide	integ	grated	l, affordab	le accessible housing
		De	evelopment's Fir	nancia	1 Feas	ibilit	ŧy]					Local Need or Impact on Revitalization
		Final S	core Awarded b	y Dep	artme	nt					То	Serve	a Gre	eater Num	ber of Lower Income Families for Fewer Credits
			1 Allocation Req		_									0 0 1	ic dispersion within each Uniform State Service Region
		Satisfaction of Se	t Aside Require	ments	;							1		-	CT or DDA While Contributing to a Revitalization Plan
	Development	Set-Asides (1)	Develop. City	Pts.									2	003 Forwa	rd Commitment
# Re	gion Name	NP AR R E G U		Awd										Status*	Evaluation Comment
03158	2 Red River Senior Village		Vernon	88										А	Region 2 is undersubscribed, therefore all eligible developments in the region are recommended.
03258	2 Mira Vista Apartments		Santa Anna	54										А	Region 2 is undersubscribed, therefore all eligible developments in the region are recommended. This Development is also needed to meet the USDA and At- Risk Set-Asides.
<u>All Ap</u>	plications Located in Re	<u>gion 3</u>													
03004	3 Arbor Woods		Dallas										✓	А	This Development is a 2003 Forward Commitment.
03037	3 Sphinx at Sandyland		Dallas					✓ [Ν	The application was terminated on April 30, 2003.
03039	3 Oak Timbers- Grand Prairie		Grand Prairie	102			•							А	This Development has a competitive score in the Elderly Set-Aside.
03046	3 Churchill at Brookhaven		Dallas	99					✓ □					Ν	Development 03100 (Region 4) is recommended for an allocation. That development maximizes the \$1.6 million credit limit for Anthony Sisk, therefore this development is ineligible.
03051	3 Churchill At Commerce		Commerce	94					✓ □					Ν	Development 03100 (Region 4) is recommended for an allocation. That development maximizes the \$1.6 million credit limit for Anthony Sisk, therefore this development is ineligible.
03052	3 Churchill Pinnacle Park		Dallas	100										Ν	Development 03100 (Region 4) is recommended for an allocation. That development maximizes the \$1.6 million credit limit for Anthony Sisk, therefore this development is ineligible.
03054	3 The Village @ Prairie Creek		Dallas	95										Ν	This Development did not score high enough in the General Set-Aside in its region to be recommended.

								\$1.6	milli	ion Cr	edit I	Limit	t Restricti	on
			Т	ermin	ated/Wi	thdra	wn		To p	rovide	integ	grate	ed, afforda	able accessible housing
		De	evelopment's Fi	nancia	ıl Feasib	ility]	Progra	m's C	Consi	istency wi	ith Local Need or Impact on Revitalization
		Final S	core Awarded b	y Dep	oartment					To	Serve	e a G	reater Nu	mber of Lower Income Families for Fewer Credits
		Regiona	1 Allocation Red	quiren	nents	7					To e	nsur	re geograp	phic dispersion within each Uniform State Service Region
		Satisfaction of Se	t Aside Require	ements	5							Loca	tion in a Q	QCT or DDA While Contributing to a Revitalization Plan
		Set-Asides ⁽¹⁾									Γ		2003 Forv	ward Commitment
# Re	Development gion Name	NP AR R E G U	Develop. City	Pts. Awd									Statu	us* Evaluation Comment
03058	3 Residences of Rockwall		Rockwall] 🗆 🗆] N	The application was terminated on April 30, 2003.
03073	3 The Residences of Pemberton Hill		Dallas	93		✓ [] N	This Development did not score high enough in its set- asides or region to be recommended.
03081	3 The Senior Apartments at Curtis Wright Field		Grand Prairie	102] A	This Development has a competitive score in the Elderly Set-Aside.
03084	3 Coughtrey Estates		Grand Prairie	97		V [] N	This Development did not score high enough in its set- asides or region to be recommended.
03094	3 Reserve II at Las Brisas		Irving	102		✓ [] N	This Development did not score high enough in the General Set-Aside in its region to be recommended.
03097	3 Frazier Fellowship		Dallas	100		✓ [] N	This Development did not score high enough in the General Set-Aside in its region to be recommended.
03159	3 Summit Senior Villag	e 🗌 🗌 🖌 🖌 🗌 🗌	Gainesville	93] A	This Development has a competitive score in the Rural Set-Aside.
03163	3 Cedar View Apartments		Mineral Wells	89] A	This Development has a competitive score in the Rural Set-Aside.
03184	3 The Pegasus		Dallas	104		✓ [] A	This Development has a competitive score in the Elderly and Nonprofit Set-Asides.
03192	3 Emmanuel Village		Dallas	95] N	This Development did not score high enough in the General Set-Aside in its region to be recommended.
03212	3 Village of Kaufman		Kaufman	64] A	This Development is needed to meet the At-Risk Set-Aside.

									\$1	1.6 m	illion	Credi	it Li	mit R	estriction	1
				Т	ermina	ated/Wi	ithdra	awn		То	provi	de in	itegi	ated,	affordab	le accessible housing
			De	evelopment's Fir	nancia	l Feasit	oility				Prog	ram's	s Co	nsiste	ency with	n Local Need or Impact on Revitalization
			Final S	core Awarded b	y Dep	artmen	t				Г	'o Sei	rve a	a Grea	ter Nun	ber of Lower Income Families for Fewer Credits
			Regiona	l Allocation Req	luirem	ents						Т	_			ic dispersion within each Uniform State Service Region
		Satisfa	action of Se	t Aside Require	ments								L	ocatio	n in a Q	CT or DDA While Contributing to a Revitalization Plan
	Development	Set-As	sides (1)	Develop. City	Pts									20	03 Forwa	ard Commitment
# Re		NP AR R		Develop. City	Awd										Status*	Evaluation Comment
03250	3 Pine Run Apartments			Honey Grove	59	✓ □									А	This Development is needed to meet the USDA and At- Risk Set-Asides.
All Ap	plications Located in Reg	gion <u>4</u>														
03025	4 The Hills Apartments			Longview	97										Ν	To prevent Justin Zimmerman from exceeding the \$1.6 credit cap only 03025 or 03028 could be recommended because together they exceed \$1.6 million. Because of the other recommended award in Longview, and to better meet regional allocation goals, 03028 was selected, therefore this development is not recommended.
03028	4 Green Street Apartments			Longview	97										Α	This Development scored competitively in its region. To prevent Justin Zimmerman from exceeding the \$1.6 credit cap only 03025 or 03028 could be recommended because together they exceed \$1.6 million. Because this development is smaller and therefore more absorbable in Longview (in light of the other recommended award in Longview) and to better meet regional allocation goals, this development was selected instead of 03028.
03053	4 Millpoint Townhome	s 🗌 🗌 🗸		Henderson	91		✓								А	This Development has a competitive score in the Rural Set- Aside.
03100	4 Churchill at Longviev	v 🗌 🗌 🗌		Longview	99										А	This Development has a competitive score in its region.
03195	4 Waterford Place			Longview	90		✓								N	This Development did not score high enough in the General Set-Aside in its region to be recommended.
03235	4 Victoria Place Phase I	I 🗌 🗌 🖌		Athens	80	✓ ✓									Ν	This Development did not score high enough in its set- aside or region to be recommended.

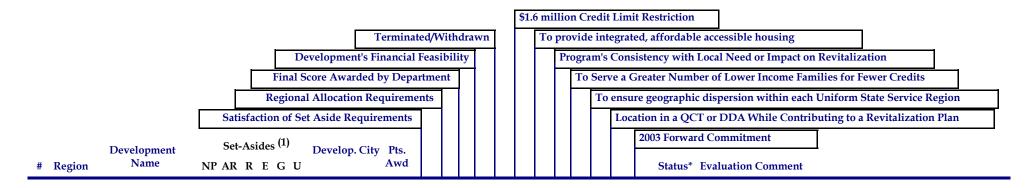
All Applications Located in Region 5

							\$1.	6 mil	lion Cr	edit L	imit I	Restriction	
			Т	ermin	ated/Withd	rawn		Top	provide	e integ	grated	l, affordab	le accessible housing
		D	evelopment's Fi	nancia	l Feasibilit	y			Progra	m's C	onsis	tency with	Local Need or Impact on Revitalization
		Final S	Score Awarded b	oy Dep	artment				То	Serve	a Gre	eater Num	ber of Lower Income Families for Fewer Credits
		Regiona	al Allocation Red	quiren	nents					To e	nsure	geographi	c dispersion within each Uniform State Service Region
		Satisfaction of S	et Aside Require	ements	6]	L <mark>ocati</mark>	on in a QC	T or DDA While Contributing to a Revitalization Plan
	Development	Set-Asides (1)	Develop. City	Dto							2	.003 Forwa	rd Commitment
# Re		NPAR R E G U	Develop. City	Awd								Status*	Evaluation Comment
03064	5 Stone Hearst		Beaumont	100								N	This Development did not score high enough in the General Set-Aside in its region to be recommended.
03069	5 Cole Creek Apartments		Crocket	96								А	This Development has a competitive score in the Rural Set-Aside.
03117	5 Timber Village		Jasper	87								Ν	Although the Development has a competitive score in the Rural Set-Aside it is not a high enough scoring Rural development within Region 5.
03196	5 Arcadia Village		Center	98								А	This Development has a competitive score in the Rural Set-Aside.
03197	5 Bowie Estates		Jasper									Ν	The application was terminated on May 13, 2003.
03213	5 Fox Run Apartments		Orange	77								А	This Development is needed to meet the At-Risk Set-Aside.
03261	5 Pebble Creek Apartments		Port Arthur	88								А	This Development is needed to meet the At-Risk Set-Aside.
03262	5 Crystal Creek Park Apartments		Port Arthur	88								А	This Development is needed to meet the At-Risk Set-Aside.
03263	5 Cedar Ridge Apartments		Port Arthur	88								А	This Development is needed to meet the At-Risk Set-Aside.
<u>All Ap</u>	plications Located in Re	gion <u>6</u>											
03006	6 Villas at Park Grove		Katy								✓	А	This Development is a 2003 Forward Commitment.
03011	6 Jefferson Davis Artist Lofts		Houston	105								А	Region 11 is undersubscribed, therefore all eligible developments in the region are recommended.

								\$ 61.6 m	illio	n Cre	dit L	imit I	Restriction	
			Terr	nina	ted/Wi	ithdra	wn	T	o pro	vide	integ	grated	, affordabl	e accessible housing
		De	evelopment's Final	ncial	Feasib	oility			Pr	ogran	n's C	onsist	tency with	Local Need or Impact on Revitalization
		Final S	core Awarded by I	Depa	artmen	t				To S	erve	a Gre	eater Numl	per of Lower Income Families for Fewer Credits
		Regiona	l Allocation Requi	rem	ents						To e	nsure	geographi	c dispersion within each Uniform State Service Region
		Satisfaction of Se	t Aside Requireme	ents]	Locati	on in a QC	T or DDA While Contributing to a Revitalization Plan
	Destaurat	Set-Asides (1)										2	003 Forwa	rd Commitment
# Re	Development gion Name	NP AR R E G U	Develop. City P A	ts. wd									Status*	Evaluation Comment
03021	6 Emmaus Senior Apartments		Houston ETJ										Ν	The application was terminated on April 30, 2003.
03032	6 Parkview Apartments	3	Houston	93									Ν	This Development did not score high enough in the General Set-Aside in its region to be recommended.
03060	6 Calhoun Place		Houston	99									Ν	Developments 03178 and 03132 (both in Region 6) are recommended for allocations. Those developments together maximize the \$1.6 million credit limit for Elizabeth Young, therefore this development is ineligible.
03063	6 Cricket Hollow Apartments		Willis	98									Ν	This Development did not score high enough in the General Set-Aside in its region to be recommended.
03070	6 Bay Ranch Apartments		Bay City	96									А	This Development has a competitive score in the Rural Set-Aside.
03092	6 Foster Place Manor		Houston	97	✓ ✓								Ν	This Development did not score high enough in its set- asides or region to be recommended.
03095	6 Derby House		Baytown	97									Ν	This Development did not score high enough in the General Set-Aside in its region to be recommended.
03108	6 Alta Reed Apartments	s 🗌 🗌 🗌 🗹 🗌	Houston	99									Ν	This Development did not score high enough in the General Set-Aside in its region to be recommended.
03112	6 Horizon Ridge Apartments		Houston	77									Ν	This Development did not score high enough in the General Set-Aside in its region to be recommended.
03126	6 The Linden's Apartments		Freeport	95									Ν	This Development did not score high enough in the General Set-Aside in its region to be recommended.
03129	6 Samaritan Village Apartments		Houston	99									Ν	This Development did not score high enough in its set- asides or region to be recommended.

										\$1.6	milli	on C	redit 1	Limit	t Re	striction		
				Т	ermina	ated/V	Vithd	rawn		'	То р	rovid	e inte	egrate	ed, a	affordabl	e accessible housing	
		Development's Financial Feasibility									Program's Consistency with Local Need or Impact on Revitalization							
			Final S	core Awarded b	y Dep	artme	ent					То					er of Lower Income Families for Fewer Credits	
			Regiona	l Allocation Rec	quirem	ents							Toe	ensur	re ge	eographie	dispersion within each Uniform State Service Region	
		Satisfa	action of Se	t Aside Require	ments									Loca	ntior	n in a QC	T or DDA While Contributing to a Revitalization Plan	
	Development	Set-As	sides (1)	Develop. City	Pts.										200)3 Forwar	d Commitment	
# Re	gion Name	NP AR R	EGU	2 cropping	Awd											Status*	Evaluation Comment	
													<u> </u>					
03130	6 Sunset Plaza Apartments			Houston	99]	Ν	This Development did not score high enough in its set- asides or region to be recommended.	
03153	6 Northline Point Apartments			Houston	85]	А	This Development is needed to meet the At-Risk Set-Aside.	
03170	6 North Main Park Apartments			Baytown	80]	Ν	The applicant withdrew the application on June 13, 2003.	
03171	6 Uvalde Ranch Apartments			Houston	98]	Ν	This Development did not score high enough in the General Set-Aside in its region to be recommended.	
03174	6 Las Palomas			Houston	94	☑ []]	Ν	This Development did not score high enough in the General Set-Aside in its region to be recommended.	
03178	6 Jacinto Manor			Jacinto City	100]	А	This Development has a competitive score in the Elderly Set-Aside.	
03180	6 The Gardens Senior Living Apartments			Houston	95]	Ν	This Development did not score high enough in its set- asides or region to be recommended.	
03182	6 The Manor at Jersey Village			Jersey Village	100]	А	This Development has a competitive score in the Elderly Set-Aside and in its region.	
03189	6 The Village at Morningstar			Texas City	98]	Ν	This Development did not score high enough in its set- asides or region to be recommended.	
03231	6 Montgomery Meadows			Huntsville	81]	А	This Development has an acceptable score in the Rural Set-Aside.	
03236	6 Little York Villas			Houston	100]	А	This Development has a competitive score in its region.	
03243	6 Central City Homes			Galveston	93]	N	This Development did not score high enough in its set- asides or region to be recommended.	

									\$1.6	millio	on Cre	dit L	imit R	estriction	1					
			Т	ermin	ated/V	Vithdı	rawn	T	1	To pro	ovide	integ	grated,	affordab	le accessible housing					
		Development's Financial Feasibility									Program's Consistency with Local Need or Impact on Revitalization									
		Final S	core Awarded b	y Dep	partme	ent				To Serve a Greater Number of Lower Income Families for Fewer Credits										
		Regiona	l Allocation Req	uiren	nents							To e	nsure	geograph	ic dispersion within each Uniform State Service Region					
		Satisfaction of Se	t Aside Require	ments	5							1	Locatio	on in a QO	CT or DDA While Contributing to a Revitalization Plan					
	Development	Set-Asides (1)	Develop. City	Dto									20	003 Forwa	rd Commitment					
# Re	egion Name	NP AR R E G U	Develop. City	Awd										Status*	Evaluation Comment					
03245	6 Meadows Place Senior Village		Meadows Place	99										А	This Development has a competitive score in the Elderly Set-Aside.					
03252	6 Pine Meadows Apartments		Prairie View	58										А	This Development is needed to meet the USDA and At- Risk Set-Asides.					
03253	6 Green Manor Apartments		Hempstead	42										А	This Development is needed to meet the USDA and At- Risk Set-Asides.					
03254	6 Bayou Bend Apartments		Waller	44										А	This Development is needed to meet the USDA and At- Risk Set-Asides.					
03255	6 Cedar Cove Apartments		Sealy	43										А	This Development is needed to meet the USDA and At- Risk Set-Asides.					
03256	6 Willowchase Apartments		Hempstead	44										А	This Development is needed to meet the USDA and At- Risk Set-Asides.					
All Ap	plications Located in Re	gion 7																		
03001	7 Eagle's Point		Austin										✓	А	This Development is a 2003 Forward Commitment.					
03005	7 Grove Place Apartments		Austin										✓	А	This Development is a 2003 Forward Commitment.					
03160	7 Villas on Sixth Street		Austin	84										Ν	All credits from Region 7 have already been allocated to 2003 Forward Commitments made in 2002.					
03168	7 Kingsland Trails Apartments		Kingsland	95										Ν	All credits from Region 7 have already been allocated to 2003 Forward Commitments made in 2002.					
03251	7 Reflection Cove Apartments		Bastrop											Ν	The application was terminated on April 30, 2003.					



All Applications Located in Region 8

03009	8 Forest Park Apartments		Bryan	100	А	This Development has a competitive score in its region.
03019	8 Nolan Creek Trails		Killeen	81	Ν	This Development did not score high enough in the General Set-Aside in its region to be recommended.
03065	8 Red Oak		Waco	100	А	This Development has a competitive score in its region.
03068	8 Stone Ranch Apartments Homes		Killeen	106	А	This Development has a competitive score in the Elderly and Nonprofit Set-Asides and in the region.
03161	8 Dripping Springs Senior Village		Waco	98	А	This Development has a competitive score in its region and in the Elderly Set-Aside.
03164	8 Bluffview Villas		Brenham	55	Ν	This Development did not score high enough in its set- aside or region to be recommended.
03259	8 Pecan Creek Apartments		Hillsboro	25	А	This Development is needed to meet the USDA and At- Risk Set-Asides.
All Ap	plications Located in Re	gion 9				
03007	9 Bexar Creek		San Antonio		А	This Development is a 2003 Forward Commitment.
03031	9 The Villas at Costa Verde		San Antonio	92	Ν	This Development did not score high enough in the General Set-Aside in its region to be recommended.
03047	9 Western Trail Apartments		San Antonio		Ν	The applicant withdrew the application on April 22, 2003.

								\$1 .	6 mil	lion Cı	redit l	Limit	Restriction	1				
			Т	ermin	ated/W	ithdra	wn		Top	provid	e inte	grated	l, affordab	le accessible housing				
		Development's Financial Feasibility								Program's Consistency with Local Need or Impact on Revitalization								
		Final S	core Awarded b	y Dep	artmen	ıt				То	Serve	e a Gr	eater Num	ber of Lower Income Families for Fewer Credits				
		Regiona	l Allocation Rec	luiren	nents						-			ic dispersion within each Uniform State Service Region				
		Satisfaction of Se	t Aside Require	ments	6							Locat	ion in a Q	CT or DDA While Contributing to a Revitalization Plan				
	Development	Set-Asides (1)	Develop. City	Pts.								2	2003 Forwa	rd Commitment				
# Re		NPAR R E G U	· · · · · · · · · · · · · · · · · ·	Awd									Status*	Evaluation Comment				
											<u> </u>							
03057	9 Landa Place		New Braunfels	73	✓ ✓] 🔽 [Ν	This Development did not score high enough in its set- aside or region to be recommended.				
03067	9 Tuscany Court		Hondo	99									А	This Development has a competitive score in the Rural Set-Aside.				
03089	9 Merry Oaks Apartments		San Antonio	106] 🗸 [Ν	The Application was terminated on June 16, 2003.				
03136	9 Tigoni Villas		San Antonio	103									А	This Development has a competitive score in its region.				
03137	9 Park Place Villas		San Antonio										Ν	The application was terminated on May 13, 2003.				
03138	9 Ryan Crossing Villas		Selma	80] 🗸 [Ν	This Development did not score high enough in the General Set-Aside in its region to be recommended.				
03139	9 Loresho Villas		San Antonio										Ν	The application was terminated on April 30, 2003.				
03155	9 Villas of Leon Valley		Leon Valley	103] 🔽 [А	This Development has a competitive score in the Elderly Set-Aside.				
03176	9 Binz Ranch (San Miguel Apartments)		San Antonio	106									А	This Development has a competitive score in its region.				
03190	9 Westview Ranch (prev. Comal Ranch)		Pearsall	92									А	This Development has a competitive score in the Rural Set-Aside.				
03191	9 Bentley Place Apartments		San Antonio	101									А	This Development has a competitive score in its region.				

										\$1.6	mill	ion C	redit	t Li	mit R	estriction			
		Terminated/Withdrawn									To provide integrated, affordable accessible housing								
		Development's Financial Fea					sibili	ty]	Progr	am's Consistency with Local Need or Impact on Revitalization						
			Final S	core Awarded b	y Dep	artme	ent					То	Ser	ve a	a Grea	ater Numl	per of Lower Income Families for Fewer Credits		
	_		Regiona	l Allocation Req	luiren	nents							То	en	sure g	geographi	c dispersion within each Uniform State Service Region		
		Satisfa	ction of Se	t Aside Require	ments	6								L	ocatio	on in a QC	T or DDA While Contributing to a Revitalization Plan		
	Development	Set-As	ides (1)	Develop. City	Pts										20	03 Forwa	rd Commitment		
# Regio		NP AR R	EGU	2 croiopi chij	Awd											Status*	Evaluation Comment		
03207 9	Palacio Del Sol			San Antonio	96											N	This Development did not score high enough in its set- asides or region to be recommended.		
All Appl	ications Located in Reg	gion 10																	
03131 10	Las Villas De Corte Real			Corpus Christi					✓							Ν	The application was terminated on April 30, 2003.		
03162 10	Pinnacle Pointe Apartments			Victoria	80											А	This Development has a competitive score in its region.		
03199 10	Fairways Apartments			Corpus Christi												Ν	The application was terminated on April 30, 2003.		
03249 10	The Palmas Apartments			Aransas Pass	32											А	This Development is needed to meet the USDA and At- Risk Set-Asides.		
03257 10	Caney Run Estates			Victoria	85											А	This Development has a competitive score in its region.		
03265 10	Riversquare Apartments			Corpus Christi	96											А	This Development has a competitive score in its region.		
All Appl	ications Located in Reg	<u>gion 11</u>																	
03002 11	Padre de Vida			McAllen											✓	А	This Development is a 2003 Forward Commitment.		
03013 11	Casa Aguila Apartments			Pharr ETJ	104											А	The application was terminated on June 16, 2003.		
03029 11	La Villita Apartments			Brownsville	87											А	Region 11 is undersubscribed, therefore all eligible developments in the region are recommended.		
03035 11	Rio De Vida Apartments			Mission	91											А	Region 11 is undersubscribed, therefore all eligible developments in the region are recommended.		

									Γ	\$1.6 n	nilli	on Cre	dit L	imit R	Restriction	
				Т	ermin	ated/	Withd	lrawn	ĪĪ	Т	o pr	ovide	integ	rated,	affordab	le accessible housing
			D	evelopment's Fir	nancia	al Feas	sibilit	y			P	rograr	n's C	onsist	ency with	Local Need or Impact on Revitalization
			Final S	core Awarded b	y Dep	partm	ent					To S	berve	a Gre	ater Num	ber of Lower Income Families for Fewer Credits
			Regiona	1 Allocation Req	luiren	nents]						To er	nsure	geographi	c dispersion within each Uniform State Service Region
		Satisfac	tion of Se	t Aside Require	ments	S							1	Locatio	on in a QC	T or DDA While Contributing to a Revitalization Plan
	Development	Set-Asic	les (1)	Develop. City	Pts									20	003 Forwa	rd Commitment
# Region	NI	NP AR R		Develop. City	Awd										Status*	Evaluation Comment
	The Galilean Apartments			Edinburg	95		✓ □								А	Region 11 is undersubscribed, therefore all eligible developments in the region are recommended.
03088 11 I	Palm Court Apartments			Brownsville	89										Ν	The Application was terminated on June 16, 2003.
03247 11 I	Las Brisas Apartment	s 🗌 🗌 🗸 🗸		Alamo	53										А	Region 11 is undersubscribed, therefore all eligible developments in the region are recommended. This Development is also needed to meet the USDA Set-Aside.
03248 11 I	La Casita del Valle			La Casita	57										А	Region 11 is undersubscribed, therefore all eligible developments in the region are recommended. This Development is also needed to meet the USDA Set-Aside.
03264 11 I	Rose Court Apartments			Brownsville	82										Ν	The applicant withdrew the application on May 30, 2003.
All Applic	ations Located in Reg	gion 12														
03145 12 5	Sterling Springs Villas	s 🗌 🗌 🗌 🗌		Midland	81										А	Region 12 is undersubscribed, therefore all eligible developments in the region are recommended.
All Applic	ations Located in Reg	gion 13														
03003 13 1	Mission del Valle			Socorro										✓	А	This Development is a 2003 Forward Commitment.
03022 13	Fropicana Palms			El Paso	106	☑ [] 🗌 [Ν	This Development did not score high enough in the General Set-Aside in its region to be recommended.
03023 13 (Capistrano Palms			El Paso	106] 🗌 [Ν	This Development did not score high enough in the General Set-Aside in its region to be recommended.
03024 13 I	Diana Palms			El Paso	107		~ ~] 🗌 [Ν	This Development did not score high enough in the General Set-Aside in its region to be recommended.

			\$1.6 million Credit Limit Restriction
	Т	erminated/Withdrawn	To provide integrated, affordable accessible housing
	Development's Fin	nancial Feasibility	Program's Consistency with Local Need or Impact on Revitalization
	Final Score Awarded b	y Department	To Serve a Greater Number of Lower Income Families for Fewer Credits
	Regional Allocation Rec	quirements	To ensure geographic dispersion within each Uniform State Service Region
	Satisfaction of Set Aside Require	ements	Location in a QCT or DDA While Contributing to a Revitalization Plan
	Set-Asides ⁽¹⁾ Develop City		2003 Forward Commitment
Development # Region Name	Set-Asides (*) Develop. City NP AR R E G U	Awd	Status* Evaluation Comment
03080 13 Mission Trail Apartments	El Paso	103 🗹 🗌 🗸 🗌	Image:
03134 13 Lilac Garden Apartments	El Paso	82 🖌 🗌 🗌 🗌	Image:
03220 13 Desert Breeze, Ltd.	Horizon City / El Paso	88 🖌 🗌 🖌 🗌	A This Development has a competitive score in the Rural Set Aside.
03222 13 Whispering Sands Townhomes, Ltd.	Anthony	83 🖌 🗌 🖌 🗌	Image:
03223 13 Suncrest Townhomes Ltd.	5, ✔ □ □ □ ✔ □ El Paso	104	A This Development has a competitive score in the Nonprofit Set-Aside.
03226 13 Canyon Run Townhomes, Ltd.	El Paso	98 🖌 🗌 🖌 🗌	Image:
03227 13 Cedar Oak Townhomes, Ltd.	El Paso	100	Image:

128 Total Applications